

63RD STREET RETAIL PLAZA, WARR ACRES

LISTING PRESENTED BY ELI FRITTS & DEBBIE NAIFEH OF MCGRAW REALTORS®

McGraw
COMMERCIAL PROPERTIES



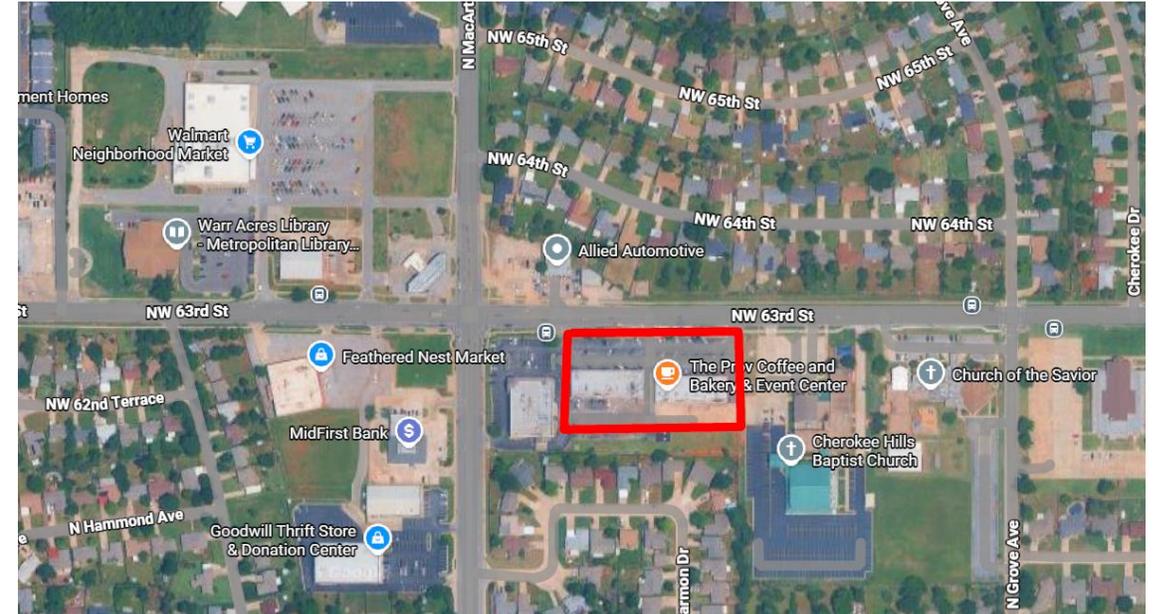
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PROPERTY OVERVIEW

- ± 21k SF retail center spanning 10 units and two buildings in thriving Warr Acres trade area.
- Located just East of intersection at 63rd & MacArthur
- C-3 zoning suitable for majority of uses.
- Two units currently available; One additional unit coming soon.
- 63rd St Average Daily Traffic (ADT): 17,300. MacArthur ADT: ~14,000. (Source: ODOT)
- Positioned well for many retail/service/office applications.



TENANT ROSTER (1 OF 2)

- 5804 – Coyote Pawn
- 5804.5 – Nhi's Barbershop
- **5806 – AVAILABLE – Vibe 420 MMJ (Vacant) ±1,500 SF**
- **5808 – AVAILABLE – H2 Salon (Vacant) ± 1,650 SF**
- 5814 – PROV Coffee/Bakery/Event Center – Triple Unit (Anchor)



TENANT ROSTER (2 OF 2)

- **5816 – AVAILABLE SOON – Cajun King Restaurant – Double Unit (Vacant) - ± 3000SF**
- **5820 – AVAILABLE – Pro Bike (Vacant) ± 1500 SF**
- 5822 – Nail It (Nail) Salon
- 5824 – Tattoo Parlor (Coming Soon)
- 5826 – 63rd St Donuts
- 5828 – Mayfair Cleaner's Dry Cleaning



MARKETING DESCRIPTION

- Discover a dynamic retail destination just east of 63rd & MacArthur, home to a vibrant mix of neighborhood favorites, service providers, and local anchors. This ±21,000 SF retail center spans two buildings in one of Warr Acres' most active trade areas, offering exceptional visibility and accessibility for your business.
- Current availability includes three flexible units, ranging from 1,500 to 1,650 SF, with competitive rates. C-3 zoning allows for a wide variety of retail, office, and service uses, making this center an ideal fit for entrepreneurs, franchise operators, and established brands alike.
- Join a diverse tenant community featuring PROV Coffee & Bakery, Nhi's Barbershop, Nail It Salon, and 63rd St Donuts, alongside a strong flow of year-round traffic (17,300 ADT on 63rd St and 14,000 ADT on MacArthur). The property sits less than one mile from NW Expressway and is surrounded by household names such as Walmart Neighborhood Market, MidFirst Bank, and Goodwill, with a population of over 30,000 residents within a one-mile radius.

VACANT UNITS

5806 (VIBE 420)

- Lease Rate: \$14/SF NNN (\$1,750/mo Base Rent).
- 1,500 SF GLA.
- Current buildout perfect for liquor store, smoke shop, or other retail store.
- Landlord will provide 30 days for tenant to buildout to tenant's needs.
- Lease term negotiable.



5806 (VIBE 420)



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5808 (H2 SALON)

- Lease Rate: \$14/SF NNN (\$1,925/mo Base Rent).
- 1,650 SF GLA.
- Currently set up & plumbed for Salon. Recently remodeled.
- Could easily be reworked into other service retail or product retail.
- Lease term negotiable.



5808 (H2 SALON)



5820 (PRO BIKE)

- Lease Rate: \$14/SF NNN (\$1,750/mo Base Rent).
- 1,500 SF GLA.
- Unit is outdated; unit can be white-boxed, or landlord paid custom buildout negotiable.
- Fit for a variety of uses.
- Lease term negotiable.

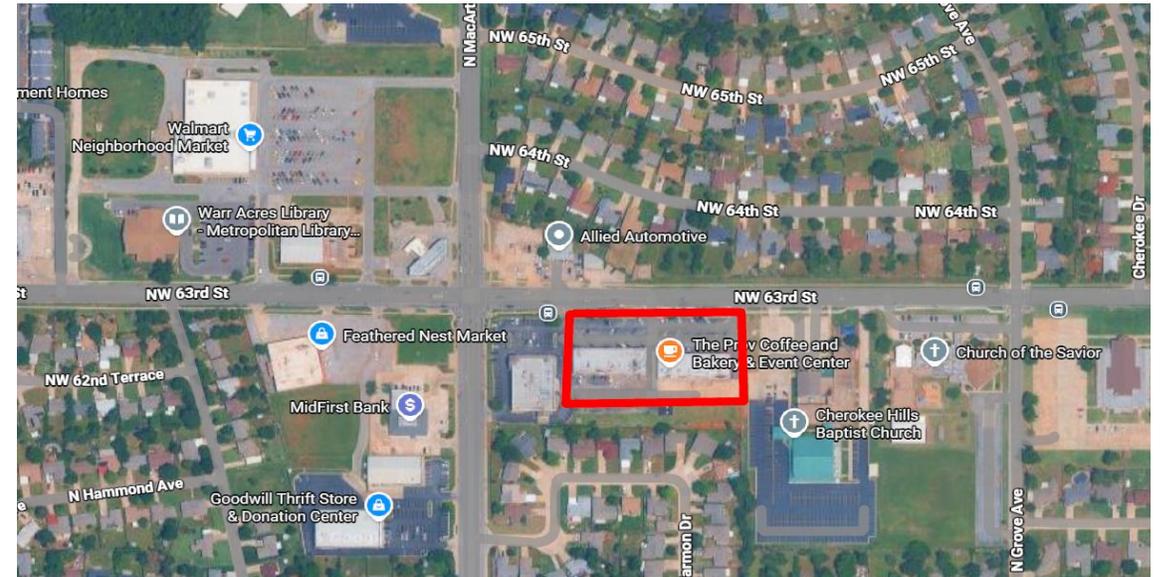


5820 (PRO BIKE)



NEARBY COMMERCE

- Property exists in a thriving trade area with National Brands, and anchor locations within blocks
- Walmart Neighborhood Market
- MidFirst Bank
- Goodwill
- < 1 mi from Hwy 3 (NW Expy)
- Est. population of 30k within 1 mi radius (CREXi)



THANK YOU

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