



RETAIL

FOR SALE OR LEASE | PLEASE DO NOT DISTURB TENANT  
121 EAST SHERIDAN AVE., OKLAHOMA CITY, OK

THE  
RETAIL  
GROUP





# OFFERED

## EXCLUSIVELY BY

### JAY COHLMIA

[jaycohlmia@newmarkrp.com](mailto:jaycohlmia@newmarkrp.com)

O: 405.602.2989

### BRAD RICE

[brice@newmarkrp.com](mailto:brice@newmarkrp.com)

C: 918.269.8586

### SHAUN CORSO

[scorso@newmarkrp.com](mailto:scorso@newmarkrp.com)

C: 405.600.6872

## THE OFFERING

3

Offering Summary

Walk and Drive Times

Bricktown Amenities

## MARKET AERIALS

13

## MARKET HIGHLIGHTS

16

Oklahoma Market Report

Economic Overview

## MARKETING TEAM

21



# OFFERING SUMMARY

## 121 EAST SHERIDAN AVE.

**\$4,200,000**

Sale Price

**19,600 SF**

Building Size

**4,900- 19,600 SF**

Available SF

**\$214.74**

Sale Price Per SF

**\$20/SF**

Lease Rate

**NNN**

Lease Type

- \* Turn key restaurant space available for lease, contact broker for details
- \* Please do not disturb tenant
- \* Each floor is 4,900 SF and can be leased out separately



# THE OFFERING



**Newmark Robinson Park** is pleased to offer the opportunity to purchase a renovated 1910 building in Bricktown, OKC's premier entertainment district. The building is along a bustling stretch of Sheridan Avenue lined with restaurants, bars, and entertainment venues in the heart of the downtown district.

Bricktown contributes significantly to the local economy. A study by The Thorberg Collectorate revealed that Bricktown's annual economic impact is a staggering \$1.4 billion. Each year, approximately 1.8 million visitors flock to the area, spending over \$175 million and supporting 9,485 jobs.

In December 2023, Oklahoma City voters approved a one-penny sales tax extension to fund a new downtown arena for the NBA's Oklahoma City Thunder. This \$900 million project is expected to be completed between 2028 and 2029.

Lower Bricktown is also set for a transformation with the \$1 billion Stadium District. This development will include housing, retail, hotels, entertainment venues, and the \$41 million Multipurpose Stadium, a MAPS 4 project. The stadium will serve as the home for the OKC Energy FC soccer team and host various events, with completion targeted for 2028.

Oklahoma City is vying to host canoe slalom and softball events for the 2028 Los Angeles Olympics at its existing world-class facilities. If successful, RIVERSPORT OKC along the Oklahoma River will host the canoe slalom events. RIVERSPORT has already hosted the 2024 U.S. Olympic Team Trials for Canoe/Kayak Slalom and Kayak Cross, qualifying athletes for the Paris Olympics.

The Boardwalk at Bricktown is another exciting development, featuring 924 apartments, a Hyatt Dream Hotel, and 80,000 square feet of restaurants, retail, and entertainment spaces, along with two parking garages. Future phases of the project propose the construction of the tallest tower in the United States.

The Oklahoma Opry is set to establish its permanent home in Bricktown at 19 E California Ave, where it will continue its tradition of weekly live and radio shows and offer music classes to the community.

Meanwhile, the Chickasaw Nation is making waves with the construction of OKANA along the Oklahoma River. This \$400 million project, set to open in spring 2025, will feature a 100,000-square-foot waterpark, a 4.5-acre lagoon, an 11-story hotel with 404 rooms, as well as restaurants and retail spaces.

Lastly, the Truck Yard, a Texas-based restaurant, bar, food truck court, and entertainment stage, is under construction in Lower Bricktown, just south of Oklahoma City Boulevard, adding yet another vibrant attraction to the area that is also home to Bass Pro Shops and a 16-screen Harkins Theatre.

## DRIVE/WALK TIMES



**7 MIN. | 3.3 MILES**

**First Americans Museum / OKANA**  
659 American Indian Blvd.



**10 MIN. | 0.4 MILES**

**Paycom Center / OKC Thunder**  
100 W Reno Ave.



**16 MIN. | 0.7 MILES**

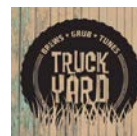
**OKC Convention Center / Omni**  
100 Mick Cornett Dr.



**2 MIN. | 0.1 MILES**

**Chickasaw Bricktown Ballpark**  
2 S Mickey Mantle Dr.

## NEARBY RESTAURANTS/ATTRACTIONS



COMING SOON!





# INTERIOR PHOTOS





# INTERIOR PHOTOS





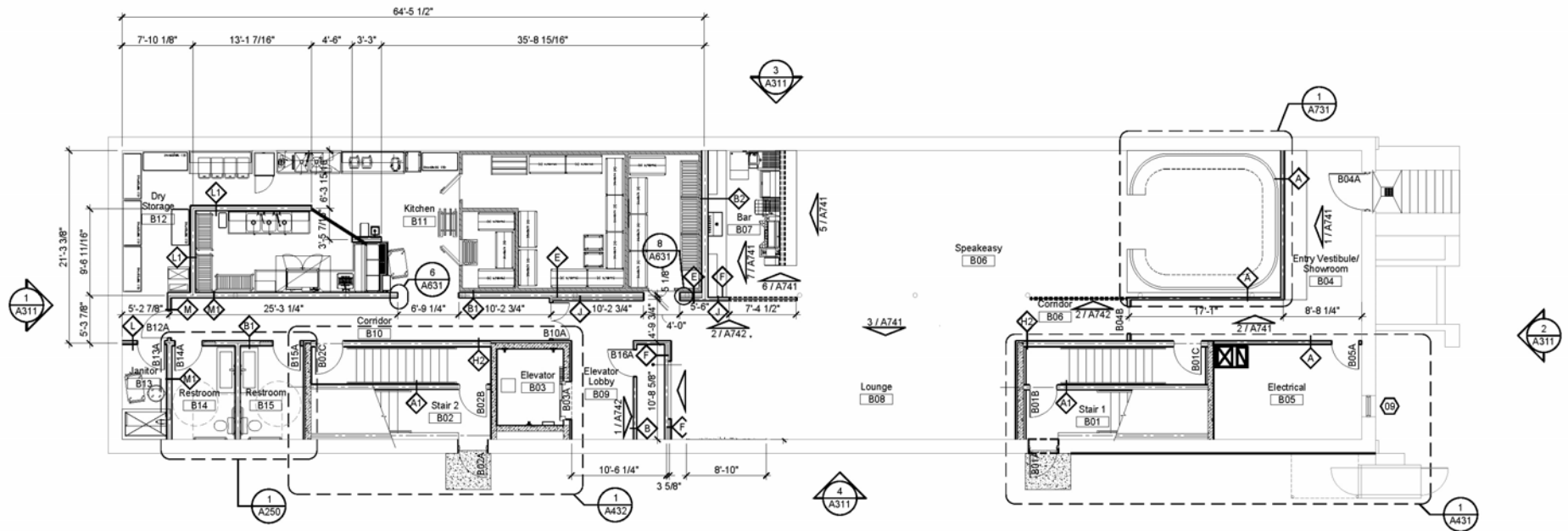
# INTERIOR PHOTOS





# FLOOR PLANS

Each floor is 4,900 SF and can be leased out separately



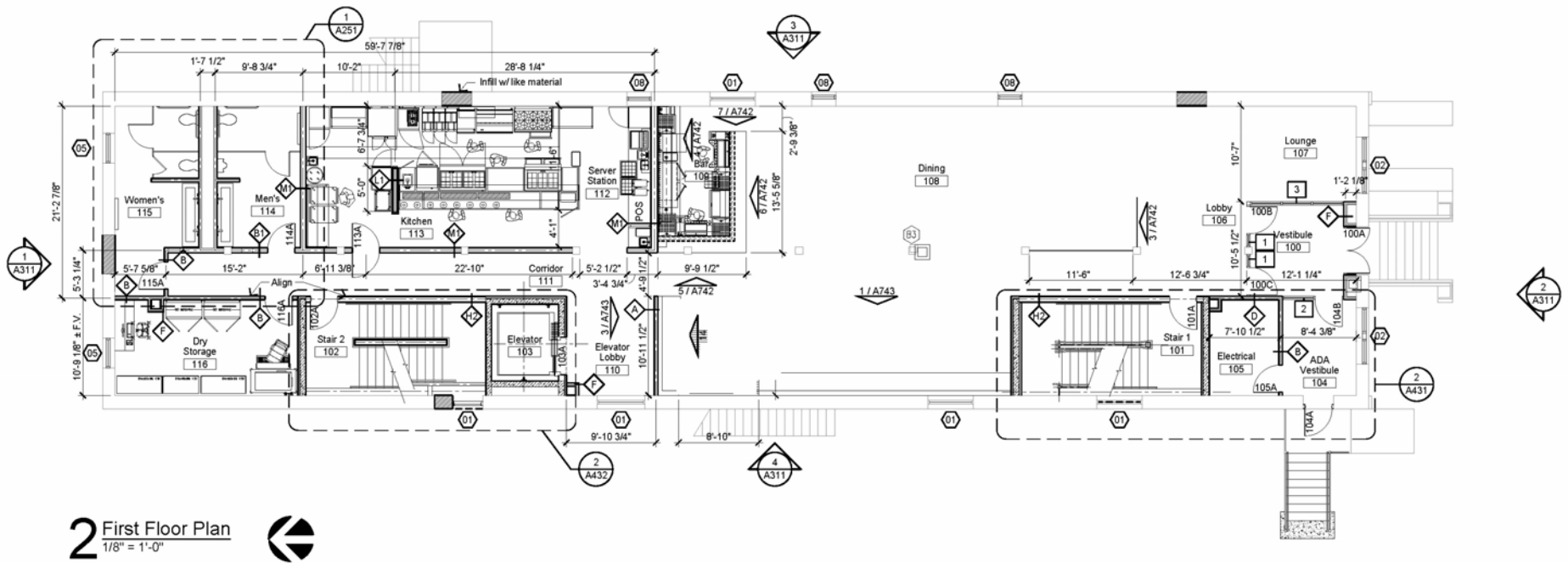
**1** Basement Floor Plan  
1/8" = 1'-0"





# FLOOR PLANS

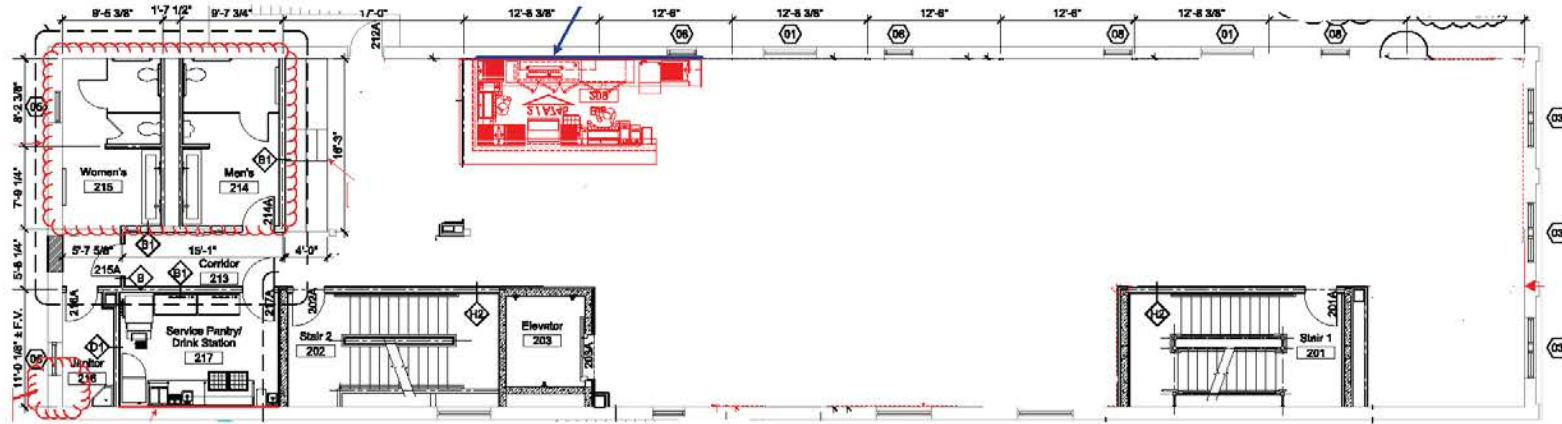
Each floor is 4,900 SF and can be leased out separately





# FLOOR PLANS

Each floor is 4,900 SF and can be leased out separately



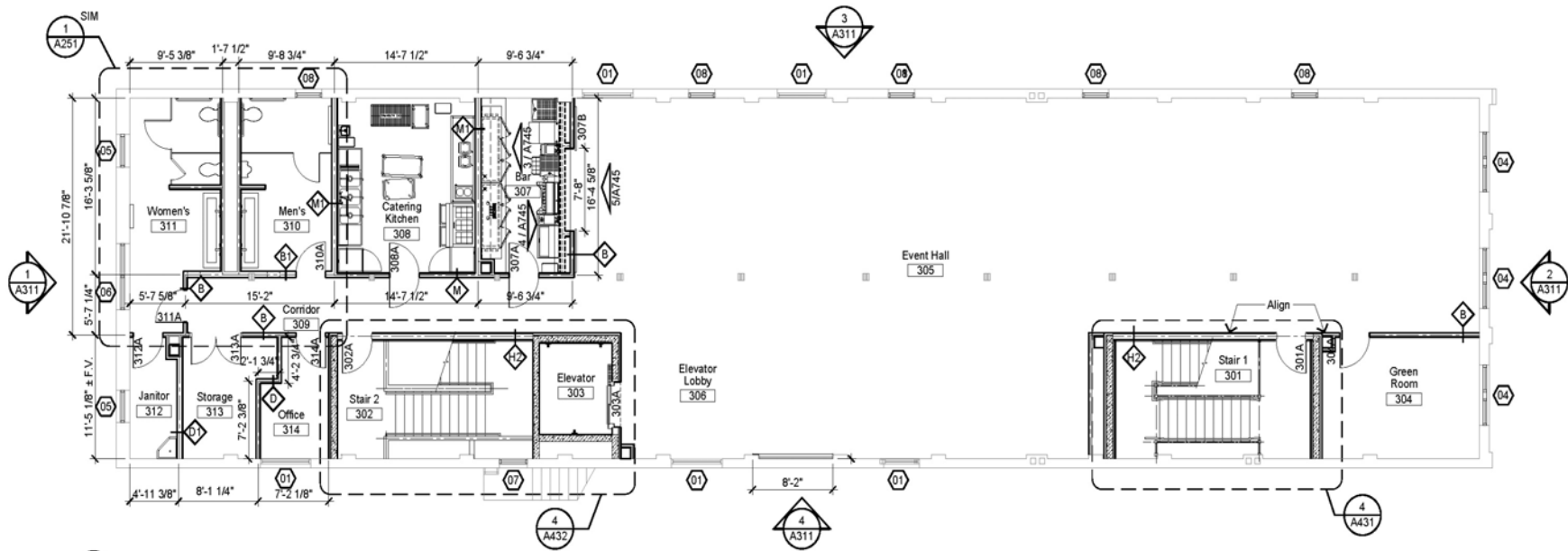
**1** Second Floor Plan  
1/8" = 1'-0"

0 4' 8' 16'  
Scale: 1/8" = 1'-0"



# FLOOR PLANS

Each floor is 4,900 SF and can be leased out separately



**2** Third Floor Plan  
1/8" = 1'-0"



### EAT + DRINK

- Abuelo's
- Bourbon Street Cafe
- Bircktown Brewery
- Charleston's
- Culprits
- All About Cha
- Earl's Rib Palace
- Fuzzy's Taco Shop
- IHOP
- Marble Slab
- The Melting Pot
- Mickey Mantle's
- Rendezvous Pizza
- Rodizio Grill
- Starbucks
- Texadelphia
- Toby Keith's
- Truck Yark
- Yucatan Taco Stand
- The Joinery
- Pearl's Crabtown
- The Old Spaghetti Factory



### ENTERTAINMENT + ATTRACTIONS

- American Banjo Museum
- The Criterion Live Music Venue
- Harkins Theatre
- Bricktown Comedy Club
- Brickopolis
- Summit Gyms
- OKC Silos
- Oklahoma City Museum of Art
- Oklahoma City National Memorial
- Revolutions Lower Bricktown
- Bricktown Water Taxi
- First Americans Museum
- Scissortail Park
- Chickasaw Ballpark
- Be Native Tours
- Bright Star Carriages
- Civic Center Music Hall
- Jim Thorpe Museum
- Oklahoma Sports Hall of Fame
- OKC Brew Tours
- OKC Convention Center



### NIGHTLIFE + BAR

- Murphy's Dueling Piano Bar
- Oklahoma Ranch
- Bricktown Bike Bar
- Bricktown Comedy Club
- Club One15
- Coyote Ugly
- Dollhouse Lounge
- FUEL Bar & Grill
- Pretty Please
- Social Room
- Skinny Slim's
- Aria Lounge
- Beer City Music Hall
- Cross Timbers Brewing



### RETAILERS

- Bass Pro Shops
- Painted Door Gift Boutique
- Jumpin Jackalope Mercantile
- Plenty Mercantile
- Pinkitzel Candy & Cupcakes
- Bricktown Candy Co
- Jerky.com
- Bricktown Candy Co.
- Put a Cork in It Winery
- Pinot's Palette

# BRICKTOWN AMENITIES





devon

MYRIAD  
GARDENS



Mahogany

BancFirst

Continental

SITE OF NEW ARENA  
FOR THE OKC THUNDER

PROPOSED PEDESTRIAN WALKWAY  
UNDER RR AND THROUGH  
SANTA FE STATION

PROPOSED BOARDWALK AT BRICKTOWN  
\$736M  
TWIN 28-STORY TOWERS  
924 APARTMENTS  
348-ROOM HYATT DREAM HOTEL  
80,000SF RESTAURANT, RETAIL, AND ENTERTAINMENT SPACE

Melting Pot

BRICKTOWN  
BREWERY

SITE



SHERIDAN AVE

RENOV AVENUE

MICKEY MANTLE DR



Harkins  
THEATRES





**SITE**



PROPOSED BOARDWALK AT BRICKTOWN  
\$736M  
TWIN 28-STORY TOWERS  
924 APARTMENTS  
348-ROOM HYATT DREAM HOTEL  
80,000SF RESTAURANT, RETAIL, AND ENTERTAINMENT SPACE

**Stadium District**

PROPOSED PEDESTRIAN WALKWAY  
UNDER RR AND THROUGH  
SANTA FE STATION

SITE OF NEW  
ARENA FOR THE  
OKC THUNDER

**devon**

**SHERIDAN AVE**

**RENO AVE**

**OKLAHOMA CITY BLVD**



**MYRIAD  
BOTANICAL  
GARDENS**





# Stadium District

SITE OF NEW OKC ARENA  
\$900M+ SET FOR COMPLETION 2028

OKLAHOMA CITY BLVD

SHIELDS BLVD 15,954 CPD

PROPOSED BOARDWALK AT BRICKTOWN  
\$736M  
TWIN 28-STORY TOWERS  
924 APARTMENTS  
348-ROOM HYATT DREAM HOTEL  
80,000SF RESTAURANT, RETAIL, AND ENTERTAINMENT SPACE

PROPOSED PEDESTRIAN WALKWAY  
UNDER RR AND THROUGH  
SANTA FE STATION



12,117 CPD

RENO AVE

SITE



MICKEY MANTLE DR

SHERIDAN AVE







OKC MARKET REPORT



## NEWMARK ROBINSON PARK

# OKC MARKET REPORT



STATE CAPITAL  
OF OKLAHOMA

624  
SQ MI

CITY OF OKC  
AREA SIZE

3.4%

OKC METRO  
UNEMPLOYMENT  
Jan 2024

1.47M

OKC METRO  
POPULATION  
2023

AAA

BOND RATING  
OKC 2023  
Moody's and S&P

Situated in the middle of the country at the crossroads of two major interstates, Oklahoma City is the regional leader in oil and gas, aviation and aerospace, biotechnology, transportation and logistics, and business services.

Tinker Air Force Base in SE OKC is the largest single-site employer in the state. Significant private employers include homegrown companies Paycom, Hobby Lobby, Love's Travel Stops & Country Stores, Devon Energy, Chesapeake Energy, Continental Resources, and American Fidelity.

Population growth and job growth remain strong as OKC is a desirable location for those starting their career or looking to advance in industries from oil and gas to biosciences.

The taxpayer-funded MAPS projects entered their fourth decade with the latest iteration, MAPS 4, which will bring capital improvements and the first MAPS projects to address issues including homelessness and those who have suffered abuse.

In December 2023, OKC voters overwhelmingly approved an extension of the penny MAPS tax to fund a new downtown arena to house the NBA's OKC Thunder and concerts and events in the coming decades.

OKC is on an upward trajectory based on industry diversity, public-private partnerships, low unemployment, a low cost of living, and a quality of life that is hard to find in many cities due to soaring costs.

## NEWMARK ROBINSON PARK IN REVIEW



6.6M SF  
SOLD AND LEASED  
Previous 3-Year Average



\$1.3B  
TOTAL TRANSACTIONS  
Previous 3-Year Average

### NOTABLE 2023 TRANSACTIONS

**Union Plaza**  
*Office | 3030 NW Expressway*  
251,628 SF | \$27M

**Sam's Distribution Center**  
*Industrial | 2400 S Council Rd*  
295,757 SF | New Class A

**Sycamore Farms**  
*Multifamily | 14900 N Pennsylvania*  
398 Units | \$59M | \$148K/Unit

## WHAT WE'RE EXCITED ABOUT

- In the Innovation District, **Convergence** will bring bioscience, aerospace, higher-ed, and military tenants under one roof to form strategic partnerships.
- A 577-acre master planned commerce park, **OKC 577**, will support economic growth in the state and significantly boost the industrial inventory for spec and build-to-suit space to accommodate a variety of users.
- City leaders and the OKC Thunder have indicated they will announce a site for the **new downtown arena** this year and present initial drawings. The project is expected to cost more than \$900M and open for the Thunder's 2029-2030 season.
- The Chickasaw Nation's **OKANA** resort will open this year.
- In NW OKC, **OAK** will bring high-end retailers, housing, and a hotel.



Union Plaza



Sam's Distribution Center



Sycamore Farms Apartments

## OKC 2023 HIGHLIGHTS

- **\$1B** | OKC577 broke ground. It is a 577-acre master planned commerce park with 7M SF of industrial, office, and retail space. A 1.5M SF building is under construction for the new headquarters of Locke Supply.
- **\$900M** | OKC Downtown Arena through MAPS 4 penny sales tax for 72 months and Thunder agrees to stay in the city through 2050.
- **\$255M** | Pratt & Whitney breaks ground on 845K SF Aircraft Engine Sustainment Facility near Tinker AFB.
- **\$111M** | The Half in North OKC announces Andretti Indoor Karting and Games and Belle Isle Enterprise High School to the sprawling mixed-use development.
- **\$70M** | Renovation of BancFirst Tower completed. Underground improvements and restaurants, a salon, and a bank branch.
- **\$39.6M** | UPS completed a 180K SF automated facility that moves 10K packages per hour at 8825 N I-35 Service Road.
- **\$34.3M** | Canoo purchased former Terex plant and will occupy close to 500K SF.
- **\$28.9M** | Bus Rapid Transit launched and runs from downtown to Classen and N.W. Expressway, 9.5 miles each way.
- **2028 Olympics** | OKC is in the running to host the canoe slalom events.
- **The Mexican Consulate** | Recently launched to provide services to Mexican nationals living in Oklahoma and serve as a resource for those traveling to Mexico, and to foster business opportunities.
- **The Oklahoma Opry** | Relocates from the Stockyards to Bricktown.

## ✈️ AEROSPACE

### Tinker Air Force Base

- **29,605 est. total personnel**  
*6,286 military | 18,659 civilians | 4,660 military dependents*
- **Annual Federal Payroll: \$1.7 billion**
- **Direct Economic Impact: \$6 billion**

### Federal Aviation Administration, Mike Monroney Aeronautical Center

- **6,300 estimated total employees**
- **Operating budget: \$1.65B**
- **Second largest aerospace employer in the region**

*OKC has highest concentration of FAA civil servants and contractors outside of Washington, D.C.*

*Sources: Greater OKC Chamber; Tinker AFB, Pratt & Whitney*

## ✚ HEALTH CARE

INTEGRIS, SSM Health, Mercy, and others employ 82,000 workers in the region with 36 general medicine and surgical hospitals and specialty clinics.

## ⚡ ENERGY

The industry only accounts for 2% of metro employment. Devon Energy, Continental Resources, and Chesapeake Energy remain strong players.

## 🏢 PROF., BUSINESS, + FINANCIAL SVCS.

More than 125,000 employees, or 18% of the local workforce, provide business and financial services nationwide.

Tinker Economic Impact Breakdown	Direct	Indirect
Payroll	\$1.7B	\$1.8B
Construction	\$158.5M	\$143.9M
Locally Produced Goods & Services	\$1.2B	\$0.9B
Local Purchases Produced Elsewhere	\$27.3M	\$18.9M
Other Spending (YTD)	\$3.3M	\$2.7M
<b>Total</b>	<b>\$6.0B</b>	<b>\$2.9B</b>
<b>COMBINED ECONOMIC IMPACT</b>	<b>\$8.8 BILLION</b>	

### Aerospace Economic Impact

- 290+ aerospace firms in the region
- 77,000 aerospace workers
- Aerospace firms produce \$11.6 billion in goods and services locally.
- The Oklahoma Department of Commerce reported since 2018, the state's Aerospace Commerce Economic Services (ACES) program invested \$4.4M, which led to \$1.2B in new capital investment.

## 🏪 WHOLESALE + RETAIL

At the intersection of major interstates, OKC is a trade center with monthly taxable retail sales in 2023 often beating projections and exceeding the same month from previous years.

## 🧪 BIOSCIENCE

Bioscience companies in OKC report annual revenues of more than \$6.7B and supports 51,000 jobs with total compensation of \$2.2B.

## 🔧 MANUFACTURING

More than 38,000 people are employed in manufacturing in the OKC metro. It accounts for about 5% of the metro's nonagricultural labor force.



# OKLAHOMA CITY MARKET

## EMPLOYMENT IN OKC

• Denotes Oklahoma Headquarters

Major Employers Public <i>Non Oil and Gas</i>	Employees	Sector	Ticker	Market Cap
Amazon	8,000	Retail	AMZN	\$1.82T
Paycom •	4,200	Technology	PAYC	\$10.63B
The Boeing Co.	3,740	Aerospace	BA	\$122.53B
AT&T	2,700	Telecom	T	\$120.12B
Dell	2,100	Business Svcs	DELL	\$63.82B

Major Employers Private <i>Non Oil and Gas</i>	Employees	Sector	Major Employers <i>Healthcare</i>	Employees
Hobby Lobby Stores Inc. •	6,500	Retail	INTEGRIS Health •	11,000
MidFirst Bank •	3,100	Finance	Mercy Hospital •	5,540
Love's Travel Stops •	2,500	Retail	SSM Health Care of Oklahoma Inc. •	4,000
American Fidelity •	1,950	Finance	OU Medical Center •	3,400
			Norman Regional Hospital •	3,000

Major Employers <i>Government and Military</i>	Employees	Sector	Higher Education	Employees
State of Oklahoma	37,600	Government	University of Oklahoma–Norman	11,000
Tinker Air Force Base*	26,000	Military	OU Health Sciences Center–OKC	5,000
City of Oklahoma City	4,500	Government	Oklahoma City Community College	2,100
FAA Mike Monroney Aeronautical	5,150	Govt./Aerospace	University of Central Oklahoma	1,380
Citizen Potawatomi Nation	1,950	Government	Rose State College	1,000

\*military members and civilian employees

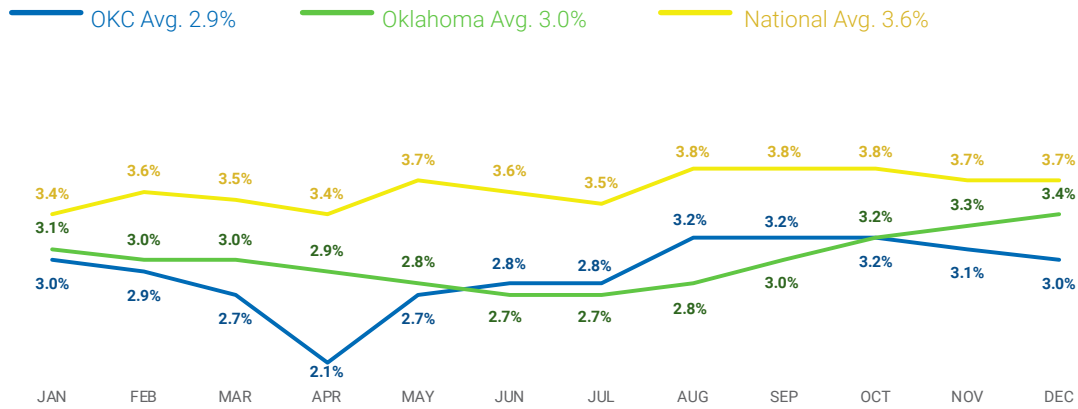
Top Local Oil and Gas Employers	Employees	Ticker	Market Cap
Chesapeake Energy Corp. •	1,200	CHK	\$10.72B
Devon Energy Corp. •	1,800	DVN	\$28.11B
Continental Resources •	1,400	Private	

\*Continental went from a public to a private company in 2022

## STATISTICS, ACCOLADES AND 2024 PROJECTS

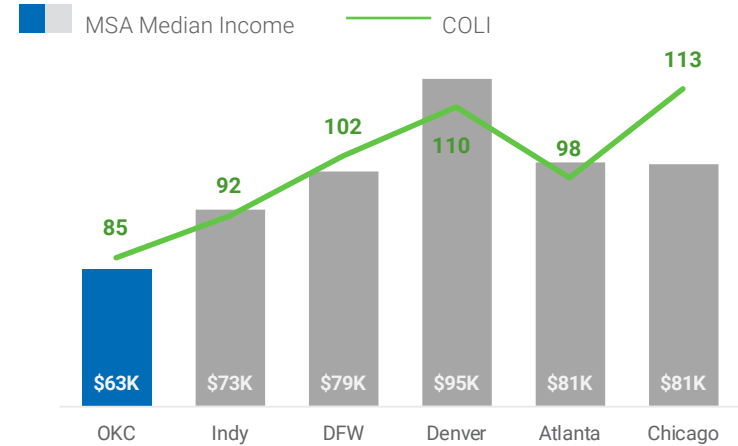
- OKC is the **20th largest city** in the country by population and the 91st largest MSA, according to the U.S. Census Bureau.
- The Census Bureau reported Oklahoma had the **9th highest positive net migration** in the country between July 2022 and July 2023, adding 31,967 residents.
- Chesapeake Energy merged with Spring, Texas-based Southwestern Energy in January 2024. In an all-stock **deal worth \$7.4B**, the combined company will be one of the largest energy producers in the U.S. The company will remain based in OKC. Chesapeake has 1,200 employees here.
- Will Rogers World Airport served more than 4,400,049 airline passengers in 2023, **an increase of more than 11%** from 2022, which had more than 3.9M passengers. The numbers came close to matching 2019 passenger numbers of 4,418,749, the highest on record. 2024 numbers are expected to match or exceed the previous year's numbers.
- **OKANA** will open next year. The \$400M project of the Chickasaw Nation SE of downtown along the Oklahoma River will include a 404-room hotel and resort with a water park and retail.
- **OAK** will open in the fall. The new 20-acre development at NW Expressway and Pennsylvania Avenue includes a 132-room boutique Lively Hotel, 320 apartment units, and retailers, including RH (Restoration Hardware), Arhaus, Capital Grille, Williams Sonoma, and others, along with a performance venue and original sculptures.
- OKC's total tourism **economic impact is \$4.3B**. Direct spending on travel is \$2.6B with 23.2M visitors to the city last year.
- The Greater OKC Chamber reported 2023 **capital investment in the city was \$7B**. Through November, 112 companies (seven new to the market) had announced 4,000 jobs and \$273M in payroll.
- OKC is the **headquarters of three Fortune 500 companies**. Devon Energy No. 216; Chesapeake Energy No. 350; Continental Resources No. 407.
- OKC is in the I-35 Megalopolis. It includes Texas and Kansas and is one of 10 Megalopolis' in the U.S. The **I-35 corridor ranked first** in population and job growth rates from 2005-2022.
- The Council for Community and Economic Research named OKC in the top spot for lowest cost of living among cities with populations exceeding 500,000. The 2023 annual Cost of Living Index (COLI) for OKC stands at an impressive 85.1, **a significant 14.9 points below the national average**.

## UNEMPLOYMENT RATES 2023



Source: US BLS

## COST OF LIVING INDEX COMPARABLES



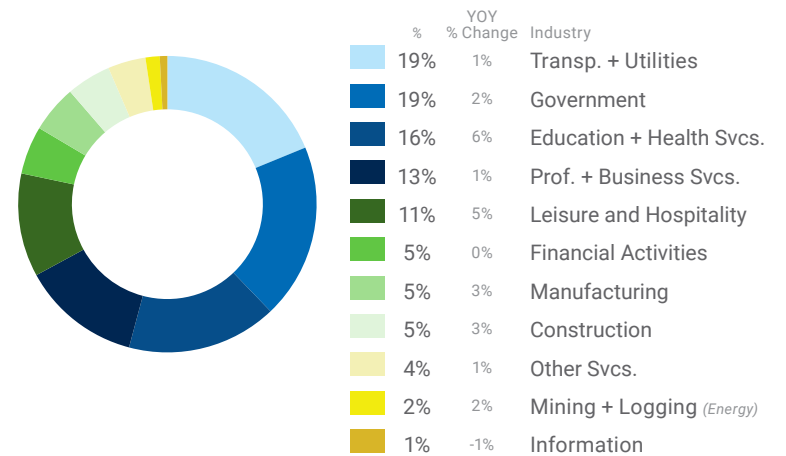
Source: C2ER

## HIGHER EDUCATION ENROLLMENT

School	Fall 2023	Institution
University of Oklahoma, OU Health Sciences Center, Law	32,729	Research
Oklahoma State University, OSU-OKC, Veterinary	28,491	Research
University of Central Oklahoma	12,148	Regional
Oklahoma City Community College	11,532	Community
Rose State College	6,800	Community
Oklahoma City University	2,746	Private
Oklahoma Christian University	2,665	Private

Source: Oklahoma State Regents for Higher Education

## INDUSTRY DIVERSITY



Source: US BLS





**JAY COHLMIA**

Vice President

[jaycohlmi@newmarkrp.com](mailto:jaycohlmi@newmarkrp.com)

O: 405.602.2989



**BRAD RICE**

Vice President

[brice@newmarkrp.com](mailto:brice@newmarkrp.com)

C: 918.269.8586



**SHAUN CORSO**

Advisor

[scorso@newmarkrp.com](mailto:scorso@newmarkrp.com)

C: 405.600.6872



# CONFIDENTIALITY + CONDITIONS

All materials and information received or derived from Newmark Robinson Park its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Newmark Robinson Park its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Newmark Robinson Park will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

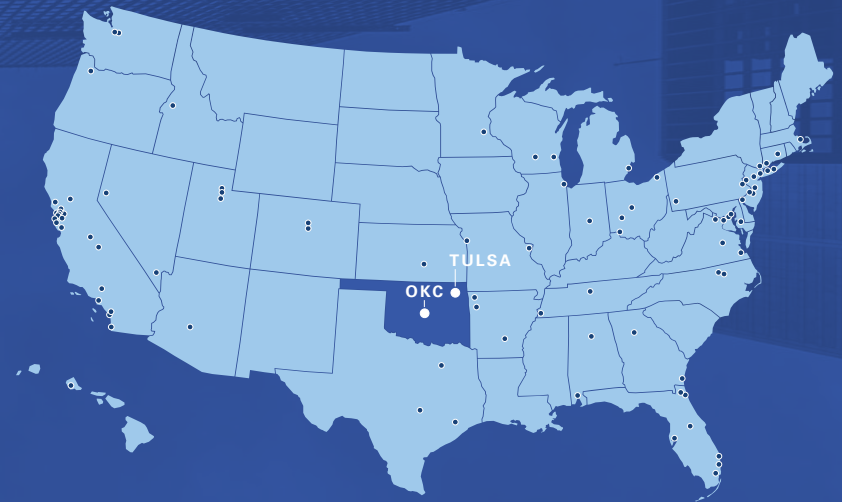
## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Newmark Robinson Park makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Newmark Robinson Park does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions

should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Newmark Robinson Park in compliance with all applicable fair housing and equal opportunity laws.



## NATIONAL REACH, LOCAL EXPERTISE

We are an affiliate of Newmark National, and as such have access to national data, trends and other resources. This includes up-to-the-minute response to COVID-19 and how it affects our clients.

**18,000 PROFESSIONALS**  
**480 OFFICES WORLDWIDE**  
**SIX CONTINENTS**



## JAY COHLMIA

Vice President

[jaycohlmia@newmarkrp.com](mailto:jaycohlmia@newmarkrp.com)

O: 405.602.2989

## BRAD RICE

Vice President

[brice@newmarkrp.com](mailto:brice@newmarkrp.com)

C: 918.269.8586

## SHAUN CORSO

Advisor

[scorso@newmarkrp.com](mailto:scorso@newmarkrp.com)

C: 405.600.6872



RETAIL

204 N. Robinson, Ste 700 OKC, OK, 73102 | for more information, visit us at  
110 W. 7th, Ste 2600 Tulsa, OK, 74119 | [NEWMARKRP.COM](http://NEWMARKRP.COM)

The information contained herein was obtained from sources believed reliable; however, Newmark Robinson Park makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. Independently Owned and Operated.