

FOR LEASE: HIGH TRAFFIC OFFICE/RETAIL

* NEXT TO EDMOND'S BUSIEST INTERSECTION

»» 51 EAST 30TH STREET
 EDMOND, OK 73013

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 MANAGING PARTNER
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 OK RE Commission #176013
 DON GABRIEL, CCIM
 SINGLE TENANT INVESTMENTS
 CARLO CAPARRUVA
 INSTITUTIONAL INVESTMENTS



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»» EXECUTIVE SUMMARY:

Optimal retail/office space available for lease. Proximal to Edmond's top ranked intersection at Broadway and 33rd (daily traffic count boasts over 65K daily), dense retail corridor, and top quartile residential rooftop density in the entire Oklahoma Metroplex.

Directly flanked by a dense range of national retail tenants, office spaces, and residential neighborhoods - the space is ideally suited for a wide range of retail, office, or service industries requiring dense, core Edmond/ OK Metroplex access and traffic counts.

3.5K Square Feet are available for lease, partitioned across two floors. The land itself is prime in nature and poised for long term appreciation as the inner core of Edmond continues to saturate.

»» A



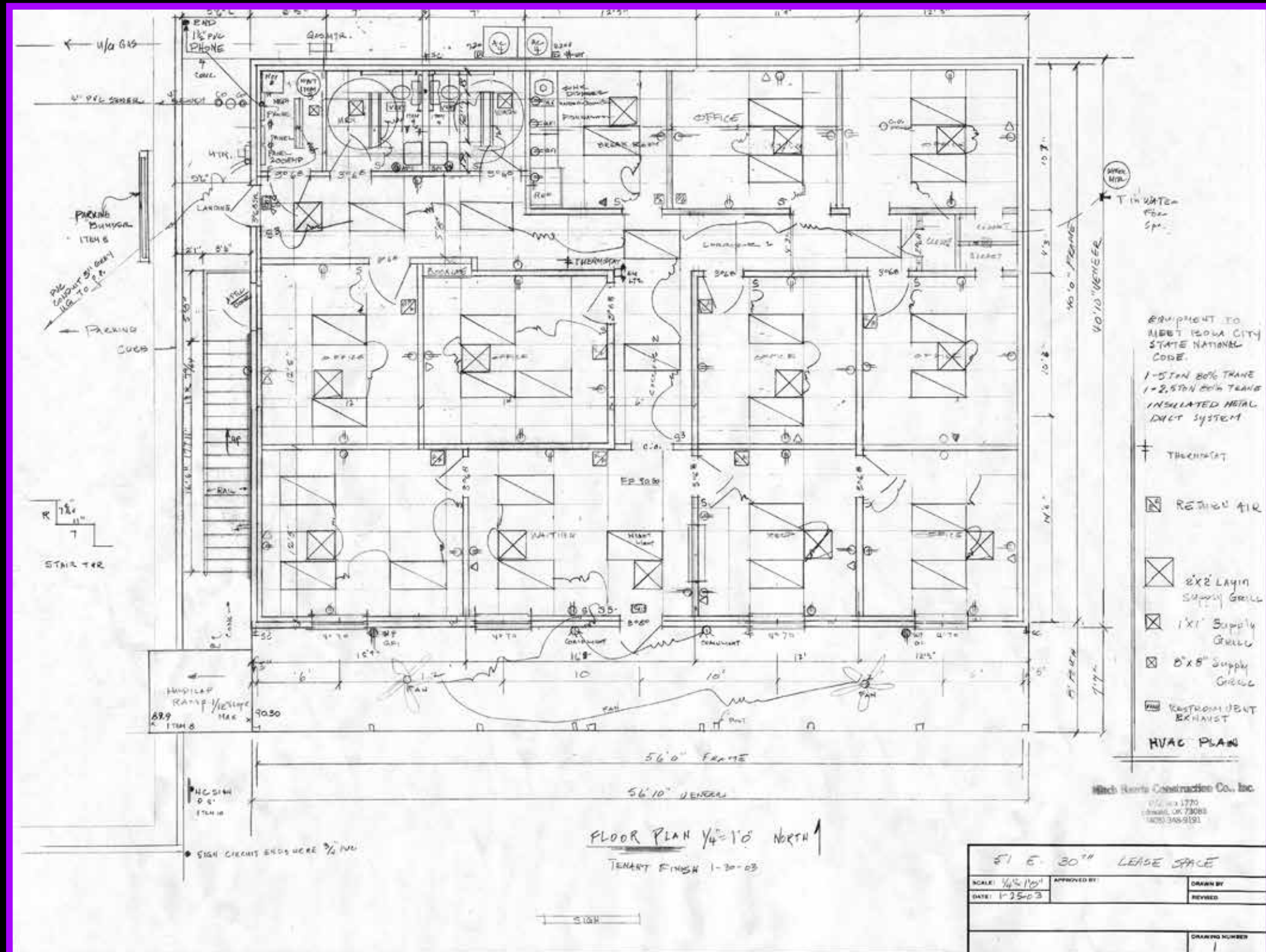
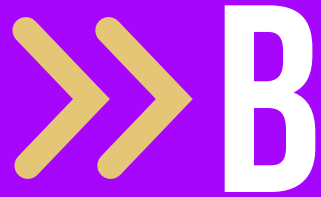
»» **SPACE
OVERVIEW:**

Total
square footage
available is
3,557

For
Lease

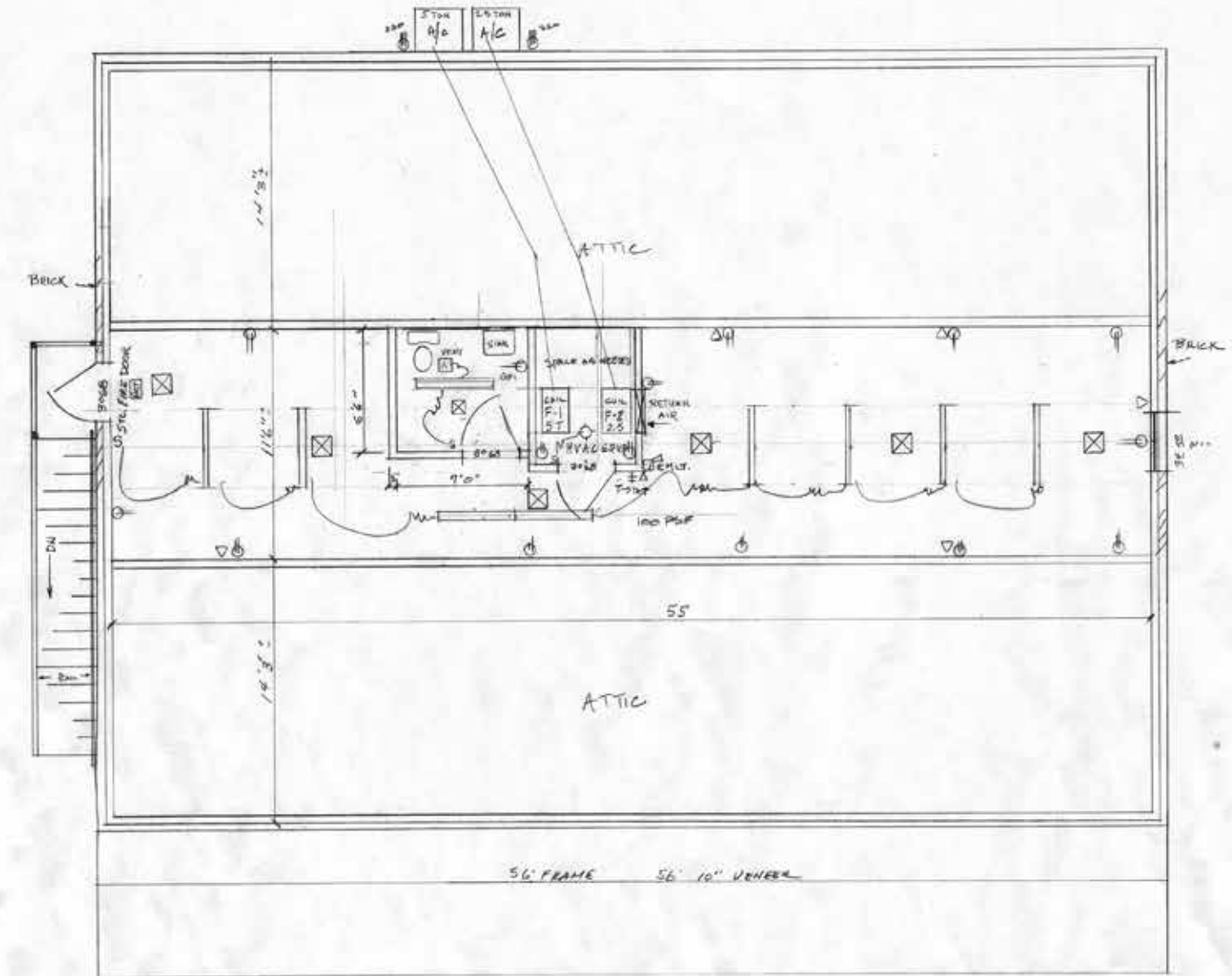
D2
Zoning

SPACE OVERVIEW: FIRST FLOOR



»» SPACE OVERVIEW: SECOND FLOOR

»» B



2NF FLOOR ATTIC - MECH

Wicks Service Construction Co., Inc.
P.O. Box 1770
Edward, OK 73003
(405) 348-9191

HVAC PLAN		
SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY:
DATE: 1-25-23		REVISED:
		DRAWING NUMBER:
		2

»» SPACE OVERVIEW:
INTERIOR PHOTOS

»» B

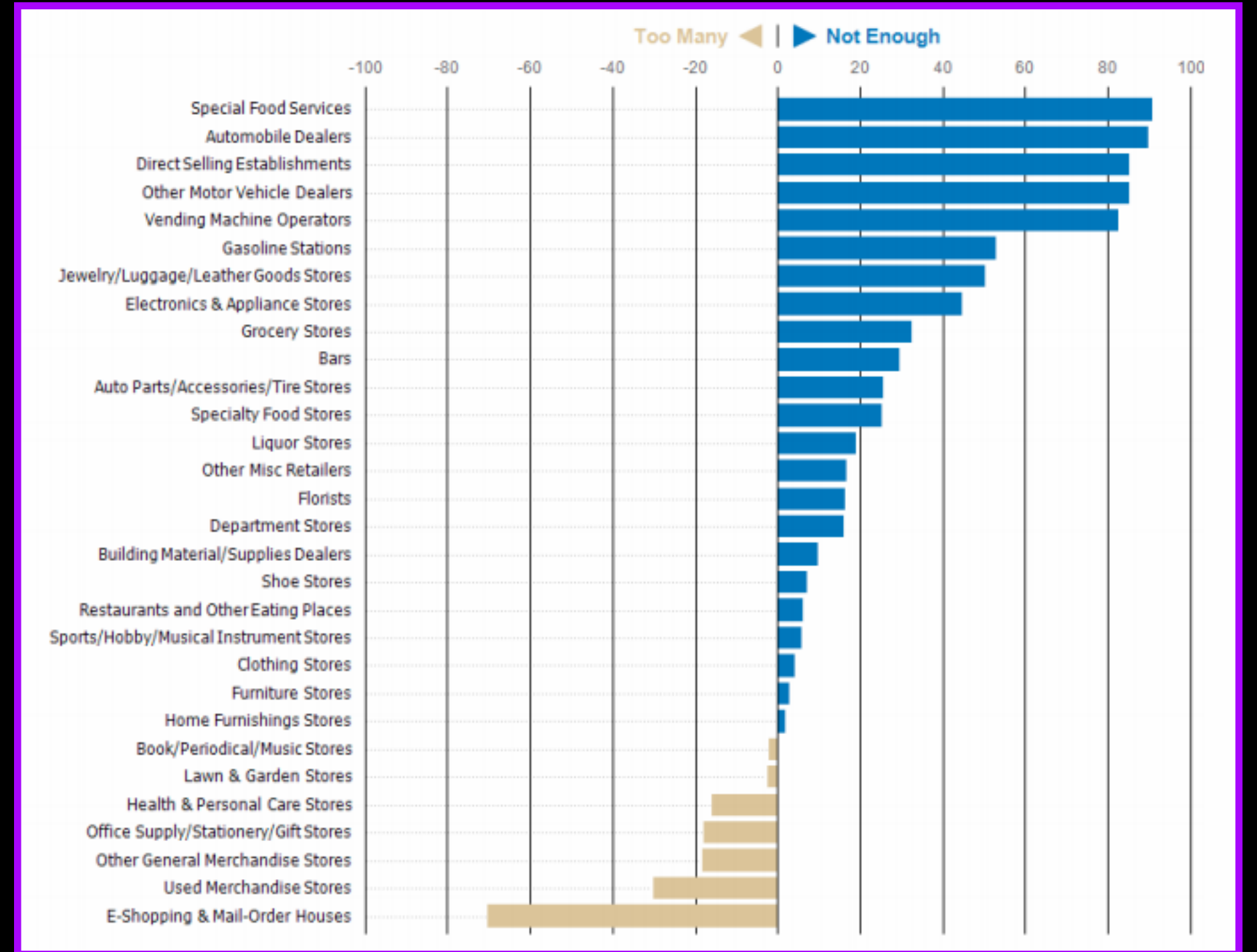
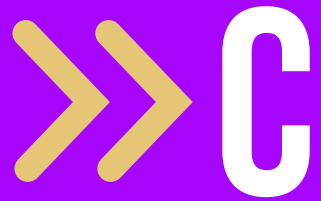


»» SPACE OVERVIEW:
INTERIOR PHOTOS

»» B



»» POTENTIAL BEST USES: EDMOND BUSINESS NEEDS BY SECTOR





» MARKET OVERVIEW: OKLAHOMA

Oklahoma City is the capital and largest city in the state of Oklahoma. The city has an estimated population of about 643,648 residents according to the 2017 census, ranking 27th among U.S. cities in total population. Oklahoma City has the largest municipal population of any city in the Great Plains region of the central United States as well as all neighboring states to Oklahoma. The city also ranks as the 2nd largest city in the U.S. by total area. The city is located on the I-35 Corridor, which is one of the primary travel corridors. The city is also located in the state's Frontier Country region, known as the Cross Timbers. In 2018, Oklahoma City was named "A Top Travel Destination" by Money Magazine.

Oklahoma City is located in the Great Plains region, making it one of the world's largest livestock markets. Oil, natural gas, petroleum products and related industries are the largest sector of the local economy. The city is in the middle of an active oil field and oil derricks dot the capitol grounds. The federal government employs large numbers of workers at Tinker Air Force Base and the United States Department of Transportation's Mike Monroney Aeronautical Center. The city is headquarters to two Fortune 500 companies being Chesapeake Energy and Devon Energy, as well as being home to Love's Travel Stops and Country Stores, which is ranked thirteenth on Forbes' list of private companies.

Oklahoma City is home to the Industrial-chic Bricktown, which is a lively entertainment district with repurposed warehouse spaces home to restaurants, piano lounges and chic wine bars. An eclectic mix of shops sell clothing, home decor and specialty food items like gourmet condiments and handmade chocolate. The Bricktown Water Taxi takes riders along the Bricktown Canal for tours and dinner cruises. Oklahoma City is also home to the National Cowboy & Western Heritage Museum, which has more than 28,000 Western and American Indian art works and artifacts. The city also includes the Myriad Botanical Gardens, which is a 17-acre botanical garden and interactive urban park.





» MARKET OVERVIEW: EDMOND, OKLAHOMA

EDMOND, OK Edmond is an adjacent northern suburb of Oklahoma City with a population of 82,963. The Edmond population grew by 19.2% during the 2000s and has a sustained history of rapid growth dating through the post World War II era. Edmond currently benefits from a strong regional economy, immediate proximity to Oklahoma City, and an affluent population. Employers with significant operations in Edmond draw from a wide array of industries including education, healthcare, and telecommunications. The University of Central Oklahoma (17,101 Students) is located in Edmond and employs almost 1,200 people. The University of Oklahoma Medical Center – Edmond employs 350 people. Other companies with a strong presence in Edmond include Cox Communications, Remy International, and Adfitech. The median annual family income in Edmond is \$85,759. The city unemployment rate is currently at a boom time level of 3.6%. Numerous accolades have been awarded to Edmond due to these advantages. In 2011, Edmond was #1 on CNBC's "10 Perfect Suburbs" list. Edmond was listed as one of the "Top 100 Places to Live in 2007" by Relocate America. Moreover, Edmond was selected the most outstanding community in its class for 5-years in a row by the State Chamber of Commerce and State Industrial Development Department.

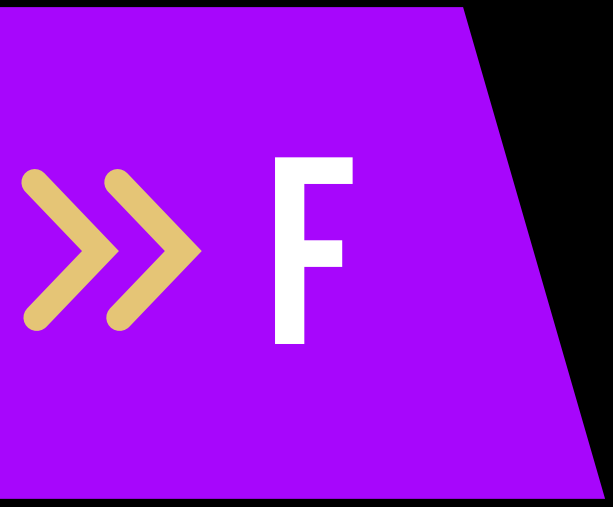
» DEMOGRAPHICS: OKLAHOMA CITY OVERVIEW

Metro	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	4,110	63,078	192,827
2018 Estimate	3,822	60,139	183,495
2010 Census	2,966	55,662	171,327
Growth 2018-2023	7.54%	4.89%	5.09%
Growth 2010-2018	28.86%	8.04%	7.10%
2018 Population Hispanic Origin	1,109	18,580	61,135

2018 Population by Race			
White	2,677	43,978	139,231
Black	583	7,403	17,480
Am. Indian & Alaskan	207	3,326	10,038
Asian	112	2,020	6,937
Hawaiian & Pacific Island	9	159	327
Other	233	3,253	9,483

Households			
2023 Projection	1,483	24,864	74,093
2018 Estimate	1,377	23,709	70,605
2010 Census	1,054	21,952	66,193
Growth 2018 - 2023	7.70%	4.87%	4.94%
Growth 2010 - 2018	30.65%	8.00%	6.67%
Owner Occupied	621	12,417	38,356
Renter Occupied	756	11,292	32,249
2018 Avg Household Income	\$52,060	\$52,114	\$54,486
2018 Med Household Income	\$33,861	\$41,630	\$40,860

2018 Households by Household Income			
<\$25,000	421	6,820	20,677
\$25,000 - \$50,000	398	7,200	21,482
\$50,000 - \$75,000	213	4,633	12,485
\$75,000 - \$100,000	179	2,544	7,480
\$100,000 - \$125,000	70	1,296	3,797
\$125,000 - \$150,000	47	559	1,825
\$150,000 - \$200,000	35	437	1,650
\$200,000+	13	220	1,210



#1
FOR SMALL BUSINESS

In 2018, WalletHub ranked the Oklahoma City Metro Area the #1 destination in the U.S. to start a business. Oklahoma City had solid scores in all three categories (business environment, access to resources and business costs), especially for business environment, in which it placed eighth.

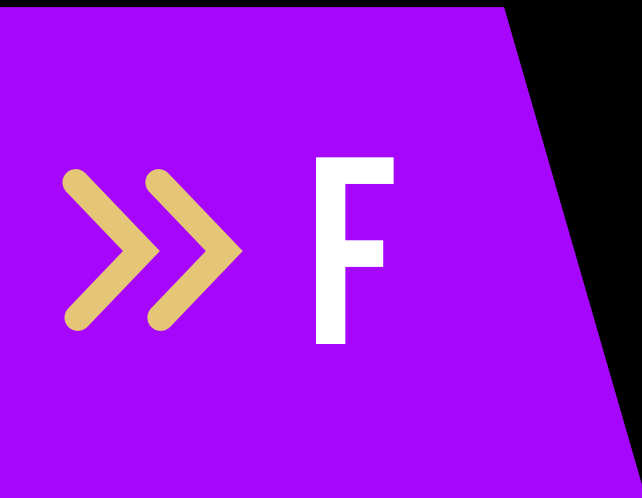
#1
SMALL TECH GROWTH

Oklahoma City saw a small tech talent market growth rate of 38.9 percent between 2010 and 2013 according to a new report from CBRE. That represents the highest growth rate in the country over the period. The same report shows OKC ranked No. 4 in millennial growth over the same period.

#6
MANUFACTURING JOBS

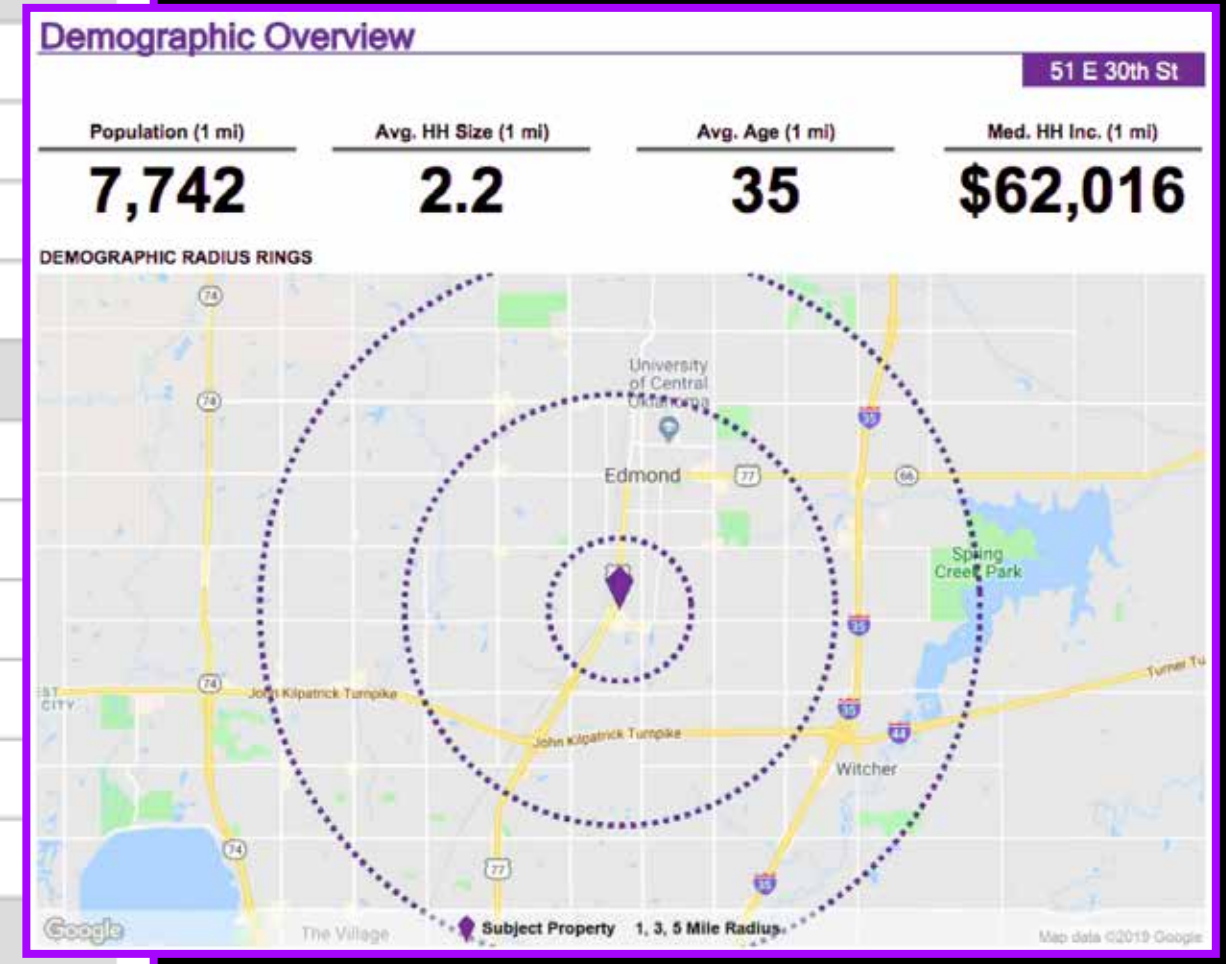
Oklahoma City continues to have one of the strongest manufacturing bases in the U.S. according to a new report from New Geography. Looking at a range of data points, the publication ranked OKC No. 6 on its “Best Large City for Manufacturing Jobs” list. The metro was the highest ranked city west of the Mississippi.

»» DEMOGRAPHICS: EDMOND, OKLAHOMA - OVERVIEW



DEMOGRAPHIC SUMMARY

Population	1 Mile	3 Mile	5 Mile
2019 Population	7,742	69,419	152,344
2024 Population	7,888	71,586	158,384
Pop Growth 2019-2024	1.9%	3.1%	4.0%
2019 Average Age	35	35	35
Households			
2019 Households	3,218	28,538	61,540
2024 Households	3,275	29,509	63,981
Household Growth 2019-2024	1.8%	3.4%	4.0%
Median Household Income	\$62,016	\$60,308	\$65,747
Average Household Size	2.2	2.3	2.4
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$150,886	\$178,659	\$195,995
Median Year Built	1975	1987	1990



»» DEMOGRAPHICS: EDMOND, OKLAHOMA - CONSUMER SPENDING

2019 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$78,674	\$716,633	\$1,622,303
Total Apparel	\$4,646	\$42,016	\$95,731
Women's Apparel	1,840	16,685	38,202
Men's Apparel	937	8,628	19,766
Girl's Apparel	384	3,385	7,805
Boy's Apparel	263	2,281	5,258
Infant Apparel	261	2,290	4,937
Footwear	960	8,747	19,763
Total Entertainment & Hobbies	\$6,670	\$58,223	\$129,630
Entertainment	1,063	8,763	19,596
Audio & Visual Equipment/Service	3,230	28,353	63,519
Reading Materials	296	2,694	5,995
Pets, Toys, & Hobbies	2,080	18,412	40,520
Personal Items	6,055	55,130	125,669
Total Food and Alcohol	\$21,345	\$192,337	\$430,597
Food At Home	11,144	101,394	226,374
Food Away From Home	8,748	77,714	175,020
Alcoholic Beverages	1,452	13,229	29,204
Total Household	\$10,952	\$103,122	\$240,213
House Maintenance & Repair	1,749	17,749	41,292
Household Equip & Furnishings	4,591	42,334	98,353
Household Operations	3,510	32,323	74,616
Housing Costs	1,103	10,716	25,952

2019 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$19,960	\$180,816	\$405,702
Vehicle Purchases	8,728	79,030	175,334
Gasoline	7,063	61,856	137,547
Vehicle Expenses	370	4,587	11,706
Transportation	1,259	12,872	30,647
Automotive Repair & Maintenance	2,540	22,471	50,468
Total Health Care	\$4,120	\$37,882	\$84,435
Medical Services	2,223	20,482	45,961
Prescription Drugs	1,505	13,853	30,481
Medical Supplies	393	3,547	7,993
Total Education/Day Care	\$4,926	\$47,106	\$110,326
Education	3,197	30,878	72,029
Fees & Admissions	1,729	16,228	38,297



»» PRICING

»» G

FOR LEASE

\$14.00 PSF MG



HOBBY LOBBY



65K
ADT





CONFIDENTIALITY STATEMENT/ WAIVER:

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OKLAHOMA REALTY ADVISORS

INVESTMENTS | ANALYTICS | MARKETING



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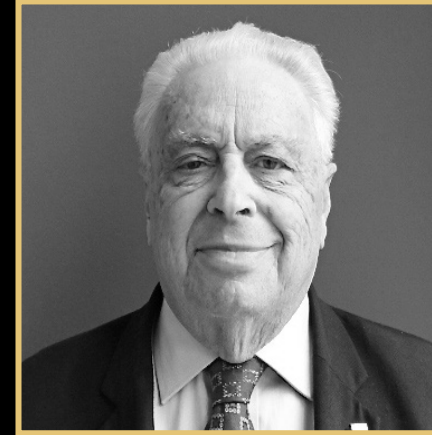
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kwELITE
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Investments



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Investments

**'THE GOAL
IS
PROFIT'**

- Eliyahu M. Goldratt