



Commercial Real Estate Services

9801 N. Broadway Ext. Oklahoma City, Oklahoma

Offering Submittal

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9801 N. Broadway Ext., Oklahoma City, OK



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9801 N. Broadway Ext., Oklahoma City, OK



EXECUTIVE SUMMARY

Location:	9801 N. Broadway, Oklahoma City, Oklahoma
Building Size:	7,224 ± square feet
Land:	1 ± acres
Sale Price:	\$1,395,000.00
Price Per SF:	\$207.64
Parking:	40 surface spaces
HVAC:	Split unit system, with new compressors
Construction:	Brick and steel
Roof:	Built up composition asphalt
Signage:	Pylon signage, one of the tallest on Broadway Extension
Traffic Counts:	

Broadway Extension:

North:	74,456
South:	77,690

Britton Road:

East:	7,640
West:	16,168

9801 N. Broadway Ext., Oklahoma City, OK

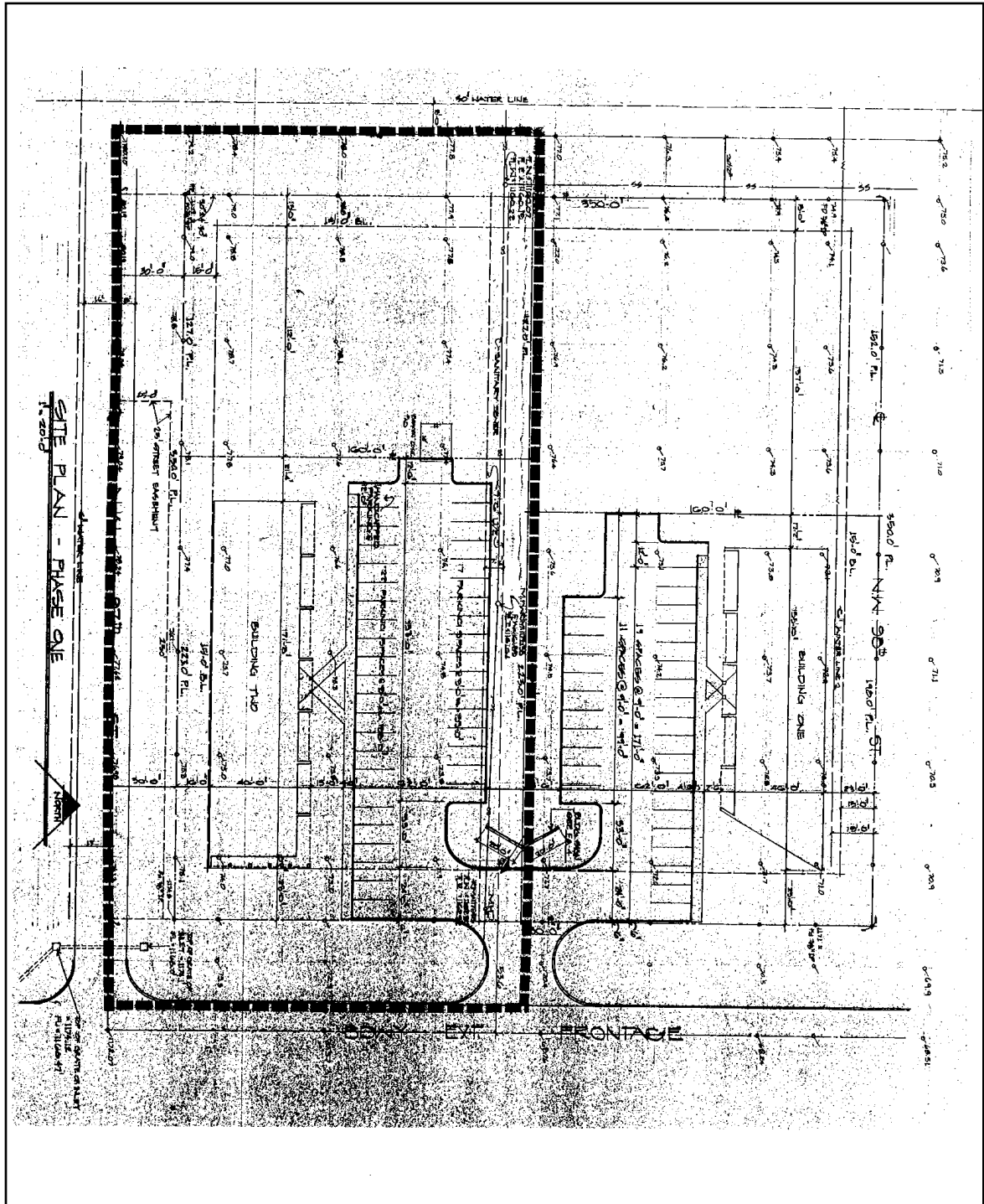








9801 N. Broadway Ext., Oklahoma City, OK



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DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Price Edwards & Company

Lat/Lon: 35.575926/-97.514367

August 2009

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9801 N Broadway Extension Oklahoma City, Oklahoma	1.00 mi radius		2.00 mi radius		3.00 mi radius		5.00 mi radius	
Population								
Estimated Population (2007)	4,998		21,863		47,591		136,257	
Census Population (1990)	4,150		19,265		42,507		115,763	
Census Population (2000)	4,752		21,100		46,333		128,462	
Projected Population (2012)	5,162		22,371		48,447		141,395	
Forecasted Population (2017)	5,388		23,068		49,603		148,530	
Historical Annual Growth (1990 to 2000)	603	1.5%	1,835	1.0%	3,826	0.9%	12,699	1.1%
Historical Annual Growth (2000 to 2007)	245	0.7%	763	0.5%	1,258	0.4%	7,795	0.9%
Projected Annual Growth (2007 to 2012)	164	0.7%	508	0.5%	856	0.4%	5,138	0.8%
Est. Population Density (2007)	1,591.69 psm		1,749.85 psm		1,688.29 psm		1,800.91 psm	
Trade Area Size	3.14 sq mi		12.49 sq mi		28.19 sq mi		75.66 sq mi	
Households								
Estimated Households (2007)	1,918		8,781		20,752		59,661	
Census Households (1990)	1,526		7,395		17,994		49,095	
Census Households (2000)	1,821		8,463		20,162		56,293	
Projected Households (2012)	1,982		8,993		21,151		61,903	
Forecasted Households (2017)	2,069		9,277		21,680		64,969	
Households with Children (2007)	780	40.7%	3,272	37.3%	6,813	32.8%	19,351	32.4%
Average Household Size (2007)	2.60		2.48		2.27		2.22	
Average Household Income								
Est. Average Household Income (2007)	\$40,263		\$46,557		\$60,415		\$66,461	
Proj. Average Household Income (2012)	\$42,842		\$49,709		\$63,902		\$70,927	
Average Family Income (2007)	\$46,994		\$57,182		\$79,843		\$88,416	
Median Household Income								
Est. Median Household Income (2007)	\$34,574		\$39,687		\$47,879		\$53,645	
Proj. Median Household Income (2012)	\$38,574		\$44,029		\$53,307		\$60,121	
Median Family Income (2007)	\$39,024		\$47,089		\$62,484		\$71,812	
Per Capita Income								
Est. Per Capita Income (2007)	\$15,458		\$18,979		\$27,599		\$30,569	
Proj. Per Capita Income (2012)	\$16,457		\$20,291		\$29,294		\$32,652	
Per Capita Income Est. 5 year change	\$1,000	6.5%	\$1,312	6.9%	\$1,695	6.1%	\$2,083	6.8%
Other Income								
Est. Median Disposable Income (2007)	\$30,549		\$34,427		\$40,578		\$44,782	
Est. Median Disposable Income (2012)	\$33,537		\$37,717		\$44,562		\$49,479	
Disposable Income Est. 5 year change	\$2,988	9.8%	\$3,290	9.6%	\$3,984	9.8%	\$4,697	10.5%
Est. Median Household Net Worth (2007)	\$273,169		\$336,597		\$423,375		\$485,282	
Daytime Demos								
Total Number of Businesses (2007)	180		933		2,731		9,228	
Total Number of Employees (2007)	2,046		11,960		32,354		124,739	
Company Headqtrs: Businesses (2007)	1	0.6%	7	0.7%	20	0.7%	98	1.1%
Company Headqtrs: Employees (2007)	38	1.9%	208	1.7%	1,235	3.8%	8,189	6.6%
Unemployment Rate (2007)	8.20%		6.80%		5.30%		4.40%	
Employee Population per Business	11.4 to 1		12.8 to 1		11.8 to 1		13.5 to 1	
Residential Population per Business	27.8 to 1		23.4 to 1		17.4 to 1		14.8 to 1	

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Race & Ethnicity								
White (2007)	1,661	33.2%	9,439	43.2%	27,596	58.0%	93,836	68.9%
Black or African American (2007)	2,540	50.8%	9,255	42.3%	13,745	28.9%	25,422	18.7%
American Indian & Alaska Native (2007)	84	1.7%	397	1.8%	867	1.8%	2,524	1.9%
Asian (2007)	156	3.1%	625	2.9%	1,446	3.0%	4,781	3.5%
Hawaiian & Pacific Islander (2007)	6	0.1%	28	0.1%	49	0.1%	120	0.1%
Other Race (2007)	210	4.2%	809	3.7%	1,212	2.5%	2,786	2.0%
Two or More Races (2007)	340	6.8%	1,310	6.0%	2,677	5.6%	6,787	5.0%
Not Hispanic or Latino Population (2007)	4,519	90.4%	19,953	91.3%	44,353	93.2%	128,688	94.4%
Hispanic or Latino Population (2007)	479	9.6%	1,909	8.7%	3,239	6.8%	7,569	5.6%
Not of Hispanic Origin Population (1990)	4,019	96.9%	18,714	97.1%	41,517	97.7%	113,421	98.0%
Hispanic Origin Population (1990)	130	3.1%	552	2.9%	990	2.3%	2,342	2.0%
Not Hispanic or Latino Population (2000)	4,433	93.3%	19,818	93.9%	44,200	95.4%	123,695	96.3%
Hispanic or Latino Population (2000)	319	6.7%	1,282	6.1%	2,134	4.6%	4,767	3.7%
Not Hispanic or Latino Population (2012)	4,556	88.3%	19,927	89.1%	44,088	91.0%	130,528	92.3%
Hispanic or Latino Population (2012)	606	11.7%	2,444	10.9%	4,359	9.0%	10,867	7.7%
Hist. Hispanic Ann Growth (1990 to 2007)	349	15.8%	1,358	14.5%	2,249	13.4%	5,227	13.1%
Proj. Hispanic Ann Growth (2007 to 2012)	127	5.3%	535	5.6%	1,120	6.9%	3,299	8.7%
Age Distribution								
Age 0 to 4 yrs (2007)	510	10.2%	2,146	9.8%	4,038	8.5%	10,104	7.4%
Age 5 to 9 yrs (2007)	535	10.7%	1,940	8.9%	3,452	7.3%	8,728	6.4%
Age 10 to 14 yrs (2007)	426	8.5%	1,636	7.5%	2,969	6.2%	7,802	5.7%
Age 15 to 19 yrs (2007)	326	6.5%	1,381	6.3%	2,699	5.7%	7,578	5.6%
Age 20 to 24 yrs (2007)	378	7.6%	1,707	7.8%	3,967	8.3%	9,877	7.2%
Age 25 to 29 yrs (2007)	433	8.7%	1,888	8.6%	4,351	9.1%	11,124	8.2%
Age 30 to 34 yrs (2007)	407	8.1%	1,699	7.8%	3,599	7.6%	10,007	7.3%
Age 35 to 39 yrs (2007)	354	7.1%	1,436	6.6%	3,004	6.3%	8,646	6.3%
Age 40 to 44 yrs (2007)	324	6.5%	1,381	6.3%	2,952	6.2%	8,963	6.6%
Age 45 to 49 yrs (2007)	322	6.4%	1,428	6.5%	3,220	6.8%	9,669	7.1%
Age 50 to 54 yrs (2007)	280	5.6%	1,363	6.2%	3,115	6.5%	9,323	6.8%
Age 55 to 59 yrs (2007)	213	4.3%	1,092	5.0%	2,544	5.3%	8,071	5.9%
Age 60 to 64 yrs (2007)	175	3.5%	840	3.8%	1,965	4.1%	6,220	4.6%
Age 65 to 74 yrs (2007)	172	3.4%	1,027	4.7%	2,712	5.7%	9,303	6.8%
Age 75 to 84 yrs (2007)	114	2.3%	694	3.2%	2,203	4.6%	7,422	5.4%
Age 85 yrs plus (2007)	29	0.6%	203	0.9%	801	1.7%	3,419	2.5%
Median Age (2007)	27.8	yrs	30.2	yrs	33.4	yrs	36.5	yrs
Gender Age Distribution								
Female Population (2007)	2,616	52.3%	11,463	52.4%	25,083	52.7%	71,589	52.5%
Age 0 to 19 yrs (2007)	874	33.4%	3,480	30.4%	6,489	25.9%	16,820	23.5%
Age 20 to 64 yrs (2007)	1,557	59.5%	6,853	59.8%	15,182	60.5%	42,740	59.7%
Age 65 yrs plus (2007)	185	7.1%	1,130	9.9%	3,411	13.6%	12,029	16.8%
Female Median Age (2007)	29.1	yrs	31.5	yrs	34.6	yrs	37.9	yrs
Male Population (2007)	2,382	47.7%	10,400	47.6%	22,509	47.3%	64,668	47.5%
Age 0 to 19 yrs (2007)	922	38.7%	3,625	34.9%	6,670	29.6%	17,394	26.9%
Age 20 to 64 yrs (2007)	1,329	55.8%	5,981	57.5%	13,534	60.1%	39,160	60.6%
Age 65 yrs plus (2007)	131	5.5%	794	7.6%	2,305	10.2%	8,114	12.5%
Male Median Age (2007)	26.2	yrs	28.6	yrs	32.0	yrs	35.1	yrs

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Household Income Distribution								
HH Income \$200,000 or More (2007)	18	0.9%	164	1.9%	854	4.1%	2,752	4.6%
HH Income \$150,000 to \$199,999 (2007)	8	0.4%	123	1.4%	522	2.5%	2,040	3.4%
HH Income \$100,000 to \$149,999 (2007)	91	4.8%	477	5.4%	1,475	7.1%	6,011	10.1%
HH Income \$75,000 to \$99,999 (2007)	127	6.6%	714	8.1%	1,989	9.6%	7,002	11.7%
HH Income \$50,000 to \$74,999 (2007)	322	16.8%	1,597	18.2%	3,768	18.2%	11,582	19.4%
HH Income \$35,000 to \$49,999 (2007)	350	18.3%	1,693	19.3%	3,862	18.6%	9,606	16.1%
HH Income \$25,000 to \$34,999 (2007)	307	16.0%	1,237	14.1%	2,778	13.4%	6,983	11.7%
HH Income \$15,000 to \$24,999 (2007)	287	14.9%	1,280	14.6%	2,616	12.6%	6,677	11.2%
HH Income \$0 to \$14,999 (2007)	408	21.2%	1,495	17.0%	2,888	13.9%	7,008	11.7%
HH Income \$35,000+ (2007)	917	47.8%	4,769	54.3%	12,470	60.1%	38,994	65.4%
HH Income \$75,000+ (2007)	244	12.7%	1,479	16.8%	4,840	23.3%	17,806	29.8%
Housing								
Total Housing Units (2007)	2,315		10,267		23,524		66,719	
Housing Units, Occupied (2007)	1,918	82.8%	8,781	85.5%	20,752	88.2%	59,661	89.4%
Housing Units, Owner-Occupied (2007)	852	44.4%	4,373	49.8%	11,067	53.3%	35,798	60.0%
Housing Units, Renter-Occupied (2007)	1,066	55.6%	4,408	50.2%	9,685	46.7%	23,863	40.0%
Housing Units, Vacant (2007)	397	17.2%	1,486	14.5%	2,772	11.8%	7,058	10.6%
Median Years in Residence (2007)	2.6	yrs	2.9	yrs	3.2	yrs	3.4	yrs
Marital Status								
Never Married (2007)	1,330	37.6%	5,509	34.1%	11,552	31.1%	29,449	26.9%
Now Married (2007)	1,288	36.5%	6,532	40.4%	16,641	44.8%	54,066	49.3%
Separated (2007)	208	5.9%	766	4.7%	1,532	4.1%	4,305	3.9%
Widowed (2007)	185	5.2%	938	5.8%	2,385	6.4%	7,636	7.0%
Divorced (2007)	523	14.8%	2,408	14.9%	5,021	13.5%	14,138	12.9%
Household Type								
Population Family (2007)	4,083	81.7%	17,518	80.1%	36,216	76.1%	102,538	75.3%
Population Non-Family (2007)	910	18.2%	4,263	19.5%	10,876	22.9%	29,987	22.0%
Population Group Qtrs (2007)	6	0.1%	81	0.4%	500	1.1%	3,733	2.7%
Family Households (2007)	1,194	62.3%	5,259	59.9%	11,537	55.6%	33,520	56.2%
Married Couple With Children (2007)	447	34.7%	2,009	30.8%	4,536	27.3%	13,850	25.6%
Average Family Household Size (2007)	3.42		3.33		3.14		3.06	
Non-Family Households (2007)	723	37.7%	3,522	40.1%	9,215	44.4%	26,140	43.8%
Household Size								
1 Person Household (2007)	583	30.4%	2,828	32.2%	7,387	35.6%	21,298	35.7%
2 Person Households (2007)	532	27.7%	2,679	30.5%	6,924	33.4%	20,691	34.7%
3 Person Households (2007)	314	16.4%	1,283	14.6%	2,725	13.1%	7,578	12.7%
4 Person Households (2007)	251	13.1%	1,030	11.7%	2,075	10.0%	6,045	10.1%
5 Person Households (2007)	152	7.9%	615	7.0%	1,109	5.3%	2,869	4.8%
6+ Person Households (2007)	86	4.5%	345	3.9%	532	2.6%	1,181	2.0%
Household Vehicles								
Total Vehicles Available (2007)	3,033		14,444		34,912		104,128	
Household: 0 Vehicles Available (2007)	148	7.7%	550	6.3%	1,097	5.3%	2,911	4.9%
Household: 1 Vehicles Available (2007)	864	45.0%	3,744	42.6%	8,655	41.7%	23,059	38.7%
Household: 2+ Vehicles Available (2007)	907	47.3%	4,487	51.1%	11,000	53.0%	33,690	56.5%
Average Vehicles Per Household (2007)	1.6		1.6		1.7		1.7	

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Labor Force				
Est. Labor: Population Age 16+ (2007)	3,448	15,832	36,562	108,018
Est. Civilian Employed (2007)	2,185 63.4%	10,069 63.6%	23,784 65.1%	69,583 64.4%
Est. Civilian Unemployed (2007)	284 8.2%	1,079 6.8%	1,921 5.3%	4,759 4.4%
Est. in Armed Forces (2007)	17 0.5%	106 0.7%	279 0.8%	771 0.7%
Est. not in Labor Force (2007)	962 27.9%	4,578 28.9%	10,577 28.9%	32,905 30.5%
Occupation				
Occupation: Population Age 16+ (2000)	2,059	9,655	23,138	65,140
Mgmt, Business, & Financial Operations (20C Professional and Related (2000)	191 9.3%	1,098 11.4%	3,364 14.5%	10,817 16.6%
244 11.9%	1,704 17.7%	5,145 22.2%	15,808 24.3%	
Service (2000)	450 21.9%	1,999 20.7%	3,965 17.1%	9,212 14.1%
Sales and Office (2000)	629 30.5%	2,758 28.6%	6,831 29.5%	20,159 30.9%
Farming, Fishing, and Forestry (2000)	0	16 0.2%	29 0.1%	94 0.1%
Construct, Extraction, & Maintenance (2000)	196 9.5%	761 7.9%	1,545 6.7%	3,849 5.9%
Production, Transp. & Material Moving (2000)	348 16.9%	1,319 13.7%	2,259 9.8%	5,201 8.0%
Percent White Collar Workers (2000)	51.7%	57.6%	66.3%	71.8%
Percent Blue Collar Workers (2000)	48.3%	42.4%	33.7%	28.2%
Consumer Expenditure (in \$,000,000s)				
Total Household Expenditure (2007)	\$73	\$364	\$1,013	\$3,129
Total Non-Retail Expenditures (2007)	\$42 57.1%	\$208 57.2%	\$581 57.4%	\$1,798 57.5%
Total Retail Expenditures (2007)	\$31 42.9%	\$156 42.8%	\$432 42.6%	\$1,331 42.5%
Apparel (2007)	\$4 4.8%	\$17 4.8%	\$49 4.8%	\$150 4.8%
Contributions (2007)	\$2 3.3%	\$13 3.5%	\$38 3.8%	\$120 3.8%
Education (2007)	\$2 2.2%	\$8 2.2%	\$24 2.4%	\$76 2.4%
Entertainment (2007)	\$4 5.5%	\$20 5.5%	\$56 5.6%	\$175 5.6%
Food And Beverages (2007)	\$12 16.0%	\$57 15.7%	\$156 15.4%	\$478 15.3%
Furnishings And Equipment (2007)	\$3 4.1%	\$15 4.2%	\$44 4.3%	\$137 4.4%
Gifts (2007)	\$2 2.4%	\$9 2.5%	\$27 2.7%	\$84 2.7%
Health Care (2007)	\$5 6.5%	\$23 6.4%	\$63 6.2%	\$192 6.1%
Household Operations (2007)	\$2 3.3%	\$12 3.4%	\$36 3.5%	\$112 3.6%
Miscellaneous Expenses (2007)	\$1 1.7%	\$6 1.7%	\$17 1.7%	\$52 1.7%
Personal Care (2007)	\$1 1.5%	\$5 1.5%	\$15 1.4%	\$45 1.4%
Personal Insurance (2007)	\$1 0.9%	\$4 1.0%	\$10 1.0%	\$32 1.0%
Reading (2007)	\$0	\$1 0.3%	\$3 0.3%	\$10 0.3%
Shelter (2007)	\$14 19.1%	\$70 19.1%	\$195 19.3%	\$604 19.3%
Tobacco (2007)	\$1 0.8%	\$3 0.7%	\$7 0.7%	\$20 0.6%
Transportation (2007)	\$15 20.1%	\$73 20.1%	\$201 19.8%	\$621 19.9%
Utilities (2007)	\$6 7.6%	\$27 7.4%	\$72 7.1%	\$219 7.0%
Educational Attainment				
Adult Population (25 Years or Older) (2007)	2,824	13,051	30,465	92,166
Elementary (0 to 8) (2007)	94 3.3%	367 2.8%	551 1.8%	1,410 1.5%
Some High School (9 to 11) (2007)	340 12.0%	1,240 9.5%	2,044 6.7%	4,788 5.2%
High School Graduate (12) (2007)	840 29.7%	3,483 26.7%	6,588 21.6%	17,723 19.2%
Some College (13 to 16) (2007)	758 26.9%	3,335 25.6%	7,669 25.2%	22,049 23.9%
Associate Degree Only (2007)	187 6.6%	909 7.0%	2,013 6.6%	5,830 6.3%
Bachelor Degree Only (2007)	410 14.5%	2,561 19.6%	7,677 25.2%	26,449 28.7%
Graduate Degree (2007)	194 6.9%	1,155 8.9%	3,923 12.9%	13,918 15.1%

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Units In Structure								
1 Detached Unit (2000)	1,420	66.0%	6,471	67.1%	14,162	63.6%	40,303	65.6%
1 Attached Unit (2000)	172	8.0%	431	4.5%	965	4.3%	2,842	4.6%
2 to 4 Units (2000)	182	8.5%	765	7.9%	1,510	6.8%	4,052	6.6%
5 to 9 Units (2000)	123	5.7%	885	9.2%	2,205	9.9%	4,921	8.0%
10 to 19 Units (2000)	169	7.8%	648	6.7%	1,821	8.2%	3,503	5.7%
20 to 49 Units (2000)	12	0.5%	115	1.2%	526	2.4%	1,402	2.3%
50 or more Units (2000)	62	2.9%	296	3.1%	951	4.3%	3,816	6.2%
Mobile Home or Trailer (2000)	9	0.4%	34	0.4%	125	0.6%	516	0.8%
Other Structure (2000)	2	0.1%	5	0.0%	10	0.0%	39	0.1%
Homes Built By Year								
Homes Built 1999 to 2000	50	2.3%	129	1.3%	282	1.3%	969	1.6%
Homes Built 1995 to 1998	181	8.4%	518	5.4%	1,045	4.7%	3,520	5.7%
Homes Built 1990 to 1994	27	1.3%	294	3.0%	939	4.2%	3,099	5.0%
Homes Built 1980 to 1989	457	21.3%	1,974	20.5%	4,931	22.1%	13,101	21.3%
Homes Built 1970 to 1979	616	28.7%	2,047	21.2%	4,362	19.6%	11,648	19.0%
Homes Built 1960 to 1969	369	17.2%	2,239	23.2%	4,045	18.2%	11,017	17.9%
Homes Built 1950 to 1959	178	8.3%	1,440	14.9%	4,682	21.0%	10,903	17.8%
Homes Built Before 1949	272	12.6%	1,008	10.4%	1,989	8.9%	7,136	11.6%
Home Values								
Home Values \$1,000,000 or More (2000)	0		2	0.1%	120	1.2%	160	0.5%
Home Values \$500,000 to \$999,999 (2000)	0		12	0.3%	165	1.6%	383	1.2%
Home Values \$400,000 to \$499,999 (2000)	0		8	0.2%	131	1.3%	387	1.2%
Home Values \$300,000 to \$399,999 (2000)	0		34	0.8%	212	2.1%	642	2.0%
Home Values \$200,000 to \$299,999 (2000)	4	0.5%	124	3.0%	629	6.1%	2,114	6.6%
Home Values \$150,000 to \$199,999 (2000)	11	1.3%	95	2.3%	537	5.2%	3,081	9.7%
Home Values \$100,000 to \$149,999 (2000)	13	1.6%	207	5.1%	1,084	10.5%	6,854	21.5%
Home Values \$70,000 to \$99,999 (2000)	55	6.8%	679	16.6%	2,668	25.9%	8,919	28.0%
Home Values \$50,000 to \$69,999 (2000)	251	31.2%	1,249	30.5%	2,466	23.9%	5,081	15.9%
Home Values \$25,000 to \$49,999 (2000)	300	37.2%	1,278	31.2%	1,820	17.7%	3,483	10.9%
Home Values \$0 to \$24,999 (2000)	173	21.5%	402	9.8%	471	4.6%	763	2.4%
Owner Occupied Median Home Value (2000)	\$43,998		\$59,715		\$95,962		\$107,467	
Renter Occupied Median Rent (2000)	\$308		\$338		\$391		\$415	
Transportation To Work								
Drive to Work Alone (2000)	1,519	73.4%	7,699	79.1%	19,454	83.3%	55,338	84.2%
Drive to Work in Carpool (2000)	438	21.2%	1,503	15.4%	2,560	11.0%	6,318	9.6%
Travel to Work - Public Transportation (2000)	21	1.0%	100	1.0%	157	0.7%	323	0.5%
Drive to Work on Motorcycle (2000)	0		2	0.0%	16	0.1%	42	0.1%
Walk or Bicycle to Work (2000)	15	0.7%	87	0.9%	240	1.0%	1,050	1.6%
Other Means (2000)	19	0.9%	46	0.5%	135	0.6%	302	0.5%
Work at Home (2000)	57	2.7%	293	3.0%	806	3.4%	2,334	3.6%
Travel Time								
Travel to Work in 14 Minutes or Less (2000)	469	23.3%	2,479	26.3%	6,808	30.2%	21,356	33.7%
Travel to Work in 14 to 29 Minutes (2000)	1,092	54.3%	5,151	54.6%	11,921	52.8%	31,400	49.5%
Travel to Work in 30 to 59 Minutes (2000)	389	19.3%	1,528	16.2%	3,198	14.2%	8,935	14.1%
Travel to Work in 60 Minutes or More (2000)	62	3.1%	280	3.0%	634	2.8%	1,683	2.7%
Average Travel Time to Work (2000)	20.1	mins	19.2	mins	18.7	mins	18.3	mins

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