

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
NNN:	\$5.20/SF/yr
Available SF:	2,800 SF
Date Available:	3/1/2026
Year Built:	1960

PROPERTY OVERVIEW

Great opportunity for neighborhood retail, located in Campus Corner area, north of University of Oklahoma campus.

Benefit from tons of student and gameday traffic

Join long term tenants - Thai Delight, Pho Winner, and Royal Pipes

Parking along Jenkins and to the east of the building

PROPERTY HIGHLIGHTS

- Former salon, end cap suite in a neighborhood retail center with several restaurants nearby.
- The suite has three sections, all with an open floor plan and a wide span of natural lighting.
- 40' deep x 60' wide
- 9'10" Floor to ceiling height

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ADDITIONAL PHOTOS



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LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
749 Jenkins Ave	Available	2,800 SF	NNN	\$9.00 SF/yr	End cap and middle suite available in this neighborhood center. Suite is open floor plan but for a few structural walls. Westerly wall is 100% glass for plenty of storefront visibility and natural lighting. 9'10" Floor to Ceiling 40' deep x 60' wide

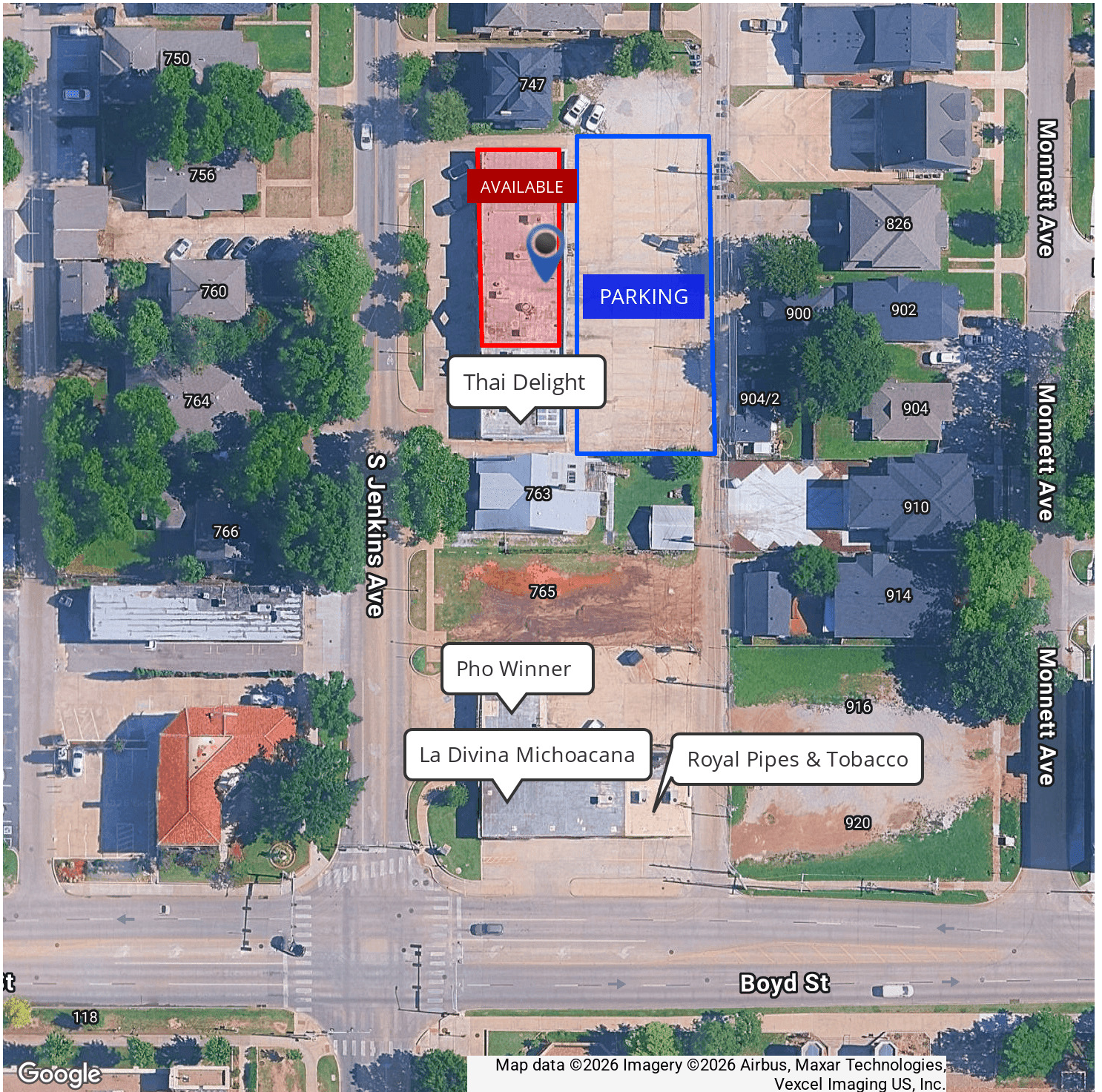
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RETAILER MAP



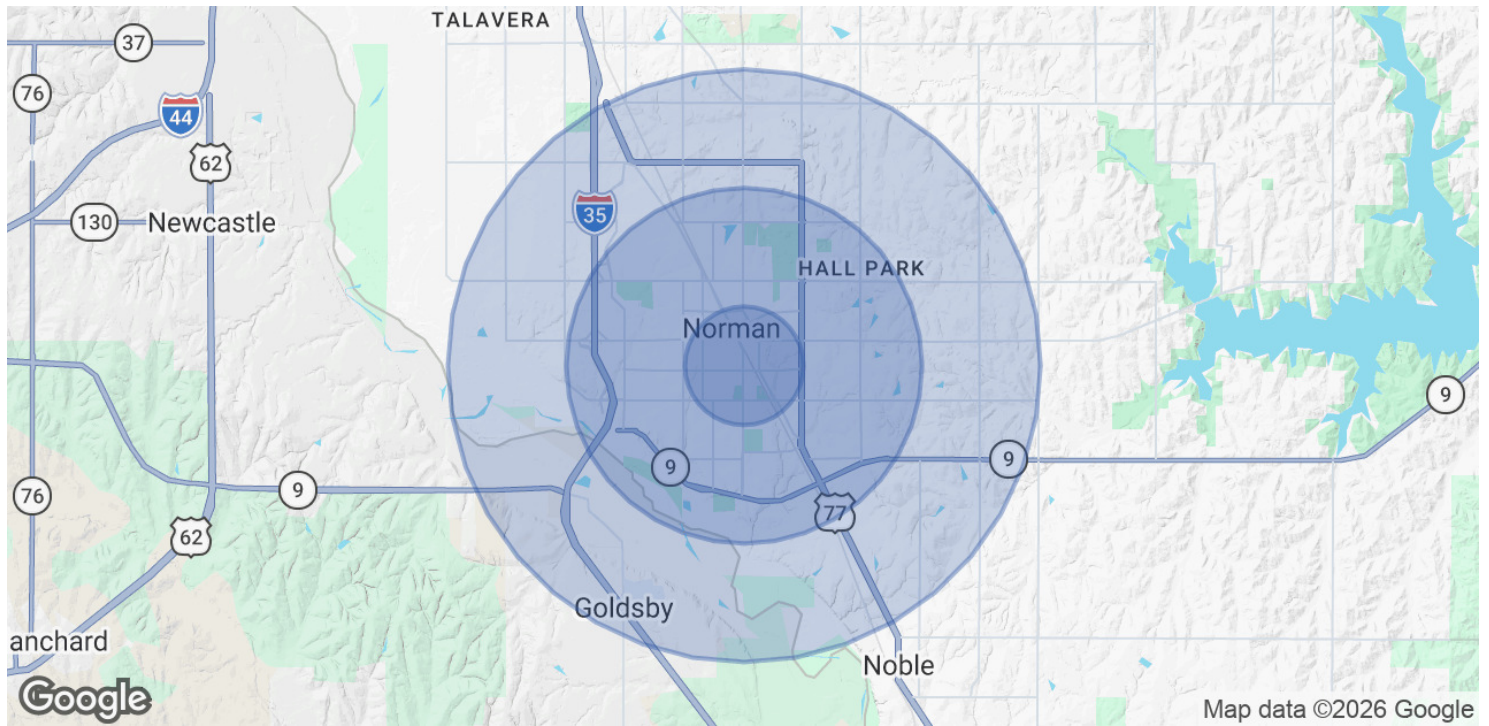
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RETAILER MAP- CLOSE UP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,132	83,868	120,256
Average Age	29	35	36
Average Age (Male)	30	34	35
Average Age (Female)	29	36	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,105	33,015	47,841
# of Persons per HH	3.2	2.5	2.5
Average HH Income	\$65,724	\$71,687	\$83,335
Average House Value	\$292,183	\$283,273	\$310,157

Demographics data derived from AlphaMap

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