

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,000,000
Building Size:	16,010 SF
Price / SF:	\$124.9/SF
Lot Size:	1.139 Acres
Zoning:	I-2
Year Built	1976

PROPERTY OVERVIEW

For sale: A 16,010 SF office building just off Wilshire Boulevard, conveniently accessible via I-235. This property features modern office spaces and a small shop area with a roll-up door. Ample parking is available, making it suitable for various business needs. Located near the Half development and surrounded by amenities, this space offers a practical opportunity for investment or relocation.

TYLER HUXLEY
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405.919.9297
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ADDITIONAL PHOTOS



TYLER HUXLEY
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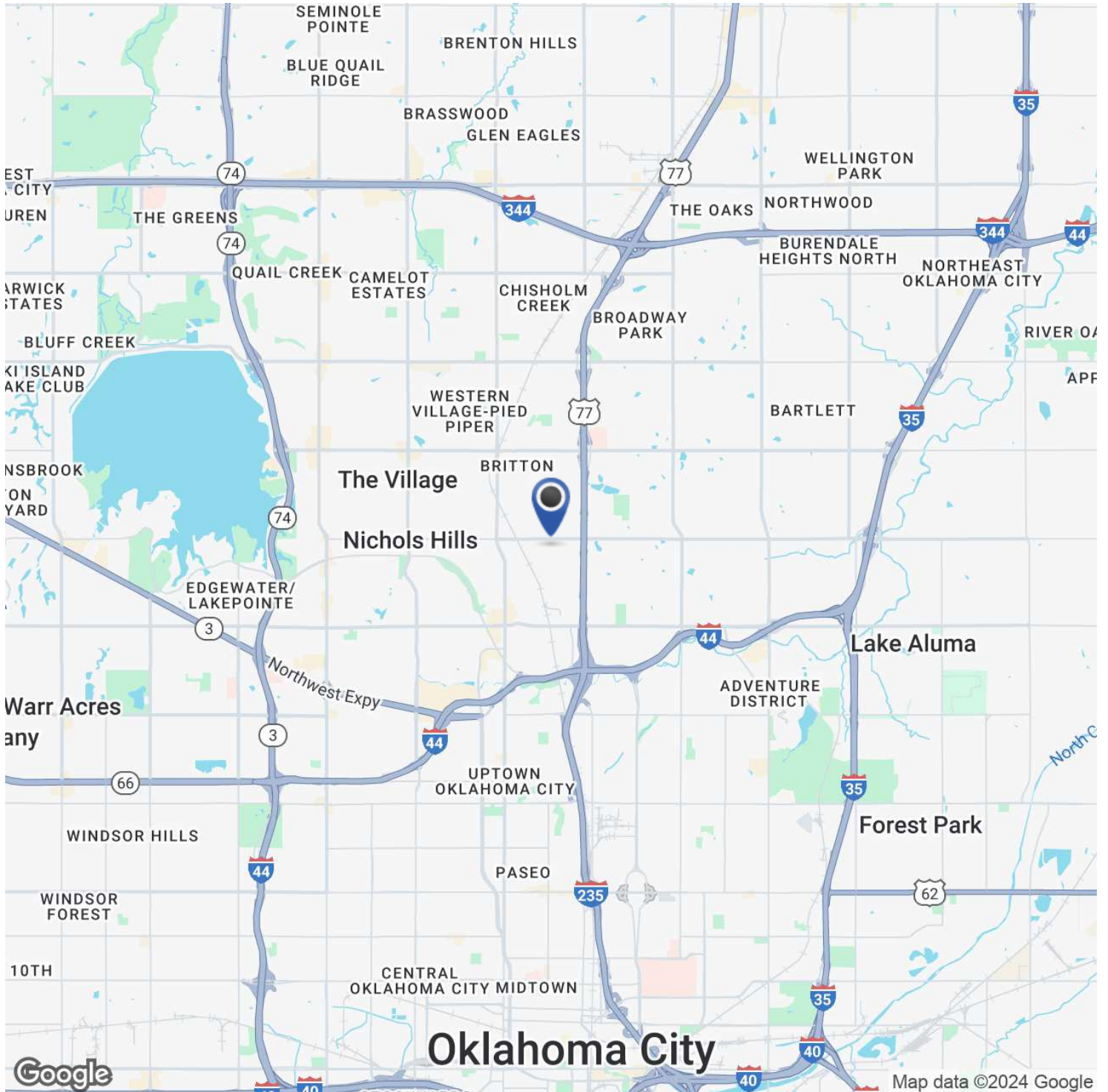
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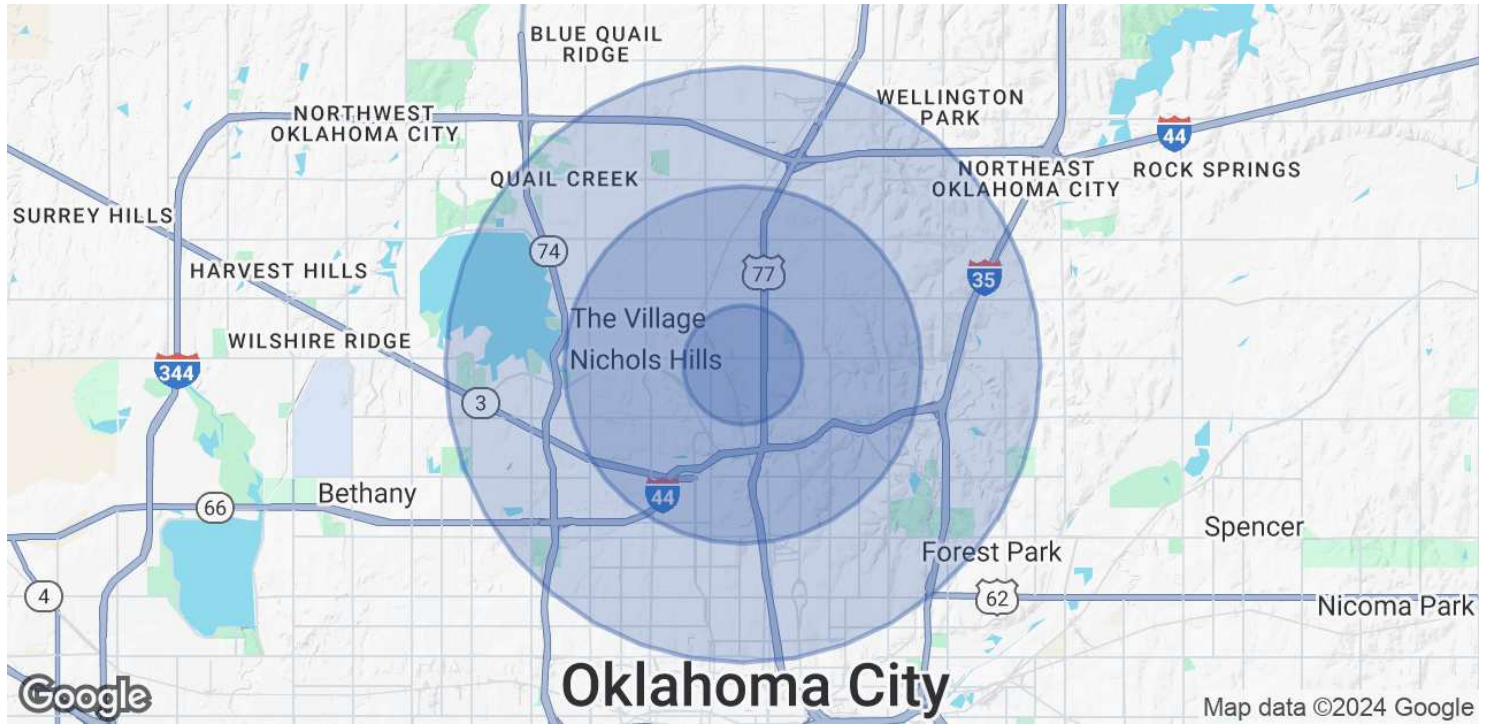
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,014	57,638	158,058
Average Age	37	40	39
Average Age (Male)	36	39	38
Average Age (Female)	39	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,970	26,460	72,710
# of Persons per HH	2.5	2.2	2.2
Average HH Income	\$95,253	\$92,683	\$83,296
Average House Value	\$393,995	\$359,117	\$292,191

Demographics data derived from AlphaMap

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