

FOR LEASE

PROVEN RETAIL STOREFRONT
WITH WAREHOUSE

3021 N Portland Ave.
Oklahoma City, OK 73107



JOHNNY STRADAL

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$7.00 SF/yr (NNN)
Available SF:	8,600 SF
Lot Size:	27,367 SF
Year Built:	1948
Zoning:	C-3 (Retail)

PROPERTY OVERVIEW

Located on the SE corner of N. Portland Avenue and NW Oliver Street, this long-standing retail storefront offers strong visibility on Portland. With exposure to over 10,828 vehicles per day. The existing customer facing showroom and retail layout is supported by fully HVAC-conditioned office space and a large warehouse with an overhead door, creating a highly flexible environment for storefront retail, service-oriented businesses, showroom users, and e-commerce or distribution operations.

POTENTIAL PROPERTY USES

- E-commerce fulfillment - Auto, motorcycle, bike, or powersports service & retail - Contractor showroom (flooring, cabinets, lighting, appliances, etc.) - Specialty fitness (CrossFit, private gym, martial arts, training) - Specialty retail (outdoor, tactical, hobby equipment, niche retail) - Service businesses (HVAC, plumbing, electrical with showroom front)

PROPERTY HIGHLIGHTS

- Established Retail & Warehouse with 15 Years of Proven Performance
- Excellent exterior signage opportunity off of Portland
- Prominent Retail Frontage, with over 10,828 vehicles per day on N. Portland Avenue
- Ample Employee and Customer parking
- Warehouse racking available for a wide variety of uses (e-commerce, fulfillment, etc.)

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LEASE SPACE AND FLOOR PLAN



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	8,600 SF	Lease Rate:	\$7.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
3021 Flex Space	Available	8,600 SF	NNN	\$7.00 SF/yr	-

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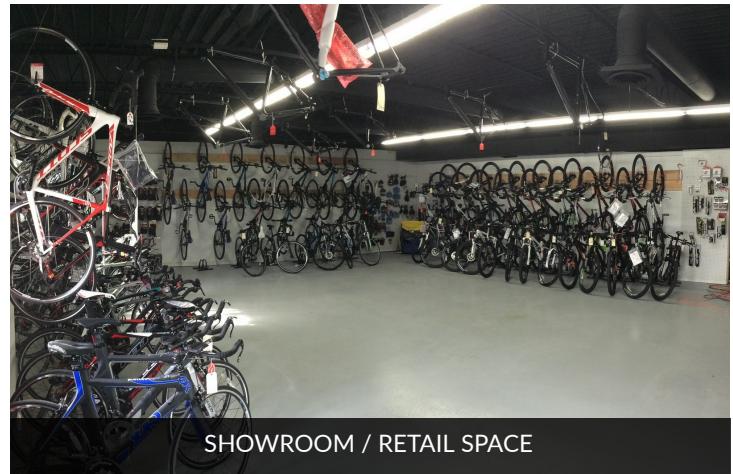
PROVEN RETAIL STOREFRONT WITH WAREHOUSE
3021 N PORTLAND AVE | OKLAHOMA CITY, OK 73107



ADDITIONAL PHOTOS



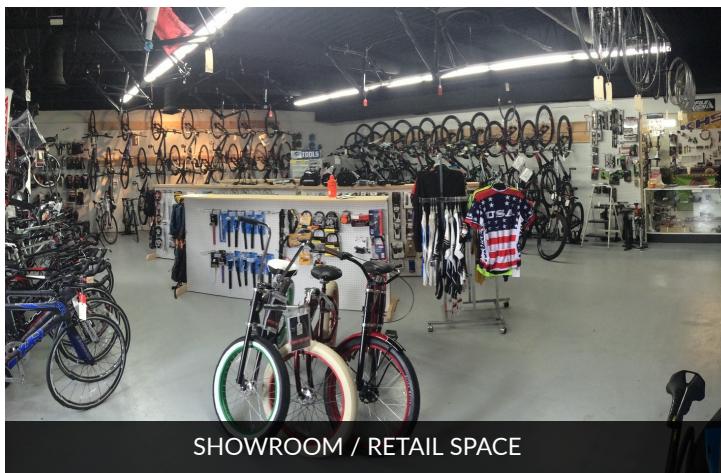
FRONT EXTERIOR



SHOWROOM / RETAIL SPACE



SHOWROOM / RETAIL SPACE



SHOWROOM / RETAIL SPACE

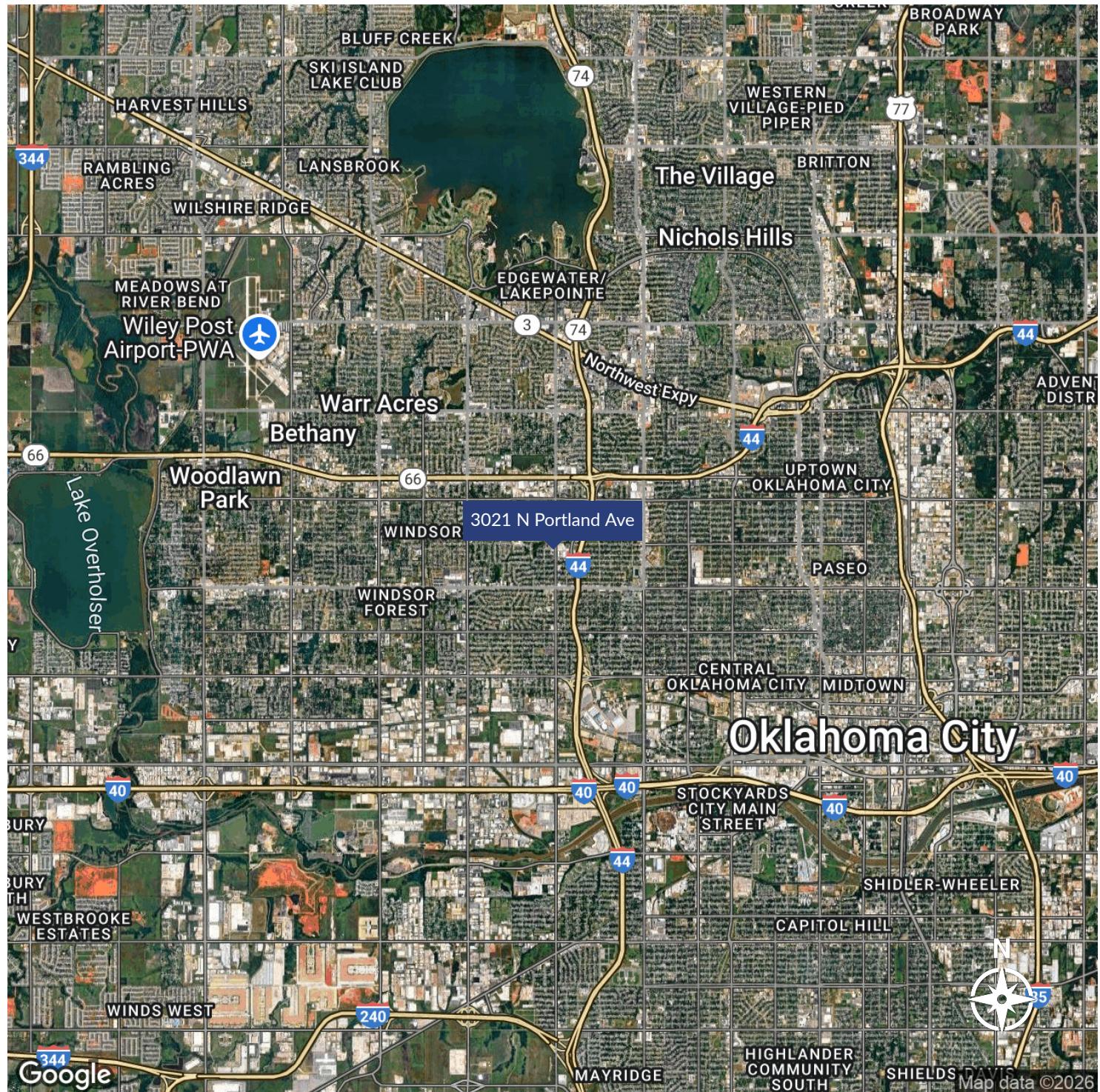


WAREHOUSE OVERHEAD DOOR

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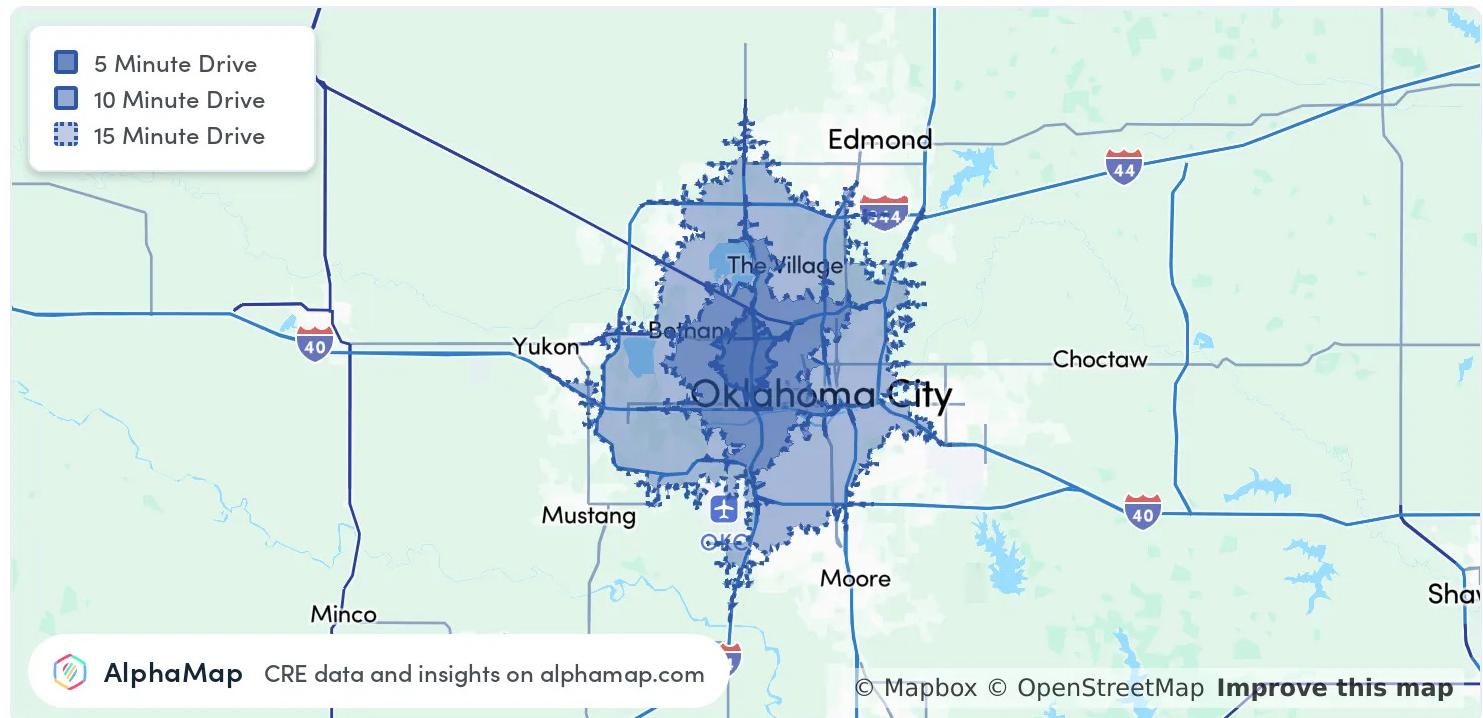
LOCATION MAP



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AREA ANALYTICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	33,056	172,438	514,401
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	38	39	39

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	13,994	71,737	208,628
Persons per HH	2.4	2.4	2.5
Average HH Income	\$66,882	\$71,825	\$77,240
Average House Value	\$177,354	\$228,188	\$234,162
Per Capita Income	\$27,867	\$29,927	\$30,896

Map and demographics data derived from AlphaMap

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