



CREEK|CRE

OFFICE SPACE FOR SALE

7814 NORTHWEST 94TH STREET

Oklahoma City, OK 73162

VERONICA BAKER
949.302.7142
veronica@creekcre.com

600 NE 4TH STREET, SUITE 100 | OKLAHOMA CITY, OK 73104-6231 | 405.510.0079 | CREEKCRE.COM

FEBRUARY 01, 2026

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$466,000
Combined Building Size:	4,086 SF
Lot Size:	0.41 Acres
Number of Units:	3
Price / SF:	\$114.05
Year Built:	1983

PROPERTY OVERVIEW

This property offers an excellent opportunity for emerging businesses or investors seeking a valuable asset in a growing market. With its divisible space, it provides the flexibility to accommodate multiple tenants or a growing company. This makes it a prime choice for investors aiming to maximize returns and support and variety of businesses.

PROPERTY HIGHLIGHTS

- 4,086 SF office building
- Great Location
- Ample Parking
- Right off Council Rd and Northwest Expy
- Zoned C-3

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ADDITIONAL PHOTOS



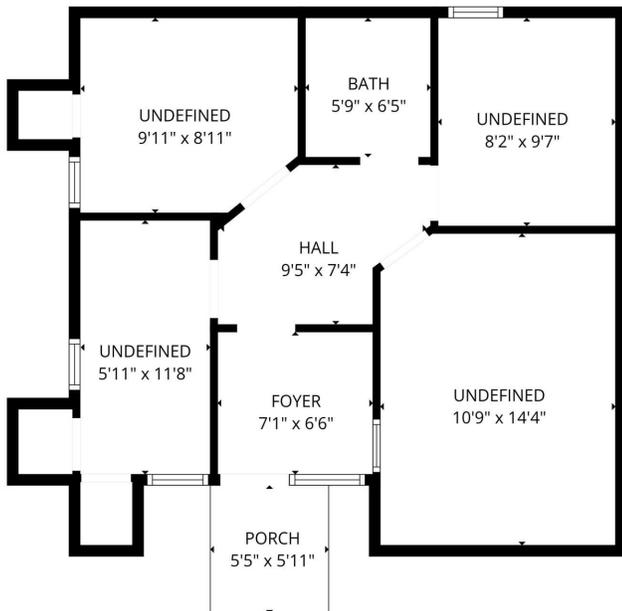
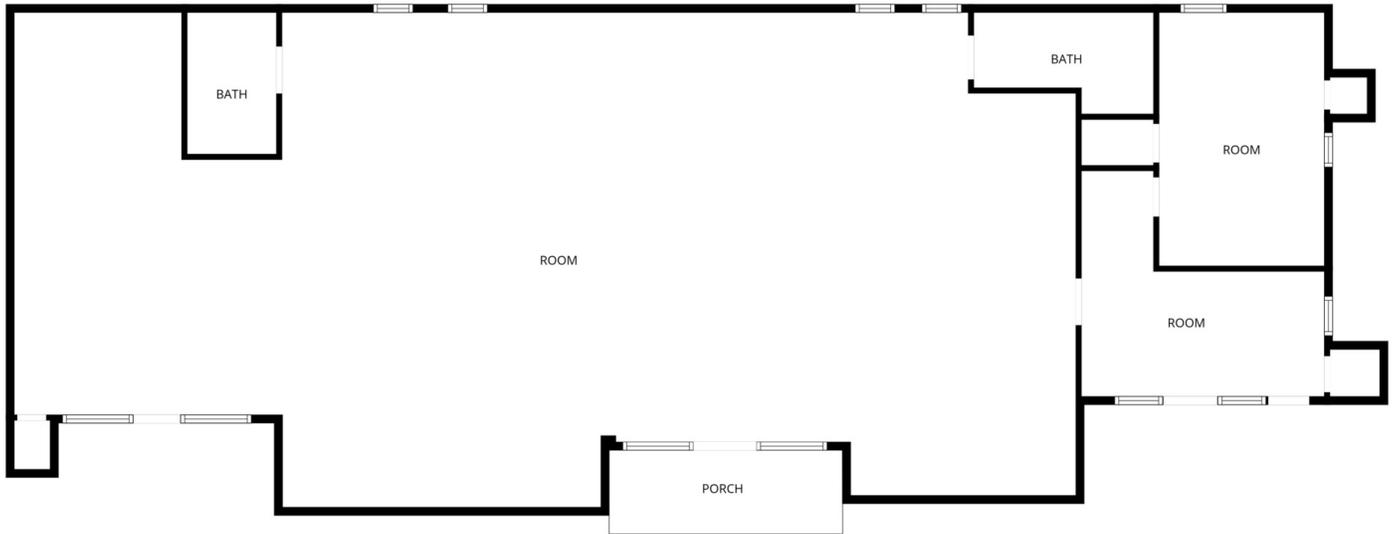
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SITE PLANS

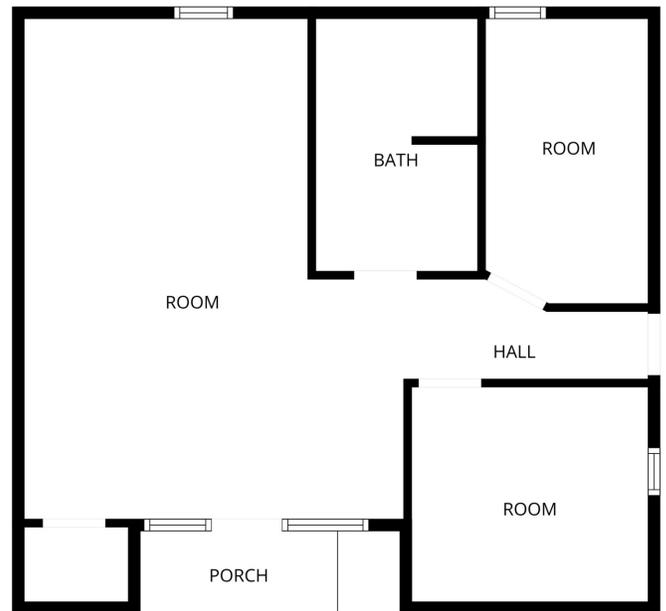


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FLOOR PLANS



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

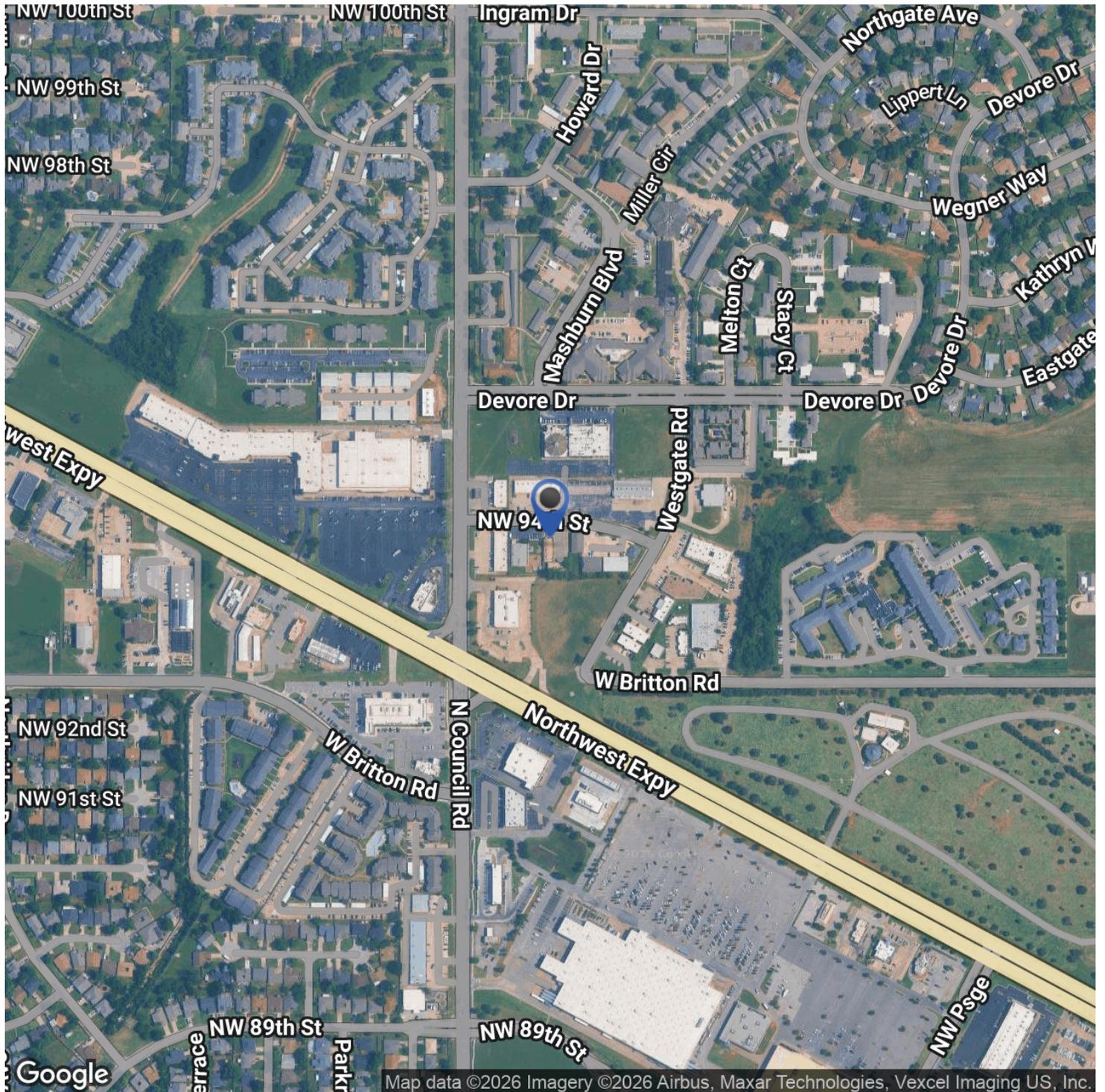


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LOCATION MAP



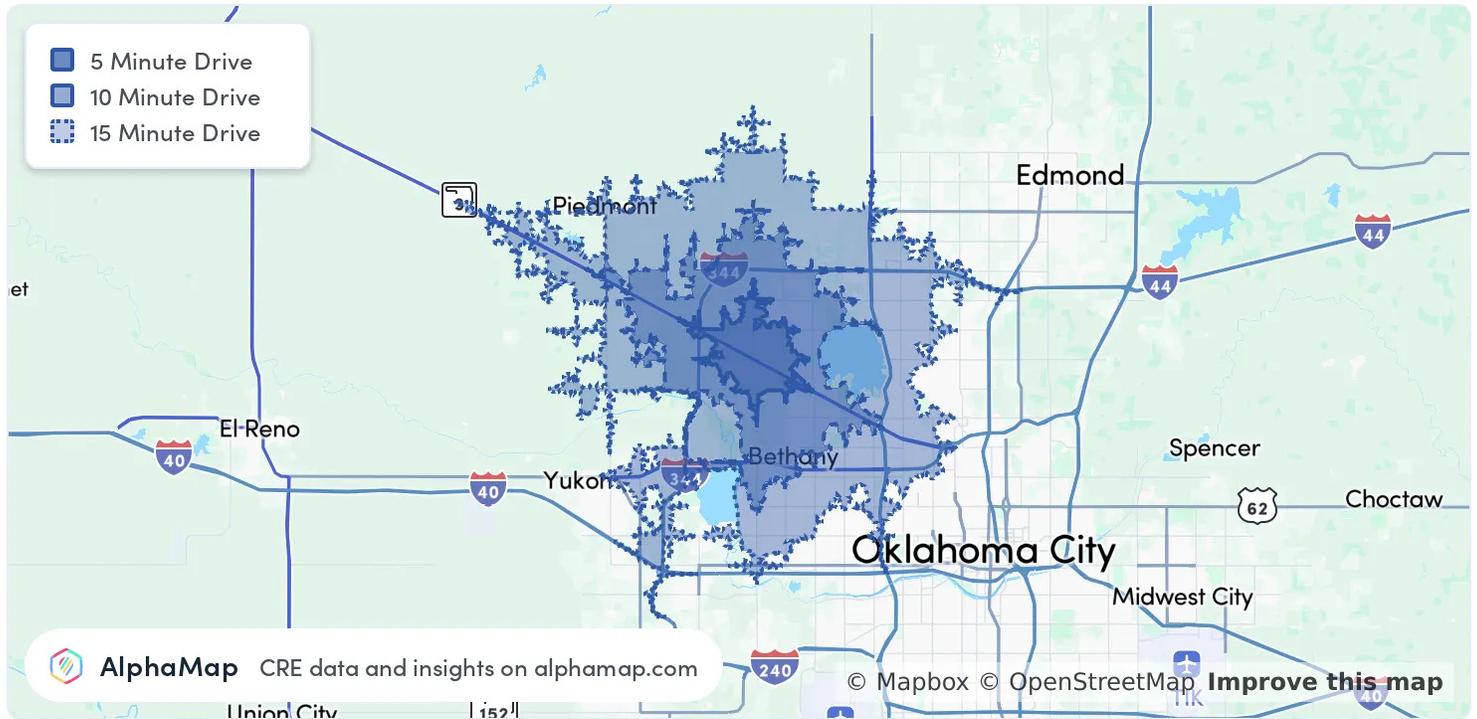
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RETAILER MAP



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AREA ANALYTICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	30,369	101,278	274,482
Average Age	41	40	39
Average Age (Male)	39	39	38
Average Age (Female)	42	41	40

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	12,490	40,649	114,391
Persons per HH	2.4	2.5	2.4
Average HH Income	\$95,039	\$97,022	\$90,312
Average House Value	\$251,228	\$272,738	\$270,746
Per Capita Income	\$39,599	\$38,808	\$37,630

Map and demographics data derived from AlphaMap

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