

**801 N Broadway Ave
Oklahoma City, OK 73102**

Building Size: **10,500 SF Total Rentable Building Size**

Building Status: **Existing Storefront Retail/Office Building Renovated in 2020 Built in 1940**

Space Available: **10,500 SF**

Max Contig: **10,500 SF**

Smallest Space: **10,500 SF**

Rental Rate: -

Ceiling Height: -

Column Spacing: -

Sprinkler: -

Drive-In Bays: -

Loading Docks: -

Power: -

Building Expense: **2021 Tax @ \$1.54/sf**

Utilities: -

Features/Parking: **Air Conditioning, Commuter Rail, Corner Lot; 10 Surface Spaces are available;
Ratio of 0.95/1,000 SF**



Consumer Spending Report

801 N Broadway Ave, Oklahoma City, OK 73102

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **10,500 SF**
 Year Built: **1940**
 Total Available: **10,500 SF**
 % Leased: **0%**
 Rent/SF/Yr: **Negotiable**



| 2023 Annual Spending (\$000s) | 2 Mile | 5 Mile | 10 Mile |
|--|------------------|--------------------|--------------------|
| Total Specified Consumer Spending | \$401,431 | \$2,039,840 | \$6,660,739 |
| Total Apparel | \$21,646 | \$115,925 | \$368,191 |
| Women's Apparel | 8,173 | 41,661 | 135,920 |
| Men's Apparel | 4,503 | 22,678 | 72,440 |
| Girl's Apparel | 1,498 | 9,095 | 28,153 |
| Boy's Apparel | 1,096 | 7,105 | 21,792 |
| Infant Apparel | 1,201 | 6,705 | 20,379 |
| Footwear | 5,176 | 28,681 | 89,506 |
| Total Entertainment & Hobbies | \$61,918 | \$304,156 | \$1,016,979 |
| Entertainment | 6,661 | 35,769 | 114,488 |
| Audio & Visual Equipment/Service | 15,361 | 77,504 | 250,528 |
| Reading Materials | 720 | 2,820 | 10,770 |
| Pets, Toys, & Hobbies | 10,178 | 48,539 | 165,637 |
| Personal Items | 28,998 | 139,524 | 475,555 |
| Total Food and Alcohol | \$112,018 | \$576,008 | \$1,851,309 |
| Food At Home | 56,230 | 311,820 | 989,778 |
| Food Away From Home | 47,699 | 228,614 | 746,438 |
| Alcoholic Beverages | 8,089 | 35,574 | 115,093 |
| Total Household | \$60,851 | \$305,344 | \$1,021,865 |
| House Maintenance & Repair | 9,130 | 67,148 | 230,537 |
| Household Equip & Furnishings | 25,070 | 119,075 | 396,892 |
| Household Operations | 19,185 | 90,266 | 296,493 |
| Housing Costs | 7,466 | 28,855 | 97,942 |



Consumer Spending Report

801 N Broadway Ave, Oklahoma City, OK 73102

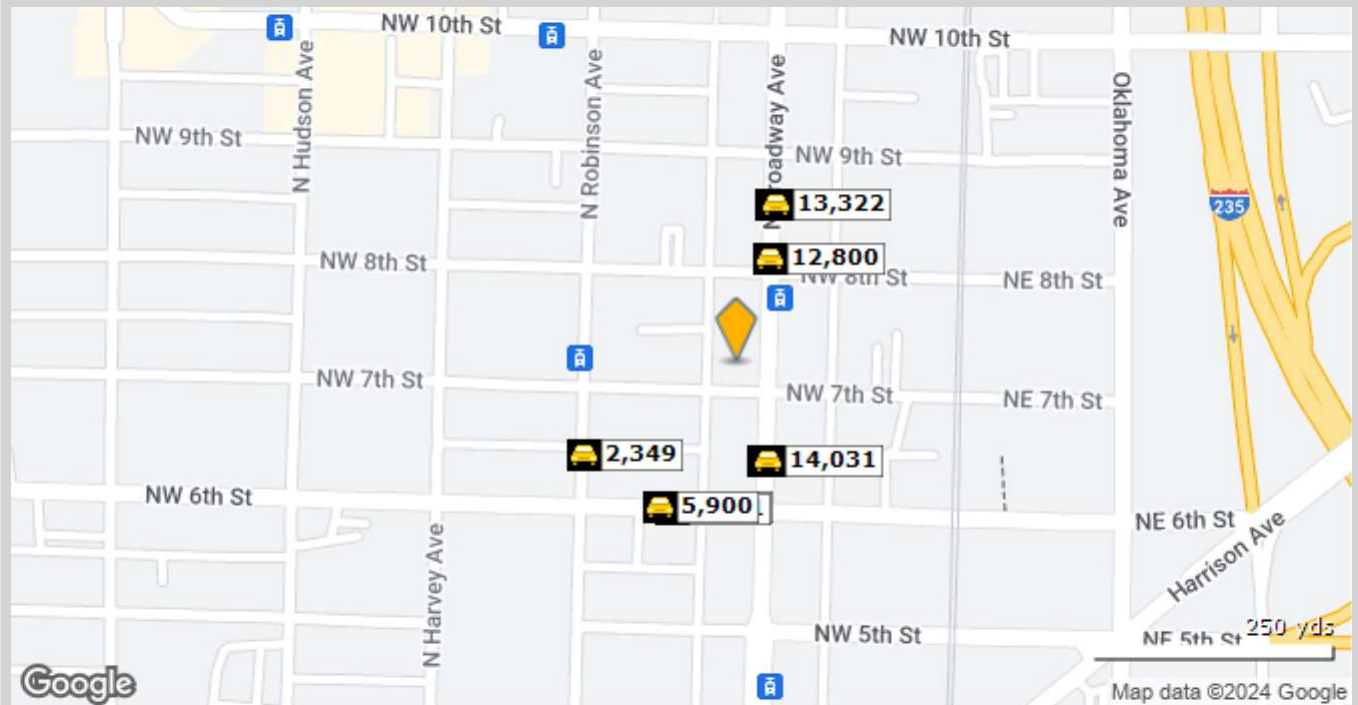
| 2023 Annual Spending (000s) | 2 Mile | 5 Mile | 10 Mile |
|------------------------------------|------------------|------------------|--------------------|
| Total Transportation/Maint. | \$103,265 | \$547,885 | \$1,754,192 |
| Vehicle Purchases | 49,966 | 280,071 | 891,616 |
| Gasoline | 28,248 | 157,651 | 499,614 |
| Vehicle Expenses | 2,195 | 8,177 | 28,282 |
| Transportation | 9,937 | 35,760 | 122,146 |
| Automotive Repair & Maintenance | 12,919 | 66,227 | 212,534 |
| Total Health Care | \$17,710 | \$94,561 | \$318,761 |
| Medical Services | 9,850 | 51,711 | 173,625 |
| Prescription Drugs | 5,778 | 32,317 | 109,844 |
| Medical Supplies | 2,082 | 10,533 | 35,292 |
| Total Education/Day Care | \$24,023 | \$95,960 | \$329,443 |
| Education | 15,346 | 60,582 | 208,553 |
| Fees & Admissions | 8,676 | 35,378 | 120,890 |



Traffic Count Report

801 N Broadway Ave, Oklahoma City, OK 73102

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **10,500 SF**
 Year Built: **1940**
 Total Available: **10,500 SF**
 % Leased: **0%**
 Rent/SF/Yr: **Negotiable**



| Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|-------------------------|----------------|----------------|------------|------------------|-------------|-------------------------|
| 1 N Broadway Ave | NW 6th St | 0.03 S | 2022 | 13,133 | MPSI | .06 |
| 2 N Broadway Ave | NW 6th St | 0.03 S | 2018 | 18,546 | MPSI | .06 |
| 3 N Broadway Ave | NW 6th St | 0.03 S | 2020 | 14,031 | MPSI | .06 |
| 4 North Broadway Avenue | NW 9th St | 0.03 N | 2019 | 12,800 | AADT | .07 |
| 5 NW 6th St | N Robinson Ave | 0.06 W | 2020 | 6,670 | MPSI | .09 |
| 6 NW 6th St | N Robinson Ave | 0.06 W | 2022 | 6,201 | MPSI | .09 |
| 7 Northwest 6th Street | N Robinson Ave | 0.06 W | 2019 | 5,900 | AADT | .10 |
| 8 N Broadway Ave | NW 9th St | 0.03 N | 2022 | 12,601 | MPSI | .10 |
| 9 N Broadway Ave | NW 9th St | 0.03 N | 2020 | 13,322 | MPSI | .10 |
| 10 N Robinson Ave | NW 6th St | 0.03 S | 2020 | 2,349 | MPSI | .11 |



801 N Broadway Ave



Location: **Oklahoma County Ret Cluster**
West/Central Ret Submarket
Oklahoma County
Oklahoma City, OK 73102

Building Type: **Retail/Storefront Retail/Office**
 Bldg Status: **Built 1940, Renov 2020**
 Building Size: **10,500 SF**
 Typical Floor Size: **10,500 SF**
 Stories: **1**
 Land Area: **0.24 AC**
 Total Avail: **10,500 SF**
 % Leased: **0%**
 Total Spaces Avail: **1**
 Smallest Space: **10,500 SF**
 Bldg Vacant: **10500**

Developer: -
 Management: -
 Recorded Owner: **Birchwood Land Holdings LLC**
 Expenses: **2021 Tax @ \$1.54/sf**

Parcel Number: **010320222**
 Loading Docks: **1 ext**

Ceiling Height: **24'**

Amenities: **Air Conditioning, Commuter Rail, Corner Lot**
 Street Frontage: **75 feet on Broadway Ave(with 0 curb cut)**
 Parking: **10 Surface Spaces are available; Ratio of 0.95/1,000 SF**

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|-------|----------|--------------|-------------|------------------|-----------|------|--------|
| E 1st | 10,500 | 10,500 | 10,500 | Withheld | Vacant | 1 yr | Direct |



