

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr
NNN Rate:	\$5.00 SF/yr
Building Size:	6,430 SF
Available SF:	1,136 - 2,272 SF
Number of Units:	2
Year Built:	2022

PROPERTY OVERVIEW

These premium retail spaces in the heart of Oklahoma City's vibrant Plaza District are now available for lease in the newly constructed 1625 NW 16th St. Surrounded by the district's most popular restaurants, boutique shops, and community events, these units offer exceptional visibility and modern design. Each space features sleek architecture, expansive windows, and direct street-level access, making them ideal for high-profile retail or service businesses. With four upscale residential units above, the location ensures a built-in customer base and constant foot traffic. Don't miss the opportunity to establish your business in this thriving district and become part of one of OKC's most exciting neighborhoods.

PROPERTY HIGHLIGHTS

- Brand-new retail spaces in the heart of the Plaza District.
- Modern architecture with expansive windows for high visibility.
- Surrounded by popular restaurants, shops, and community festivals.
- Four residential units above provide a steady stream of potential customers.

AJ TOLBERT
630.843.1989
aj@creekcre.com

ADEN STRUBLE
405.210.3910
aden@creekcre.com

ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

1625 NW 16TH ST
1625 NW 16TH ST | OKLAHOMA CITY, OK 73106

ADDITIONAL PHOTOS

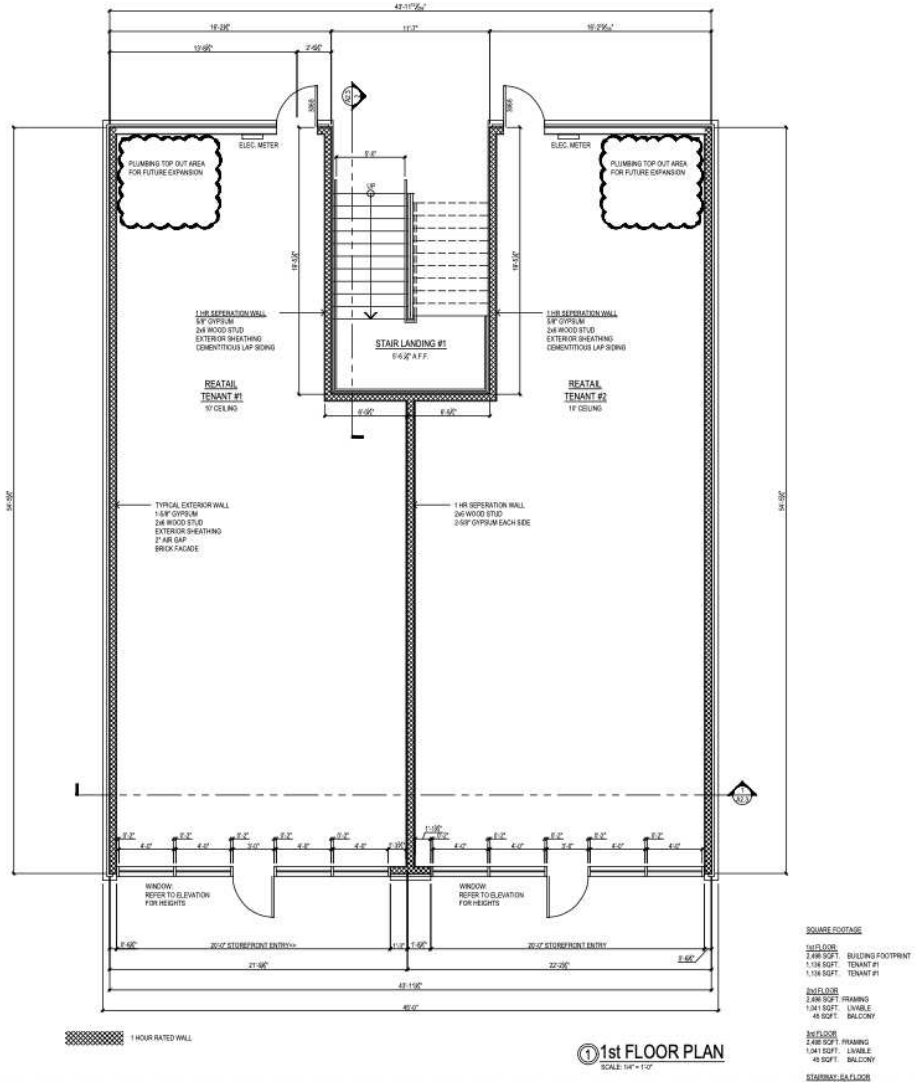


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SITE PLANS

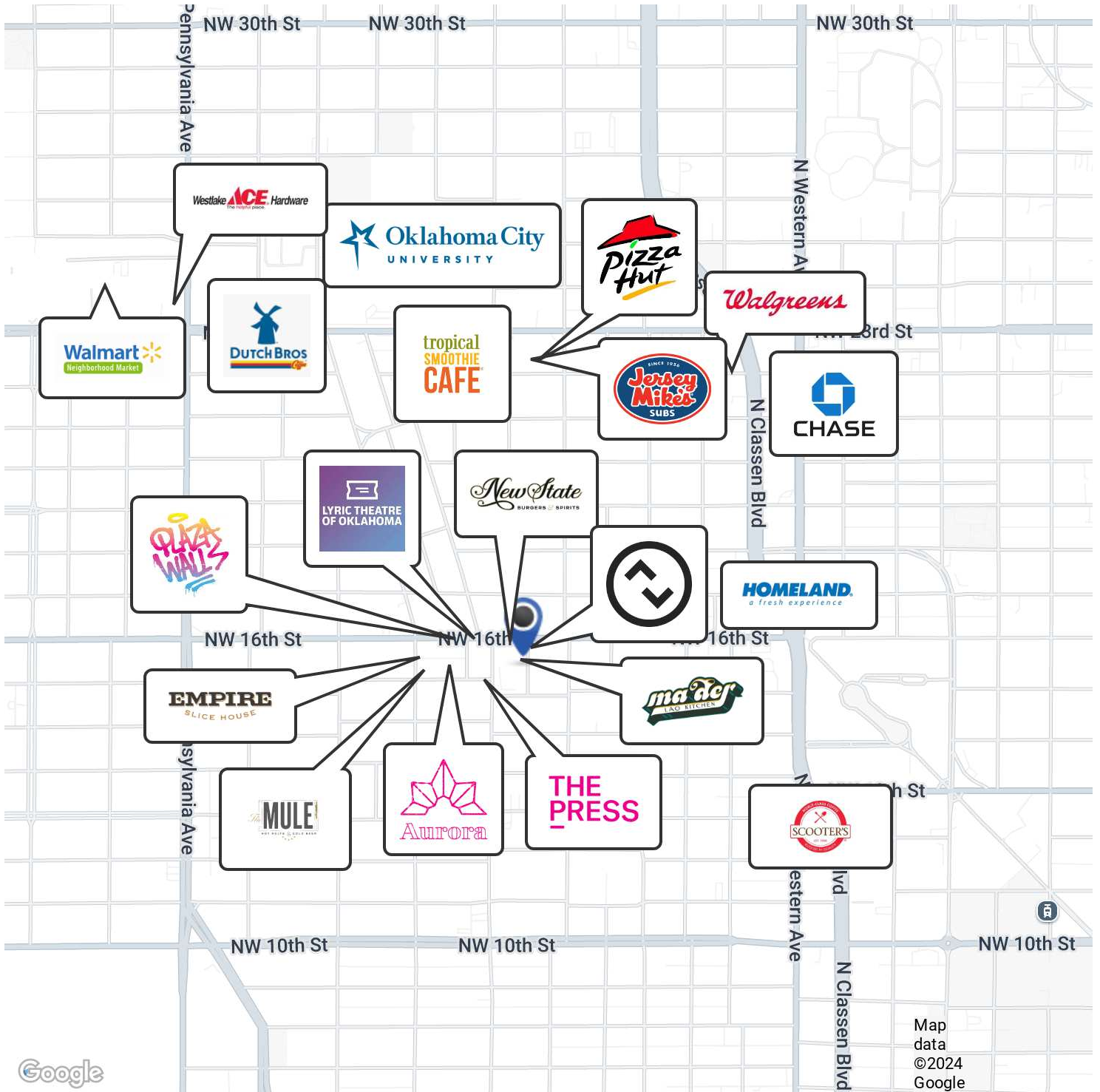


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RETAILER MAP

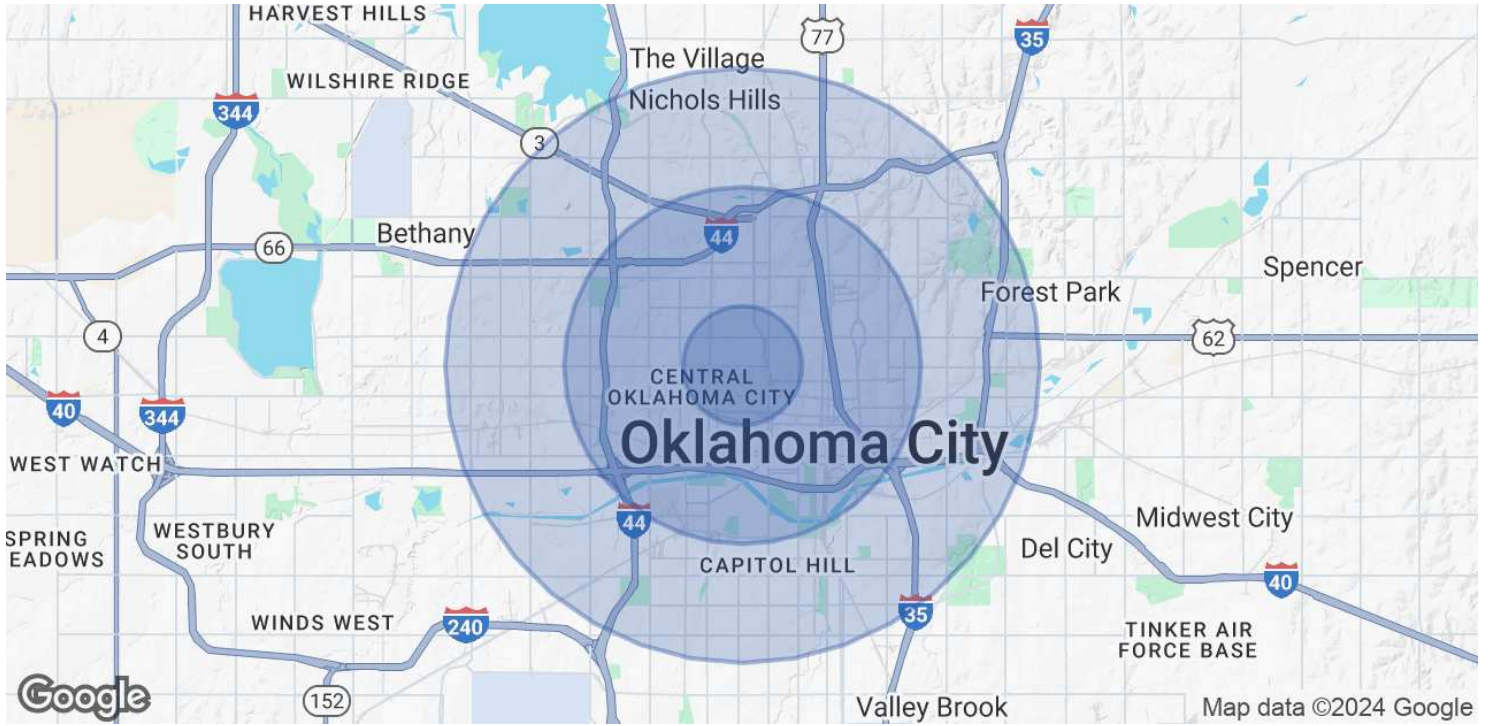


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,588	82,963	206,736
Average Age	36	37	37
Average Age (Male)	36	37	37
Average Age (Female)	36	38	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,686	37,109	85,451
# of Persons per HH	2.3	2.2	2.4
Average HH Income	\$81,736	\$72,973	\$67,828
Average House Value	\$311,973	\$260,934	\$224,074

Demographics data derived from AlphaMap

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