

## WESTERNVIEW CENTER

7421 S WESTERN AVE, OKC, OK 73139



### PROPERTY DESCRIPTION

Westernview Center is a well established destination location, offering a strong CoTenancy in this ideal South Oklahoma City Center. Anchor Tenants include Dollar General, Taste of China, Archwell Health, Edward Jones, US Coast Guard, CiCi's Pizza and Cricket Communications.

White box with walls ready for paint, ceiling, lights, HVAC and ADA restroom. Office spaces are available on the 2nd floor of Professional Building - Full Service.

Dutch Brother's Coffee is located across the street on the hard corner of S Western Ave & I-240.

### TRAFFIC COUNTS

S Western Ave	north	24,272
S Western Ave	south	26,803
I-240	east	107,700
I-240	west	98,800

### PROPERTY HIGHLIGHTS

- Immediate Access to I-240; Freeway Visibility
- Dedicated Turn Lane; Signalized Intersection
- Pylon Sign; Multiple access points

### OFFERING SUMMARY

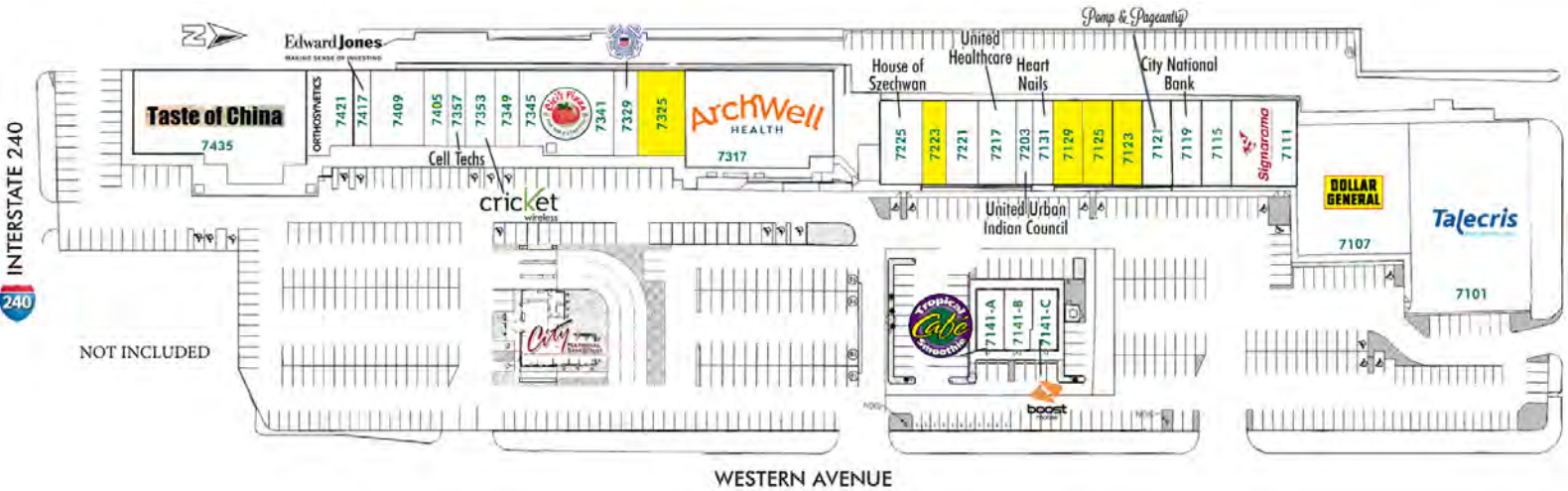
Lease Rate:	\$12.00 - 18.46 SF/yr (NNN; Full Service)
Number of Units:	37
Available SF:	650 - 2,840 SF
Lot Size:	9.04 Acres
Building Size:	109,896 SF

### ROSHA WOOD

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## WESTERNVIEW CENTER

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Suite	Tenant	SF
7435	TASTE OF CHINA	12,073
7421	ORTHOSYNETICS	2,389
7417	EDWARD JONES	990
7409	ELEVATION SPORTS	2,790
7405	LIBERTY LOANS	1,274
7357	ITECH PHONE REPAIR	850
7353	CRICKET WIRELESS	1,670
7349	THE BROADWAY CLINIC	1,260
7345	CICI'S PIZZA	1,400
7341	CICI'S PIZZA	4,200
7329	US COAST GUARD	1,420
7325	AVAILABLE	2,840
7301-7317	ARCHWELL HEALTH	10,350
7225	HOUSE OF SZECHWAN	2,222
7223	AVAILABLE   QUALITY CONTROL COFFEE	1,883
7221	QUALITY CONTROL DISP	1,450
7217	UNITED HEALTHCARE	1,750
7203	UNITED INDIAN COUNCIL	1,450
7131	HEART NAILS	1,125
7129	M-T-M   SPAYWAY	1,750
7125	AVAILABLE   PRODRIVERS	1,762
7123	AVAILABLE	1,260
7121	POMP & PAGEANTRY	2,240

Suite	Tenant	SF
7119	CITY NATIONAL BANK	1,750
7115	ACTION STAFFING	1,750
7111	SIGN A RAMA	3,888
7107	DOLLAR GENERAL	10,625
7101	TALECRIS BIOTHERAPEUTICS	15,500
7319 PAD	CITY NATIONAL BANK	2,900

### FREESTANDING BUILDING

Suite	Tenant	SF
7141-A	TROPICAL SMOOTHIE	1,275
7141-B	FRED LOYA INSURANCE	1,206
7147-C	BOOST MOBILE	1,260

### PROFESSIONAL BLDG-2ND FLOOR OFC SPACE-FULL SERVICE

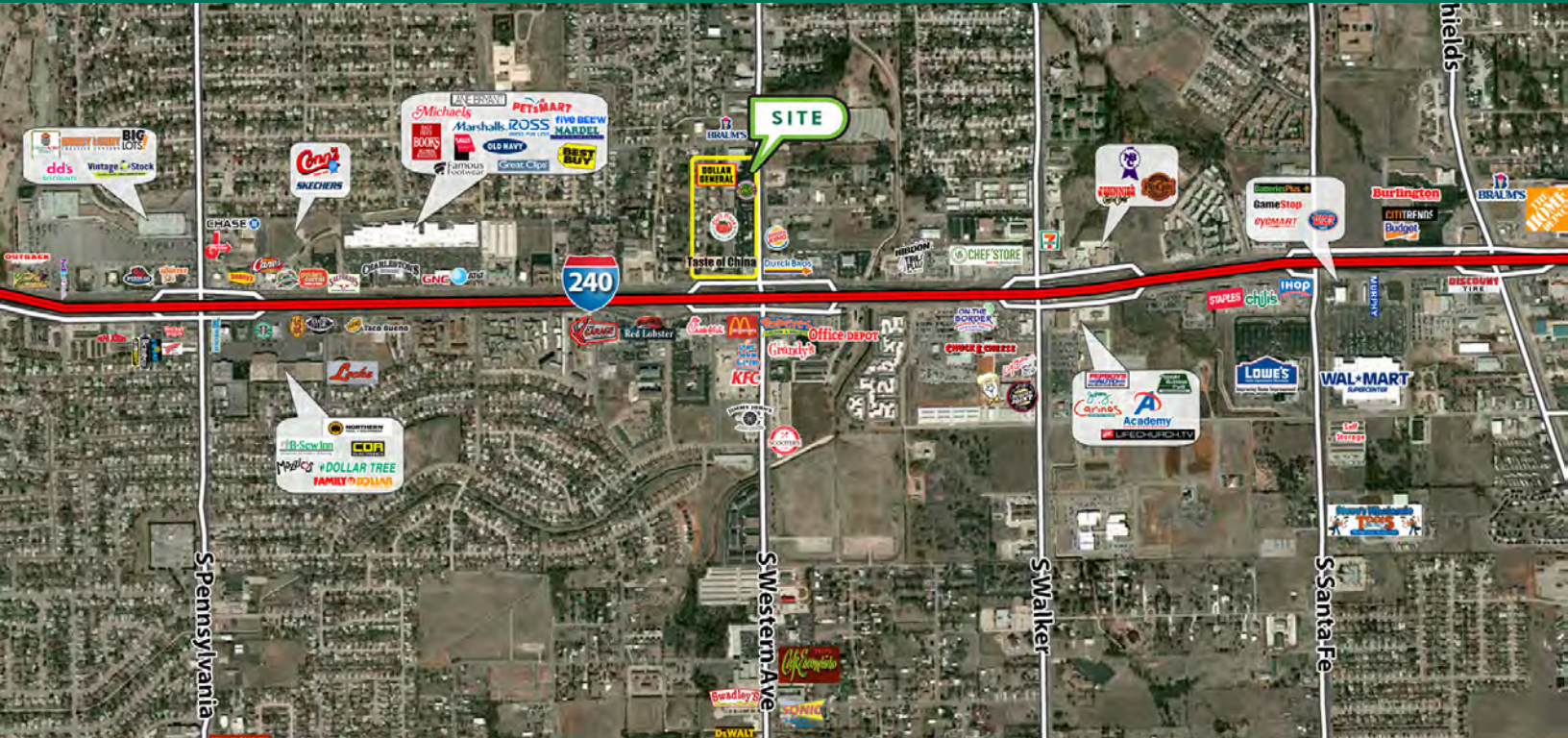
Suite	Tenant	SF
7249 200	AVAILABLE   HIRECALL STAFFING	1,150
7249 200A	AVAILABLE	650
7249 201	M-T-M   BETTER TOGETHER STUDIO	1,800
7249 202	AVAILABLE   FRAYER ENTERPRISES	2,389
7249 203	AVAILABLE	1,800
7249 204	WESTERN DELAWARE TRIBE	2,600

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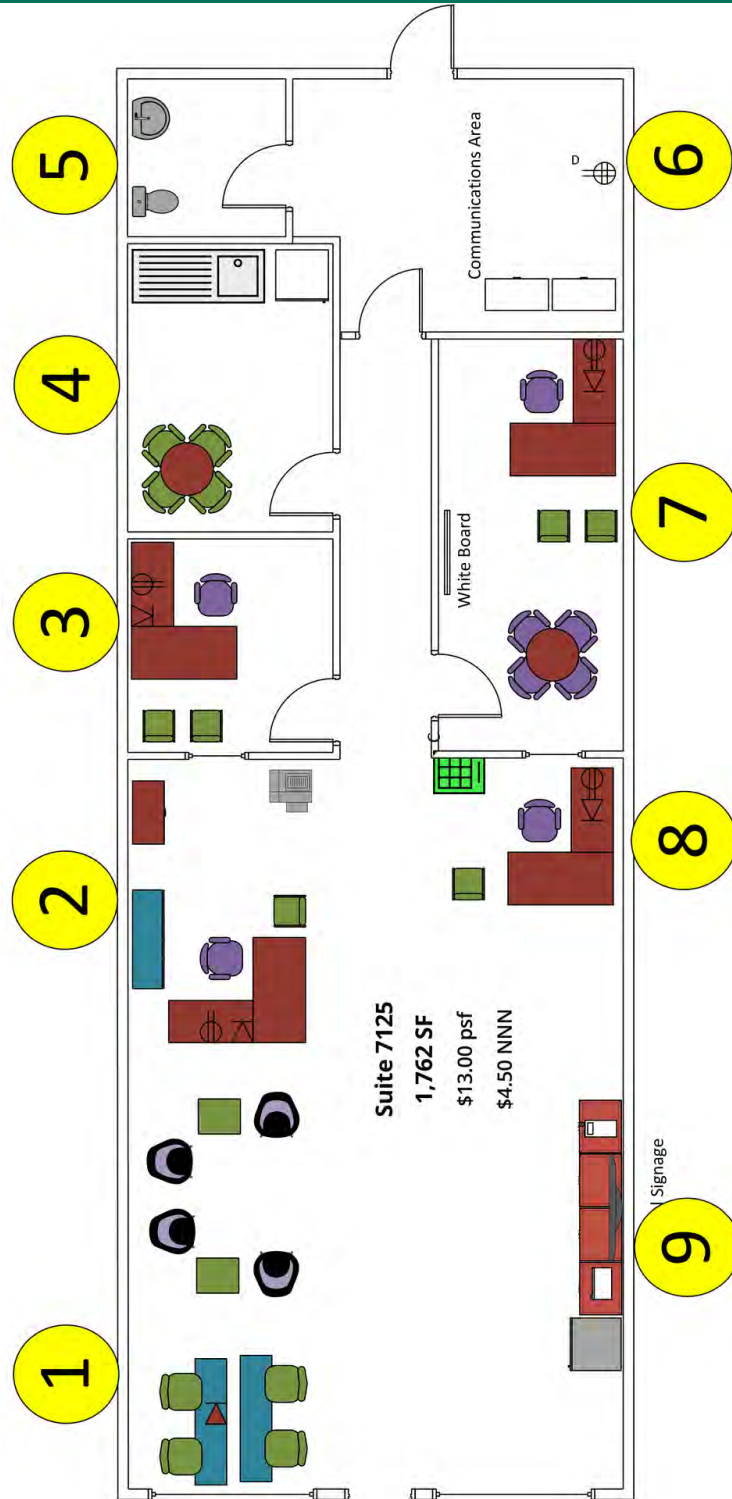
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Suite 7125 | 1,762 Sq Ft | \$13.00 psf | \$4.50 NNN

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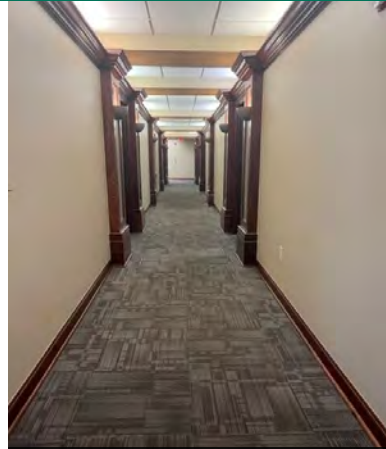
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## WESTERNVIEW CENTER

7421 S WESTERN AVENUE OKLAHOMA CITY, OK 73139



Professional bldg entrance



2nd floor corridor



Suite 200A - 650 sf - \$1,000 mth



Suite 200A - 650 sf - \$1,000 mth



Suite 7249-201 - 1,800 sf



Suite 7249-201 - 1,800 sf



Suite 7249-201 - 1,800 sf



Suite 7249-202 - storage room



Suite 7249-202 - entrance



Suite 7249-202 - 2,389 sf



Suite 7249-203 - 1,800 sf



Suite 7249-203 - 1,800 sf

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,404	111,712	216,491
Average Age	33.8	33.0	32.3
Average Age (Male)	33.7	32.4	31.4
Average Age (Female)	35.0	34.2	33.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,482	42,442	79,226
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$41,336	\$45,870	\$48,537
Average House Value	\$99,463	\$107,354	\$114,433

\* Demographic data derived from 2020 ACS - US Census

12042023

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