



Now Leasing

Rose Creek  
PLAZA

Experience the Rose Creek Difference  
Retail | Office | Lifestyle

# Rose Creek Plaza

The vision of Rose Creek Plaza is to create a lifestyle destination, including a unique blend of national and local retail, restaurants, services, boutique fitness, and entertainment. This combined with design ambiance and amenities that are conducive to gathering, casual browsing, and creating positive experiences.

## Offering Summary

Located on the NW corner of NW 164th Street and N May Avenue, Rose Creek Plaza will be a unique mixed-use lifestyle development in the Oklahoma City metro, positioned on the cusp of OKC and Edmond, an affluent and fast growing suburb. The Development will soon be one of Oklahoma City's favorite destinations and one of the best outdoor shopping experiences in the state. This site offers high visibility for all tenants due to high topography and a hard corner at a prominent intersection. Rose Creek is positioned for a variety of high end retail dining and services to accompany our grocery anchor tenant.



+/- 220,000 SF of mixed-use space for lease  
16533 N May Ave | Edmond, OK 73012

## Trade / Market Area

The Oklahoma City metropolitan area boasts of over 1.2 million people. Its healthy economy is bolstered by a wide variety of industries: government, military, education, aerospace, health care and oil and gas. With one of the lowest costs of living in the country, and with its combination of a western heritage and cool modern vibe, Oklahoma City draws tourists to its many museums, sporting events and festivals.

With nearby universities (University of Oklahoma branch campus, Oklahoma City University and Oklahoma State University branch campus), a professional basketball team, several minor league teams, and a planned new convention center, Oklahoma City continues to be one of the country's best places to live and visit.



## Property Information

- **Modern Aesthetic**
- **35,000+ cars per day**
- **27 Acre Lot**
- **+/- 220,000 Rentable SF**
- **Pad Site Purchase Option**
- **Water-Front Spaces**
- **Outdoor Events Space Golf Cart**
- **Paths / Parking**
- **Close to Highway**
- **High Income / Growth Area**
- **Great Visibility**
- **Phased Build Out**
- **1,205 Parking Stalls**
- **Flexible Square Footage**
- **Mixed Use**

## Desired Tenants

- **National Restaurant**
- **Bank**
- **Local Eatery**
- **Spa**
- **Blow dry Bar**
- **National Retail**
- **Local Boutique**
- **Fitness**
- **Pet Services**
- **Office Users**
- **Dry Cleaning**
- **Medical Activity-centric: Cooking, Painting, etc.**



# Demographics

3 miles



3 miles



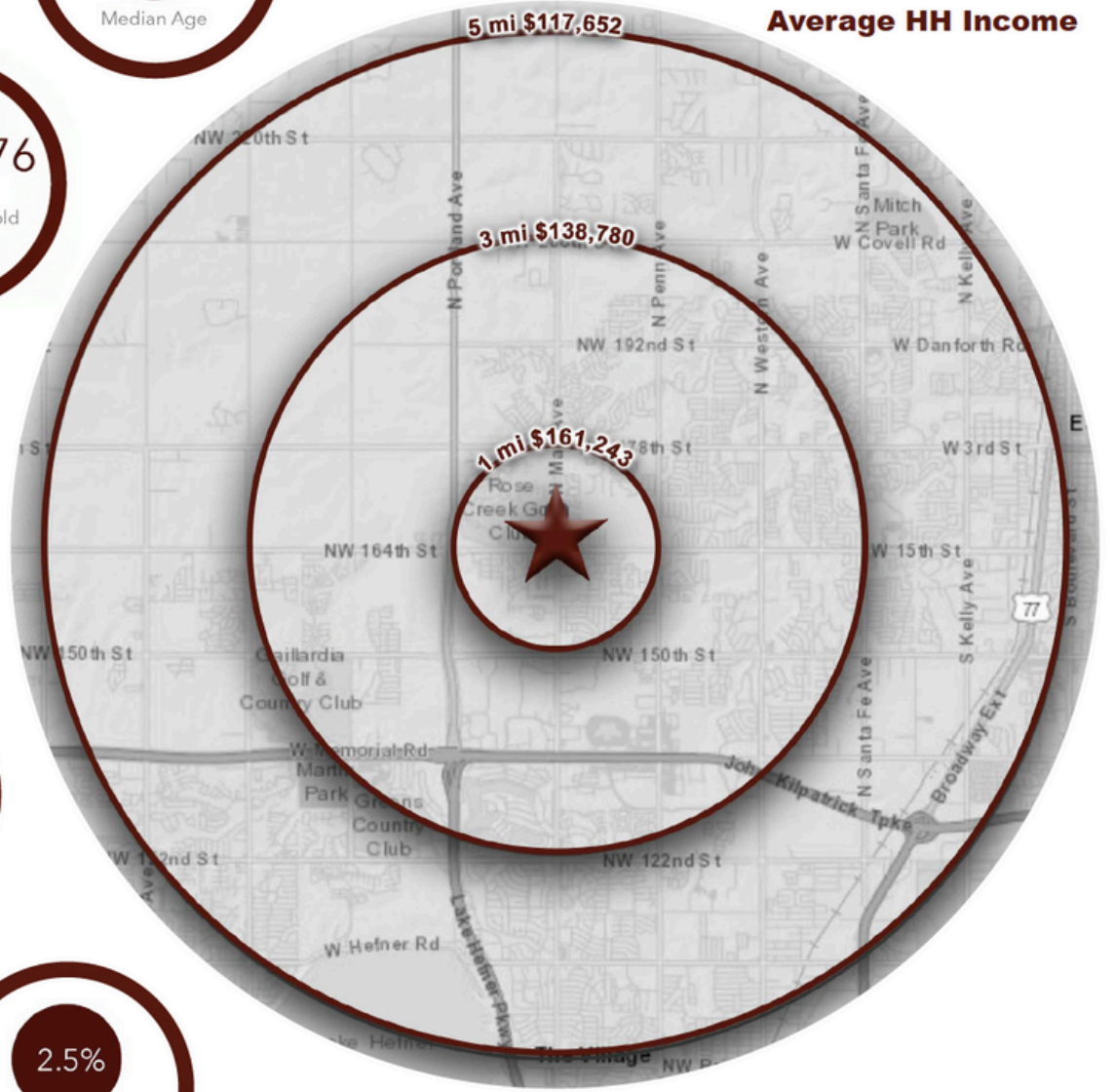
3 miles



3 miles



3 miles



# Demographics

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	5,995	44,595	116,996
2020 Total Population	9,414	67,223	151,590
2020 Group Quarters	4	568	1,126
2024 Total Population	9,811	72,635	159,601
2024 Group Quarters	4	571	1,132
2029 Total Population	10,122	76,093	165,499
2024-2029 Annual Rate	0.63%	0.93%	0.73%
2024 Total Daytime Population	6,874	61,481	158,351
Workers	2,666	30,501	89,257
Residents	4,208	30,980	69,094
<b>Household Summary</b>			
2010 Households	2,255	18,271	49,504
2010 Average Household Size	2.66	2.43	2.35
2020 Total Households	3,452	26,139	62,696
2020 Average Household Size	2.73	2.55	2.40
2024 Households	3,590	28,286	65,846
2024 Average Household Size	2.73	2.55	2.41
2029 Households	3,727	29,801	68,560
2029 Average Household Size	2.71	2.53	2.40
2024-2029 Annual Rate	0.75%	1.05%	0.81%
2010 Families	1,704	11,832	30,487
2010 Average Family Size	3.08	3.04	3.00
2024 Families	2,694	18,991	40,649
2024 Average Family Size	3.15	3.12	3.05
2029 Families	2,784	19,903	42,137
2029 Average Family Size	3.13	3.11	3.04
2024-2029 Annual Rate	0.66%	0.94%	0.72%
<b>Housing Unit Summary</b>			
2000 Housing Units	581	11,250	39,954
Owner Occupied Housing Units	79.2%	55.8%	55.9%
Renter Occupied Housing Units	15.3%	37.3%	37.5%
Vacant Housing Units	5.5%	6.9%	6.6%
2010 Housing Units	2,387	19,895	53,550
Owner Occupied Housing Units	81.4%	61.1%	57.4%
Renter Occupied Housing Units	13.0%	30.8%	35.0%
Vacant Housing Units	5.5%	8.2%	7.6%
2020 Housing Units	3,584	28,412	67,776
Owner Occupied Housing Units	75.9%	59.5%	55.1%
Renter Occupied Housing Units	20.4%	32.5%	37.4%
Vacant Housing Units	4.6%	8.0%	7.5%
2024 Housing Units	3,754	30,806	71,505
Owner Occupied Housing Units	75.8%	58.3%	54.1%
Renter Occupied Housing Units	19.8%	33.5%	38.0%
Vacant Housing Units	4.4%	8.2%	7.9%
2029 Housing Units	3,932	32,524	74,481
Owner Occupied Housing Units	75.6%	58.0%	53.8%
Renter Occupied Housing Units	19.2%	33.7%	38.3%
Vacant Housing Units	5.2%	8.4%	7.9%
<b>2024 Households by Income</b>			
Household Income Base	3,590	28,286	65,845
<\$15,000	1.3%	6.0%	7.0%
\$15,000 - \$24,999	2.7%	4.4%	5.6%
\$25,000 - \$34,999	3.2%	4.1%	5.9%
\$35,000 - \$49,999	5.5%	10.1%	12.3%
\$50,000 - \$74,999	7.3%	11.3%	12.9%
\$75,000 - \$99,999	13.4%	10.7%	12.2%
\$100,000 - \$149,999	23.8%	20.0%	19.2%
\$150,000 - \$199,999	19.2%	14.3%	11.1%
\$200,000+	23.5%	19.2%	13.7%
Average Household Income	\$161,243	\$138,780	\$117,852

# Marketing

Rose Creek Plaza defines success by the success of our tenants. Marketing is an important component of branding a lifestyle center. We are committed to promoting the overall brand of the development individual tenants, and partnering to create events that drive traffic and create value.



## Including the following:

- Website
- Social Media
- Email Campaigns
- Promotion of Events, Sales, & Store Openings
- Community Events
- Concerts
- Press / Media Relations



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REAL ESTATE

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