

RESTAURANT BUILDING FOR LEASE

2130 ALAMEDA ST

NORMAN, OK 73071



**JUDY J. HATFIELD, CCIM**

EQUITY COMMERCIAL REALTY ADVISORS, LLC

Founding Principal

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## OFFERING SUMMARY

Lease Rate (Monthly):	\$5,600 NNN
NNN Rates:	
Insurance:	\$543.17/mo.
Taxes:	\$747.58/mo.
Building Size:	5,584 SF
Lot Size:	1.41 Acres
Year Built/Renovated:	1972 / 2022
Parking (On-Site):	95 Spots
Zoning:	C-2

## PROPERTY HIGHLIGHTS

- Great Visibility on Alameda Street - High Traffic Area, 15,000+ Vehicles/Day
- Current Mexican Restaurant - Kitchen w/ Equipment, Bar Area & Seating, Multiple Dining Areas, Large Outdoor Patio | Comfortably Seats 70 Inside (furniture not included). Additional Upstairs Room (150 SF mol) Accessible by Exterior Staircase
- Improvements (2024): New Ansel System Installed in Kitchen on Vent Hoods | (2022) New Roof, Updated Landscaping, New Ceiling Tile Throughout, New Condensing Units (Walk-In Freezer/Cooler), New Hot Water Tank & Plumbing up to code
- Major Nearby Retailers: Homeland, Harbor Freight, Mazzio's, 7-Eleven, and more.
- Available 9/1/25 or Sooner | Judy J. Hatfield, Broker / Owner
- VIEW PROPERTY VIDEO HERE: <https://vimeo.com/1091882007/c5ccfa8cf1?share=copy>

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,929	25,514	42,654
Total Population	11,739	66,591	106,156
Average HH Income	\$65,514	\$76,416	\$83,283

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