



QUAILBROOK PLAZA | FOR SALE

4401 WEST MEMORIAL ROAD OKLAHOMA CITY, OK 73134

PHILLIP MAZAHERI, CCIM

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**PRICE
EDWARDS**
AND COMPANY

QUAILBROOK PLAZA

4401 WEST MEMORIAL ROAD OKLAHOMA CITY, OK 73134



PROPERTY DESCRIPTION

Quailbrook Plaza boasts a strong tenant mix, attracting both retail and medical users. This prime property includes an 88,538 SF building comprised of 20 units. It is currently 87.5% occupied, with Mercy Hospital–Oklahoma’s top medical provider–leasing over 44% of the center under a long-term agreement. Quailbrook benefits from high traffic counts exceeding 109,000 vehicles per day, including traffic from the Kilpatrick Turnpike, Memorial Road, and Meridian Avenue. Its close proximity to the Mercy Hospital main campus, Oklahoma Heart Hospital, and its location along the Memorial corridor–Oklahoma City’s most desirable market in NW OKC–make this a sought-after investment for retail buyers.s. Don't miss the chance to acquire this well-positioned and high-performing property in a thriving commercial location.

PROPERTY HIGHLIGHTS

- Mercy Hospital occupies 44% of the GLA -Tenancy since 1999
- Located on Memorial Road / Kilpatrick Turnpike
- Traffic Counts: 109.144 including Kilpatrick/Memorial/Meridian
- Value-add opportunity with 87.5% occupancy

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OFFERING SUMMARY

Sale Price:	\$15,800,000
Number of Units:	20
Lot Size:	10.47 Acres
Building Size:	88,538 SF
NOI:	\$1,192,623.53
Cap Rate:	7.55%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,910	28,909	81,076
Total Population	4,498	65,958	194,242
Average HH Income	\$140,554	\$120,637	\$113,268

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LOCATION DESCRIPTION

Quailbrook Plaza sits in a high-growth area of the Oklahoma City metro, Memorial corridor, with strong access to major highways, including the Kilpatrick Turnpike. It’s minutes from major destinations like Quail Springs Mall, Chisholm Creek, Topgolf, Main Event, and Mercy Hospital. The area is surrounded by Class A office parks, retail centers, and medical campuses, making it ideal for professional and healthcare-focused uses. A dense mix of restaurants, hotels, and services supports daily business needs increasing foot traffic in the area. The market continues to attract commercial investment due to its visibility, accessibility, and steady development.

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TENANT HIGHLIGHTS

- 6th Largest Catholic Health Care System in the US
- 40 Hospitals
- 1,082 Urgent Care and Physician Practices
- 204,802 Surgeries in 2024
- 782,247 Emergency Room Visits

TENANT OVERVIEW

Company:	Mercy Health System
Founded:	1986
Locations:	151
Total Revenue:	\$9.27 Billion
Net Assets:	\$10.68 Billion
Visits:	3.8 Million
Employees:	52,267
Headquarters:	St. Louis, Missouri
Website:	www.mercy.net

RENT SCHEDULE

SPACE	SIZE	BUMP	INCREASE
Suite 116-117	2,913 SF	2nd Amendment	02/29/2029
Suite 125-130	25,210 SF	2% Increase	Annually
Suite 139-142	10,975 SF	9th Amendment	01/31/2029

HISTORY & HERITAGE

Rooted in the healing ministry of Jesus and inspired by the Sisters of Mercy tradition of caring, Mercy serves communities in Arkansas, Kansas, Missouri and Oklahoma, with outreach ministries in Texas, Louisiana and Mississippi. Today, we are building upon our legacy of listening and developing healthier communities. Through surveys and community roundtable meetings, we listen intently to the voice of those we serve.

Now, under the united name of Mercy, we are more prepared than ever to face the health care challenges of our day and deliver on the promise of more personal, coordinated and comprehensive care. We urge you to explore where Mercy lives in your community and help us build a healthier future.

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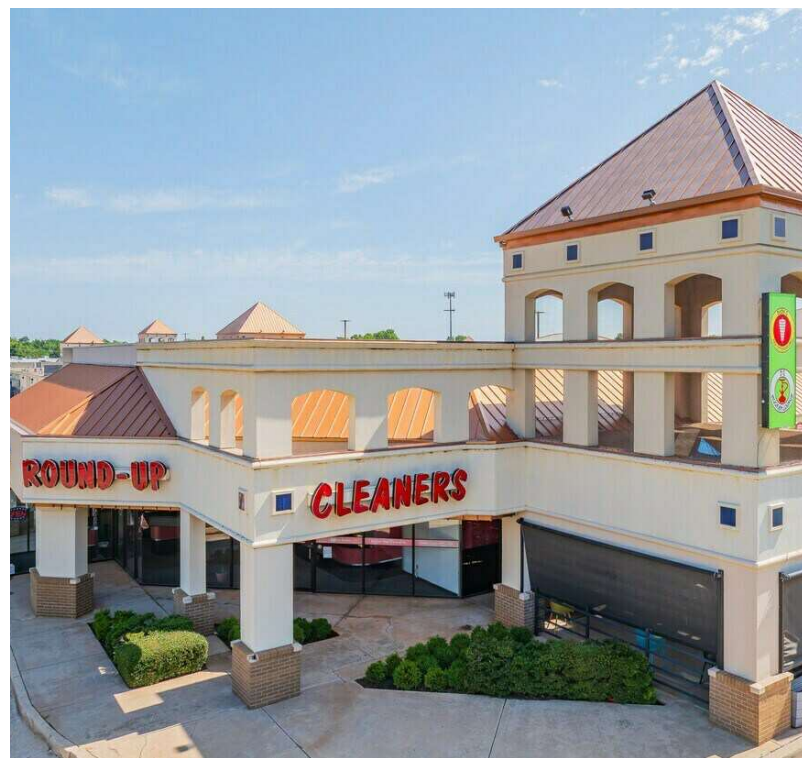
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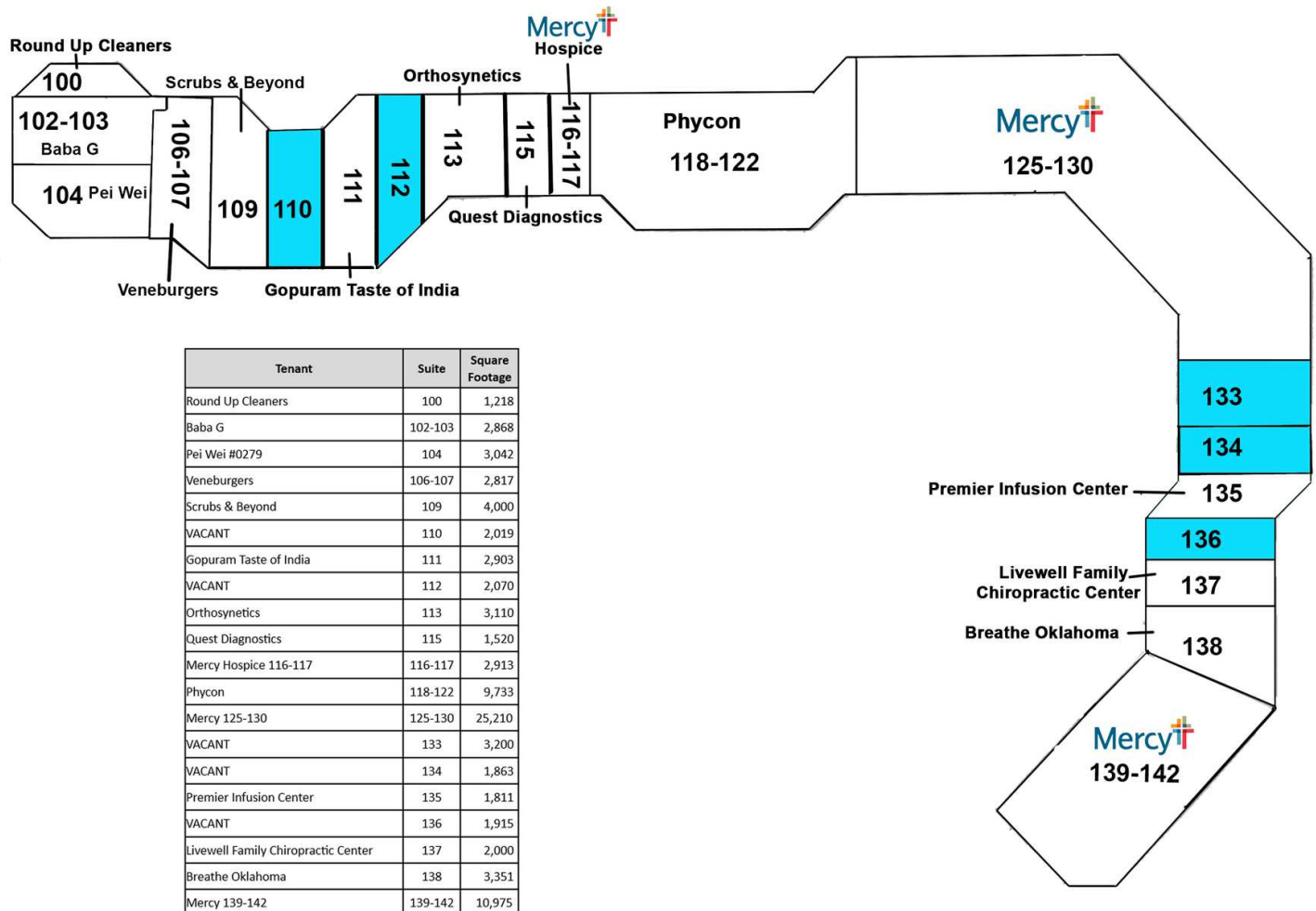
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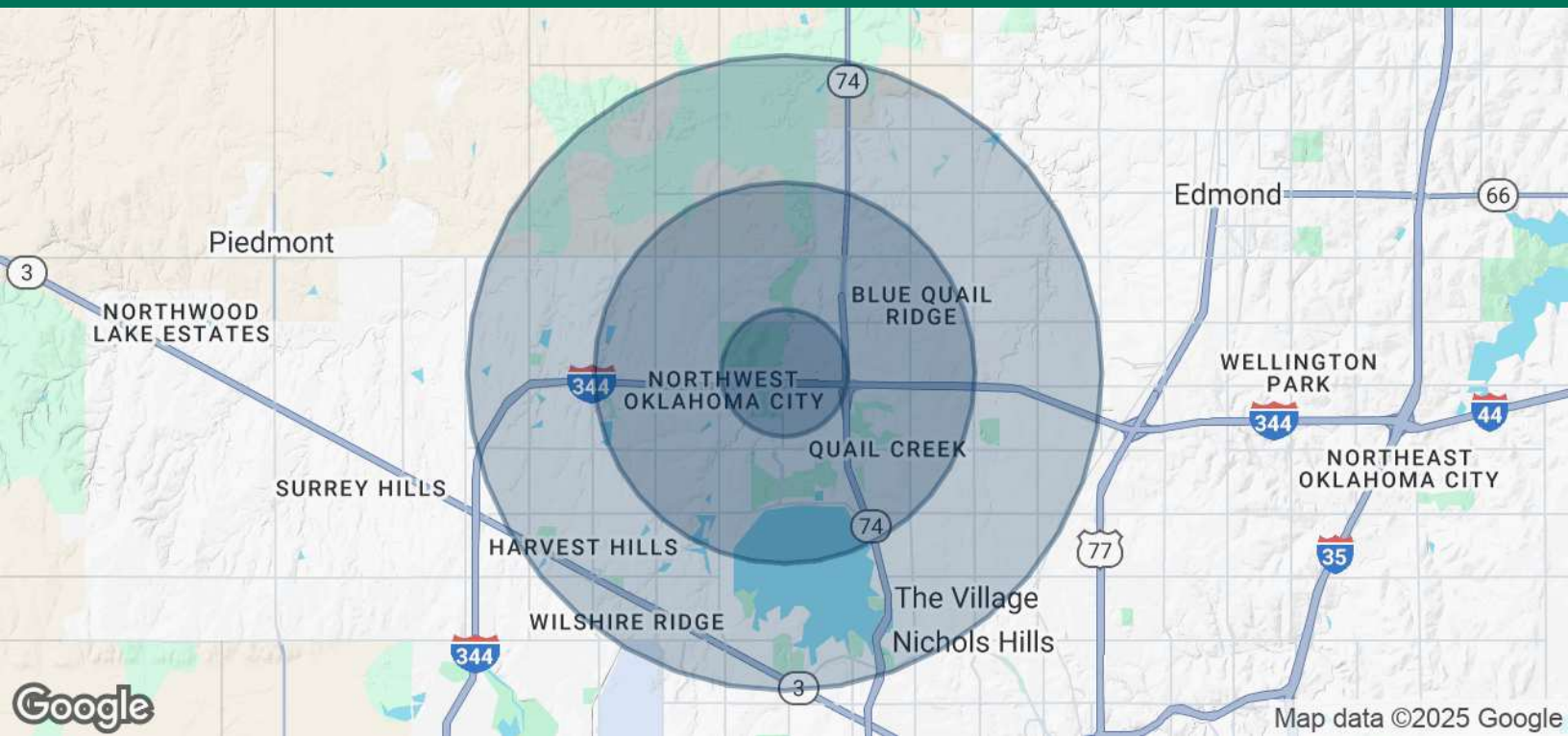
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,498	65,958	194,242
Average Age	45	40	39
Average Age (Male)	45	39	38
Average Age (Female)	46	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,910	28,909	81,076
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$140,554	\$120,637	\$113,268
Average House Value	\$459,892	\$355,706	\$327,334

TRAFFIC COUNTS	
Memorial Road and Meridian Avenue	109,144/day

Demographics data derived from AlphaMap

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Specialties

- Retail Investment Sales
- Power Center Sales
- Shopping Center Sales

Phillip Mazaheri, CCIM joined Price Edwards & Company in 2007 and has closed over \$600,000,000 in investment sales, totaling over 8,100,000 square feet. Mazaheri sold nearly \$200,000,000 of Retail Investments in the Oklahoma City Metro and DFW markets in 2022 – year-to-date. He also controls a portfolio of 1,500,000 square feet of existing and new construction retail leasing projects consisting of 17 properties including 282 tenants.

With over 18 years in the Oklahoma City marketplace, Phillip has been able to create a voluminous database of real estate investors. Combined with his extensive market knowledge and modern marketing technology, he is able to create maximum value for investors.

Phillip holds the Certified Commercial Investment Member designation (CCIM) and is a member of the International Council of Shopping Centers and TCN Worldwide. TCN offers 160+ offices in 24 countries, giving local and regional brokers access to 200+ markets, and networking ability that rivals that of any of the national firms. TCN currently has 445,000,000+ square feet under management with \$58.6 Billion in transactions.

Partial Listing of Sales Transactions

Property	Property Type	Square Feet	Price
Bryant Square	Retail Power Center	272,135	\$54,035,000
Chisholm Trail Ranch	Retail Power Center	213,418	undisclosed
Quail Springs Marketplace	Retail Power Center	293,788	\$43,500,000
240 Penn Park	Retail Power Center	241,831	\$38,000,000
Memorial Square	Retail Power Center	123,557	\$24,600,000
Bricktown Garage	Parking Garage	206,598	\$17,250,000
Chase Plaza	Shopping Center	160,772	\$15,000,000
Mayfair Village	Shopping Center	136,772	\$13,500,000
Casady Square	Shopping Center	136,772	\$9,600,000
Bricktown Land	Hospitality Land	200,376	\$8,000,000

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