

1625 NW 16TH ST

1625 NW 16TH ST | OKLAHOMA CITY, OK 73106



EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr
NNN Rate:	\$5.00 SF/yr
Building Size:	6,430 SF
Available SF:	1,136 - 2,272 SF
Number of Units:	2
Year Built:	2022

PROPERTY OVERVIEW

Bring your business to the most walkable block in Oklahoma City's Plaza District. Brand-new and ready for your build-out, 1625 NW 16th St puts your storefront steps from the neighborhood's busiest restaurants, boutiques, and street festivals — with floor-to-ceiling glass and direct sidewalk access that turns everyday foot traffic into customers. Four upscale residential units sit right above your door, giving you a built-in base of neighbors who become regulars from day one. Whether you're opening a boutique, café, salon, or service concept, this space is built to put you in front of the crowd in one of OKC's fastest-growing neighborhoods.

PROPERTY HIGHLIGHTS

- Brand-new, move-in-ready retail space in the heart of the Plaza District.
- Floor-to-ceiling glass storefronts deliver unmatched street visibility.
- Steps from the Plaza District's top restaurants, boutiques, and year-round festivals.
- Four residential units above provide a built-in customer base and constant foot traffic.
- Flexible unit sizes from 1,136 – 2,272 SF fit a wide range of retail and service concepts.

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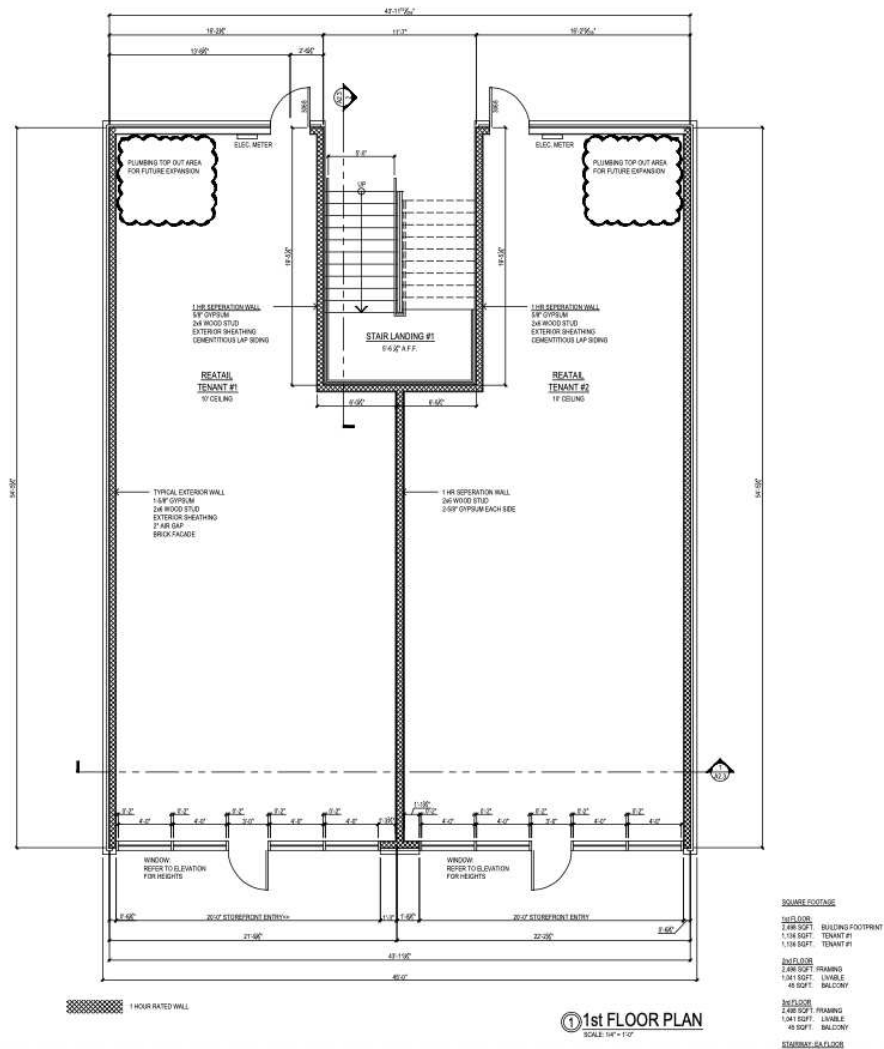
ADDITIONAL PHOTOS



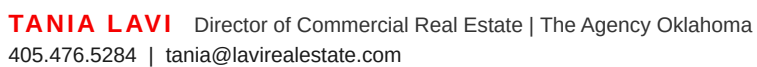
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SITE PLANS

A flexible, efficient two-unit layout built to accommodate a wide range of retail, service, and restaurant concepts.



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,588	82,963	206,736
Average Age	36	37	37
Average Age (Male)	36	37	37
Average Age (Female)	36	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,686	37,109	85,451
# of Persons per HH	2.3	2.2	2.4
Average HH Income	\$81,736	\$72,973	\$67,828
Average House Value	\$311,973	\$260,934	\$224,074

Demographics data derived from AlphaMap

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