

SKYBRIDGE REAL ESTATE

NOW LEASING

Experience

Rose Creek PLAZA

RETAIL • OFFICE • LIFESTYLE

16533 N May Ave · Edmond, Oklahoma 73012 · NW 164th St & N May Ave



The Opportunity

A lifestyle destination at the gateway between Oklahoma City and Edmond — built for high-end retail, dining, and services around a grocery anchor.

Located on the **NW corner of NW 164th Street and N May Avenue**, Rose Creek Plaza will be a unique mixed-use lifestyle development in the Oklahoma City metro, positioned on the cusp of OKC and Edmond — an affluent and fast-growing suburb. The development will soon be one of Oklahoma City's favorite destinations and one of the best outdoor shopping experiences in the state.

The site offers **high visibility for every tenant**, thanks to elevated topography and a hard corner at a prominent intersection. Rose Creek is positioned for a curated mix of high-end retail, dining, and services to accompany its grocery anchor tenant.

Trade & Market Area — The vision for Rose Creek Plaza is a true lifestyle destination: a considered blend of national and local retail, restaurants, services, boutique fitness, and entertainment, brought together with a design ambiance and amenities built for gathering, casual browsing, and positive everyday experiences.

ADDRESS

16533 N May Ave
Edmond, OK
73012

220K

RENTABLE SF

27

ACRE SITE

1.2M+

METRO POP.

35K+

CARS / DAY



WATER-FRONT CREEK FRONTAGE

The Oklahoma City metro is home to more than 1.2 million people, with a healthy, diversified economy spanning government, military, education, aerospace, health care, and oil & gas. With one of the lowest costs of living in the country and a blend of western heritage and modern energy, OKC draws visitors to its museums, sporting events, and festivals — with nearby university campuses (OU, OCU, OSU), a professional basketball team, several minor league franchises, and a new convention center.

RENDERING · GROCERY-ANCHORED RETAIL FRONTAGE

Property Highlights

PROPERTY INFORMATION

- 27-Acre Site · +/- 220,000 Rentable SF
- Pad Site Purchase Option Available
- Water-Front Spaces Along Rose Creek
- Outdoor Events Space · Golf Cart Paths
- 1,205 Parking Stalls · Dedicated Lots
- Phased Build-Out · Flexible Square Footage
- Modern Architectural Aesthetic
- Close to Highway Access
- High-Income, High-Growth Trade Area
- Great Visibility · Hard Corner Location
- National & Local Tenants Already Motion

DESIRED TENANT MIX

Dining

National Restaurant · Local Eatery

Retail

National Retail · Local Boutique

Health & Wellness

Fitness · Spa · Blow Dry Bar · Medical

Services

Bank · Dry Cleaning · Pet Services

Office & Activity-Centric

Office Users · Cooking, Painting & Similar Studios



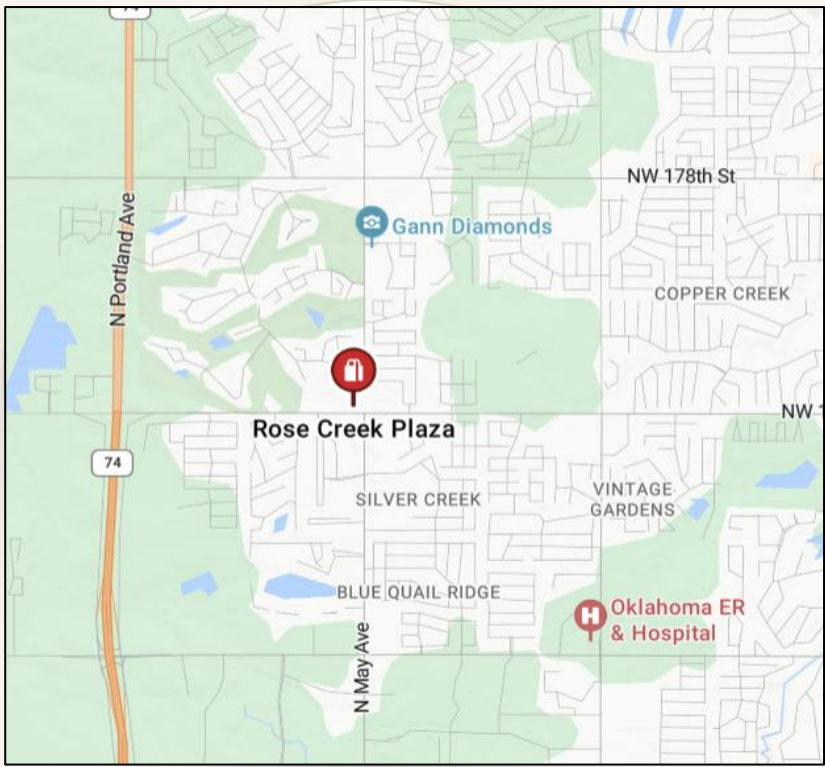
1,205
PARKING STALLS

35,000+
CARS PER DAY

27
ACRE LOT

220,000
+/- RENTABLE SF

Demographics



○ 1 Mile · \$165,271 Avg HH Income ○ 3 Miles · \$145,321 Avg HH Income
○ 5 Miles · \$122,210 Avg HH Income



Median Age
3-Mile Radius · 2025



Median HH Income
3-Mile Radius · 2025



Population
3-Mile Radius · 2025



Avg Household Size
3-Mile Radius · 2025



Average HH Income
1-Mile Radius · 2025

Demographic Detail

POPULATION & HOUSEHOLDS	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Census	9,414	67,223	151,590
2025 Estimate	9,526	71,597	159,863
2030 Projection	9,724	74,081	165,017
2025–2030 Annual Rate	0.41%	0.68%	0.64%
HOUSEHOLDS			
2020 Census	3,452	26,139	62,696
2025 Estimate	3,483	28,014	66,342
2030 Projection	3,571	29,136	68,751
2025–2030 Annual Rate	0.50%	0.79%	0.72%
2025 Avg Household Size	2.73	2.54	2.39
FAMILIES			
2025 Estimate	2,595	18,526	40,161
2030 Projection	2,645	19,109	41,230
2025–2030 Annual Rate	0.38%	0.62%	0.53%
HOUSING TENURE · 2025			
Owner Occupied	2,734	17,656	38,348
Renter Occupied	749	10,358	27,994
Owner HH Annual Rate	0.49%	0.70%	0.67%

2025 HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
Less than \$10,000	1.7%	4.0%	4.8%
\$10,000 – \$14,999	0.1%	1.5%	1.9%
\$15,000 – \$19,999	0.7%	1.3%	2.0%
\$20,000 – \$24,999	1.8%	2.3%	2.9%
\$25,000 – \$29,999	1.6%	2.0%	2.3%
\$30,000 – \$34,999	1.6%	2.0%	3.0%
\$35,000 – \$39,999	1.8%	2.9%	3.2%
\$40,000 – \$44,999	2.1%	3.9%	4.8%
\$45,000 – \$49,999	0.7%	2.3%	3.1%
\$50,000 – \$59,999	2.8%	5.3%	5.9%
\$60,000 – \$74,999	6.8%	7.9%	9.0%
\$75,000 – \$99,999	14.0%	11.8%	13.1%
\$100,000 – \$124,999	16.1%	12.0%	11.8%
\$125,000 – \$149,999	9.3%	8.6%	8.3%
\$150,000 – \$199,999	14.8%	12.6%	10.1%
\$200,000 – \$249,999	7.5%	6.6%	4.7%
\$250,000 – \$299,999	3.5%	2.8%	2.1%
\$300,000 – \$399,999	2.9%	2.1%	1.6%
\$400,000 – \$499,999	4.2%	3.4%	2.3%
\$500,000+	6.3%	4.7%	3.2%
Median HH Income	\$122,022	\$104,861	\$86,918
Average HH Income	\$165,271	\$145,321	\$122,210
Per Capita Income	\$60,380	\$56,936	\$50,885

Marketing & Leasing Contacts

Rose Creek Plaza defines success by the success of its tenants. We are committed to promoting the overall brand of the development and its tenants — and to partnering on events that drive traffic and create lasting value.

- | | |
|---------------------------|---|
| • Website | • Social Media |
| • Email Campaigns | • Promotion of Events, Sales & Store Openings |
| • Community Events | • Concerts |
| • Press & Media Relations | |

Malek Massad

BROKER

malek.massad@skybridgellc.com
(405) 922-5464

Heather Rainer

BROKER ASSOCIATE

heather.rainer@skybridgellc.com
(405) 922-0809

Corey Hale

SALES ASSOCIATE

corey.hale@skybridgellc.com
(405) 365-6990

701 Cedar Lake Blvd. Suite 410
Oklahoma City, OK 73114



www.skybridgellc.com
www.skybridge.realestate