

FOR LEASE | 3,867 SF AVAILABLE - RETAIL SPACE

1305 36th Ave NW, Suite 102, Norman, OK 73072

\$6,800/month + NNN



PRIME CAPITAL
REAL ESTATE GROUP

Stephanie Taylor

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PROPERTY SUMMARY

Lease Rate	\$6,800/month
NNN	\$2,511.33/month
Building SqFt	7,273 SqFt
Year Built	2003
Lot Size (acres)	0.80
Zoning Type	Commercial
County	Cleveland

INVESTMENT SUMMARY

1305 36th Avenue NW presents an opportunity to lease space within one of Norman's strongest west-side commercial corridors, offering durable tenant demand, strong demographics, and consistent traffic exposure. The available Suite 102 benefits from a flexible floor plan, prominent frontage, and proximity to established national and regional retailers that drive daily consumer traffic.

The property is strategically positioned along 36th Avenue NW, a primary north-south arterial serving west Norman, with convenient access to I-35, Tecumseh Road, and Main Street. This corridor continues to attract service-oriented, medical, professional, and retail tenants seeking visibility, accessibility, and proximity to dense residential neighborhoods.

With limited new retail supply in the immediate trade area and sustained population growth in west Norman, the property offers a compelling leasing opportunity supported by above-average household incomes, strong daytime population, and consistent commuter flow. Suite 102 is well suited for tenants seeking a stabilized, proven location with long-term viability.



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PROPERTY HIGHLIGHTS

- Well-Maintained Improvements consistent with neighboring commercial properties
- Efficient Depth & Frontage allowing for strong visibility and functional interior planning
- Flexible Layout suitable for multiple uses including retail, medical, office, fitness, wellness, or service-based businesses
- On-Site Surface Parking accommodating both employees and customers
- Immediate Availability for qualified tenants
- Located directly on 36th Avenue NW, one of Norman's primary commercial thoroughfares
- Excellent ingress/egress with proximity to signalized intersections
- Strong vehicular exposure from both local and commuter traffic
- Easy access to I-35, enhancing regional draw and convenience
- Dense residential population within a 1-3 mile radius
- Above-average household incomes supporting discretionary spending
- Proximity to University of Oklahoma and regional employment centers further enhances market depth
- Limited new retail construction helps protect occupancy and pricing
- Continued residential expansion reinforces demand for neighborhood-serving tenants



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LOCATION HIGHLIGHTS

Proximity to University of Oklahoma (OU):

The property is located approximately 3 miles northwest of the University of Oklahoma, one of the state's largest universities, with enrollment exceeding 30,000 students, plus faculty, staff, and visitors. OU serves as a major economic and population driver for the Norman market, supporting sustained demand for retail, service, medical, and professional office uses. The university's presence contributes to a steady flow of daytime population, consumer spending, and year-round activity.

36th Avenue NW is one of Norman's most active commercial corridors, anchored by a dense concentration of national and regional retailers, restaurants, financial institutions, and service providers. The surrounding tenant mix creates consistent traffic throughout the day and reinforces the corridor's strength as a destination for daily needs and discretionary spending.

The property is surrounded by established and expanding residential neighborhoods, providing a built-in customer base. In addition, nearby office, medical, and institutional uses contribute to a strong daytime population that complements evening and weekend traffic driven by residents and university activity.

Quick access to Interstate 35 connects the property to the greater Oklahoma City metro and enhances its appeal for tenants seeking regional reach while maintaining a neighborhood-serving presence.



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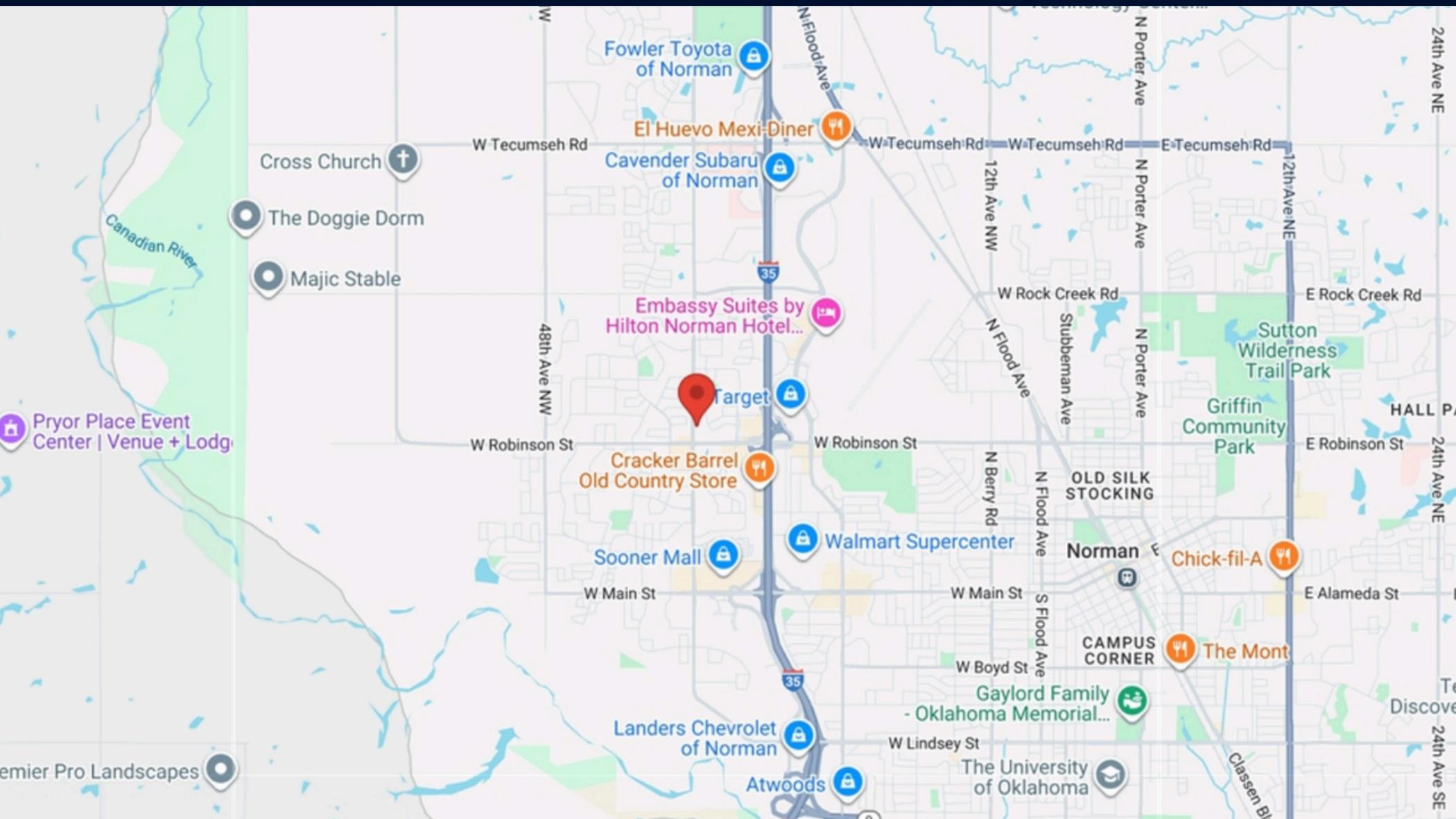
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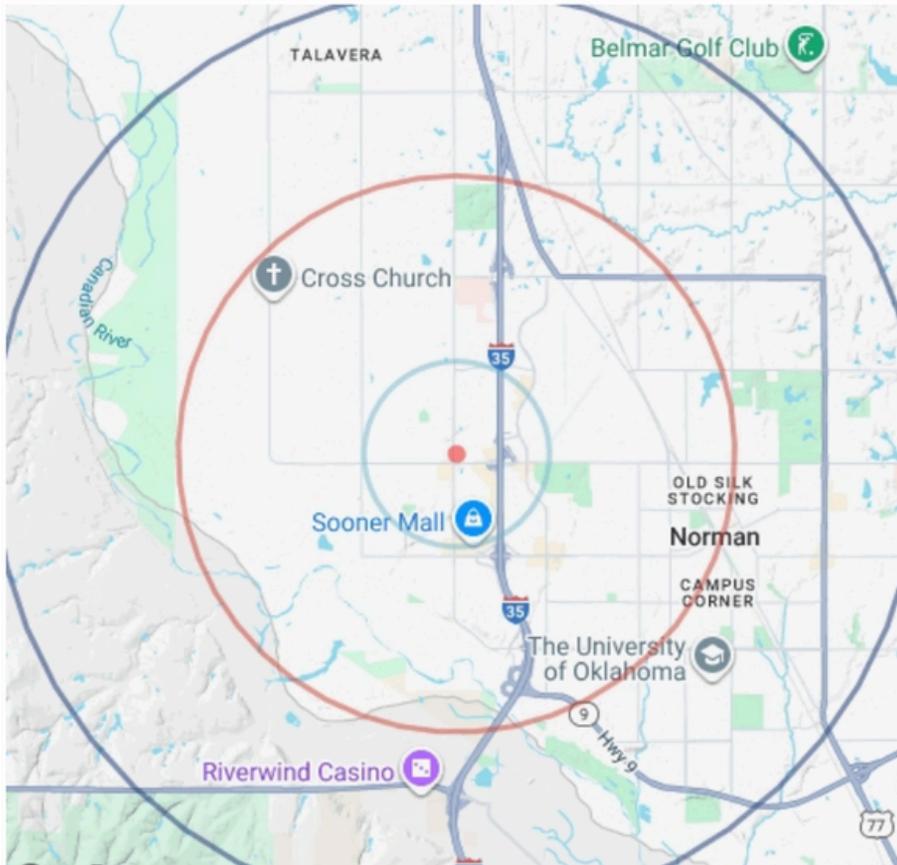
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,853	38,463	78,022
2010 Population	10,079	42,747	90,548
2025 Population	11,326	48,472	107,506
2030 Population	11,547	49,660	110,394
2025-2030 Growth Rate	0.39 %	0.49 %	0.53 %
2025 Daytime Population	11,943	50,981	124,673

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	236	1,622	4,493
\$15000-24999	114	1,021	2,394
\$25000-34999	414	1,808	3,978
\$35000-49999	258	2,143	4,673
\$50000-74999	868	3,907	6,757
\$75000-99999	467	2,355	5,296
\$100000-149999	1,238	3,553	7,084
\$150000-199999	606	1,786	3,468
\$200000 or greater	683	2,526	4,286
Median HH Income	\$ 102,001	\$ 73,696	\$ 69,893
Average HH Income	\$ 125,891	\$ 106,590	\$ 97,646



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,995	16,582	31,816
2010 Total Households	4,189	18,216	36,364
2025 Total Households	4,885	20,721	42,438
2030 Total Households	5,020	21,377	43,928
2025 Average Household Size	2.28	2.3	2.32
2025 Owner Occupied Housing	2,967	11,146	21,505
2030 Owner Occupied Housing	3,067	11,507	22,338
2025 Renter Occupied Housing	1,918	9,575	20,933
2030 Renter Occupied Housing	1,953	9,871	21,590
2025 Vacant Housing	566	1,963	4,316
2025 Total Housing	5,451	22,684	46,754



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ABOUT NORMAN, OK

Norman, Oklahoma is a thriving city located approximately 20 miles south of downtown Oklahoma City and is the third-largest city in the state, with a population of approximately 128,000. As a key part of the Oklahoma City metropolitan area, Norman serves as an important regional center for education, healthcare, and commerce.

The city is home to the University of Oklahoma, the state's flagship university with more than 30,000 students, which acts as the primary economic driver for the local market. The university supports consistent demand for housing, retail, medical, and service-oriented businesses, contributing to year-round economic activity.

Norman's economy is diversified, with major employment sectors including higher education, healthcare, government, and research. Strong transportation infrastructure, including direct access to Interstate 35 and U.S. Highway 77, connects the city to the greater Oklahoma City metro and supports commuter and regional traffic.

Known for its high quality of life, established neighborhoods, and stable growth patterns, Norman continues to attract residents and businesses alike, reinforcing long-term demand for well-located commercial properties.



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EXCLUSIVELY
PRESENTED BY:

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CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from PRIME CAPITAL REAL ESTATE GROUP LLC and it should not be made available to any other person or entity without the written consent of PRIME CAPITAL REAL ESTATE GROUP LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to PRIME CAPITAL REAL ESTATE GROUP LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. PRIME CAPITAL REAL ESTATE GROUP LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, PRIME CAPITAL REAL ESTATE GROUP LLC has not verified, and will not verify, any of the information contained herein, nor has PRIME CAPITAL REAL ESTATE GROUP LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE PRIME CAPITAL REAL ESTATE GROUP LLC ADVISOR
FOR MORE DETAILS.**



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name License No. Email Phone

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Designated Broker of Firm License No. Email Phone

Licensed Supervisor of Sales Agent/ Associate License No. Email Phone

Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date