

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$575,000
Building Size:	6,240 SF
Lot Size:	14,000 SF
Number of Units:	3
Price / SF:	\$92.15
Year Built:	1948
Renovated:	2023
Zoning:	C-3

PROPERTY OVERVIEW

3405 N Villa is a unique redevelopment opportunity in the heart of Oklahoma City. Originally built in 1948, the building has been well kept up with and is currently divided into 3 suites.

PROPERTY HIGHLIGHTS

- High visibility on Villa Ave
- Ideal for retailers
- Close proximity to urban areas of OKC
- Plentiful parking

ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

AJ TOLBERT
630.843.1989
aj@creekcre.com

CAMDEN NIGHTENGALE
727.946.3333
camden@creekcre.com

3405 N VILLA
3405 N VILLA AVE | OKLAHOMA CITY, OK 73112



ADDITIONAL PHOTOS

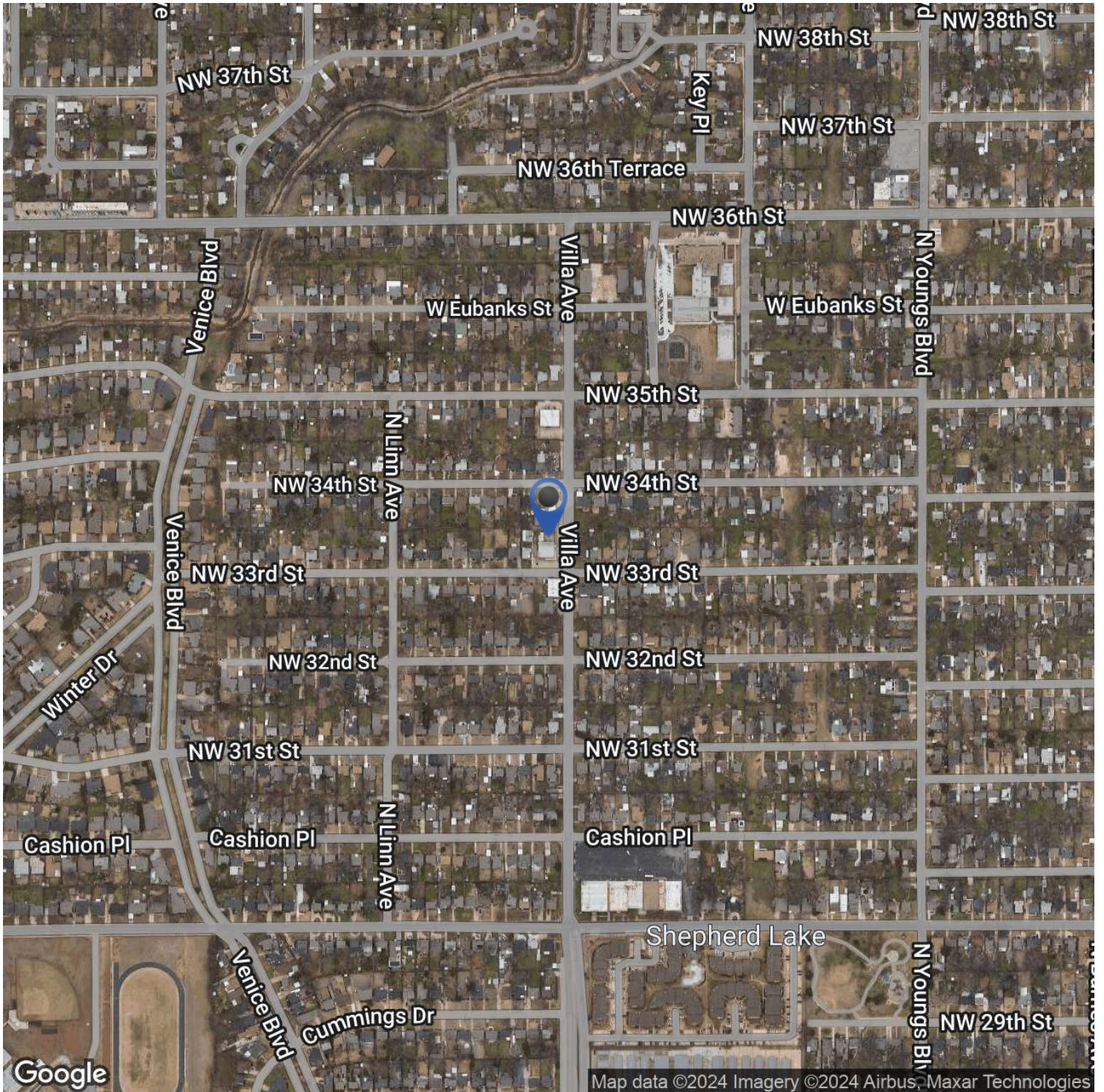


ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

AJ TOLBERT
630.843.1989
aj@creekcre.com

CAMDEN NIGHTENGALE
727.946.3333
camden@creekcre.com

LOCATION MAP

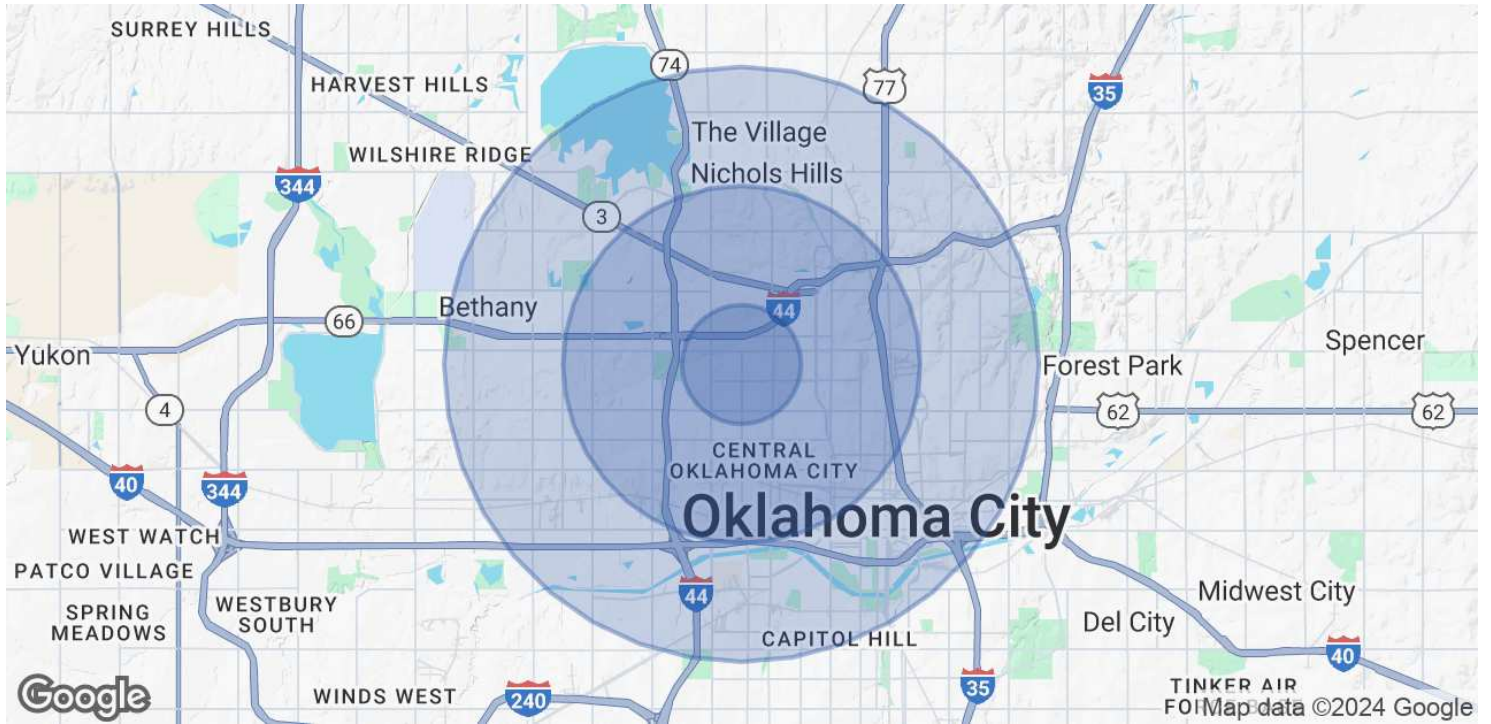


ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

AJ TOLBERT
630.843.1989
aj@creekcre.com

CAMDEN NIGHTENGALE
727.946.3333
camden@creekcre.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,112	98,268	213,596
Average Age	37	38	38
Average Age (Male)	37	38	37
Average Age (Female)	37	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,604	44,459	91,871
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$68,492	\$79,877	\$73,811
Average House Value	\$190,522	\$275,900	\$252,372

Demographics data derived from AlphaMap

ETHAN SLAVIN
 405.830.0252
 ethan@creekcre.com

AJ TOLBERT
 630.843.1989
 aj@creekcre.com

CAMDEN NIGHTENGALE
 727.946.3333
 camden@creekcre.com