

# Culbertson Plaza

**FOR LEASE**

712 Culbertson Drive, Oklahoma City, OK 73105



## PROPERTY DESCRIPTION

Culbertson Plaza is nestled in Lincoln Terrace between OU Health Science Center and the Oklahoma state Capitol complex. Shopping center has recently undergone remodeling with continued capital improvements planned over the next few years.

## PROPERTY HIGHLIGHTS

- Parking: Surface Lot, Shared
- Year Built: 1928
- Building Size: 17,043 sf
- Renovated: 2019
- Market: Innovation District

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$17 SF/yr (NNN)
<b>Available SF:</b>	609 - 1,092 SF
<b>Lot Size:</b>	1.28 Acres
<b>Building Size:</b>	17,043 SF

SPACES	LEASE RATE	SPACE SIZE	
<b>736</b>	\$17.00 SF/yr	1,092 SF	Available 7/1/2026
<b>738</b>	\$17.00 SF/yr	609 SF	Do Not Disturb

**Aaron Diehl**

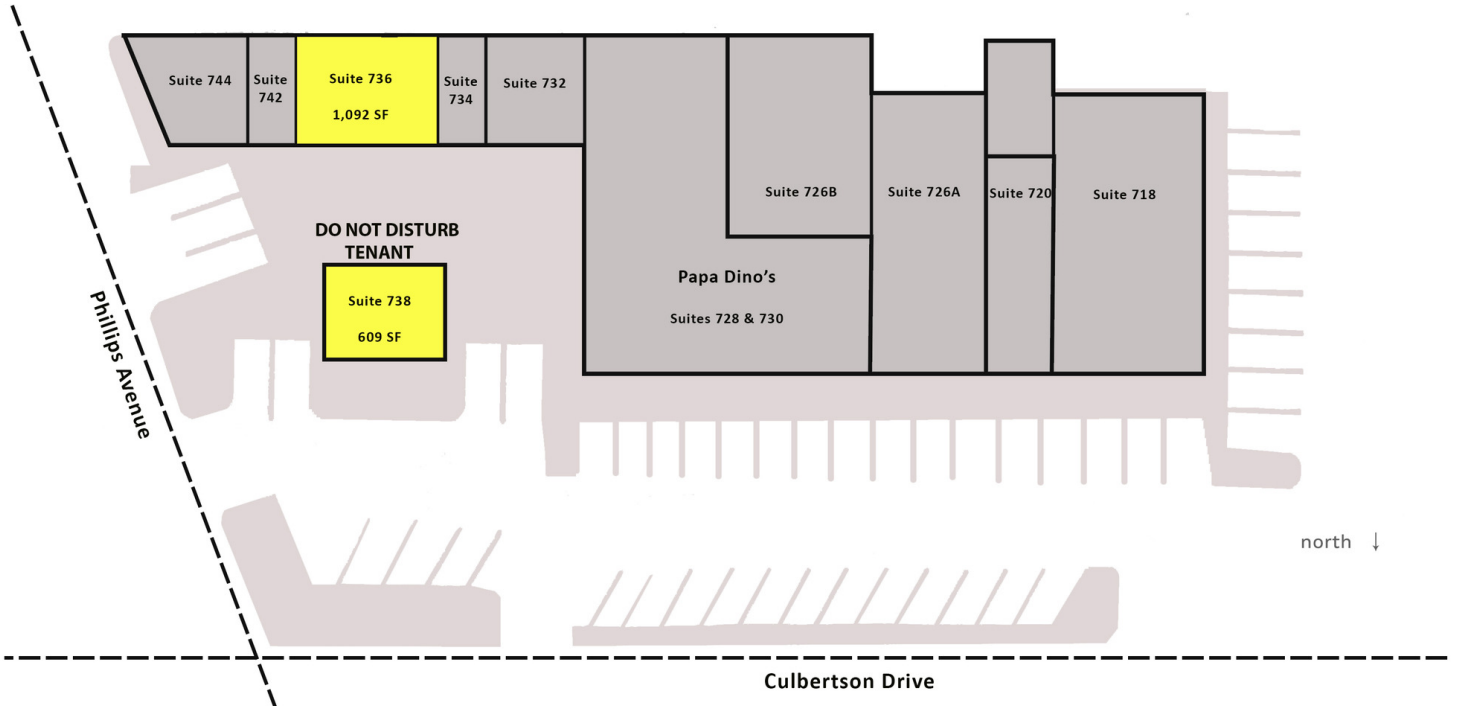
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**PRICE  
EDWARDS**  
AND COMPANY

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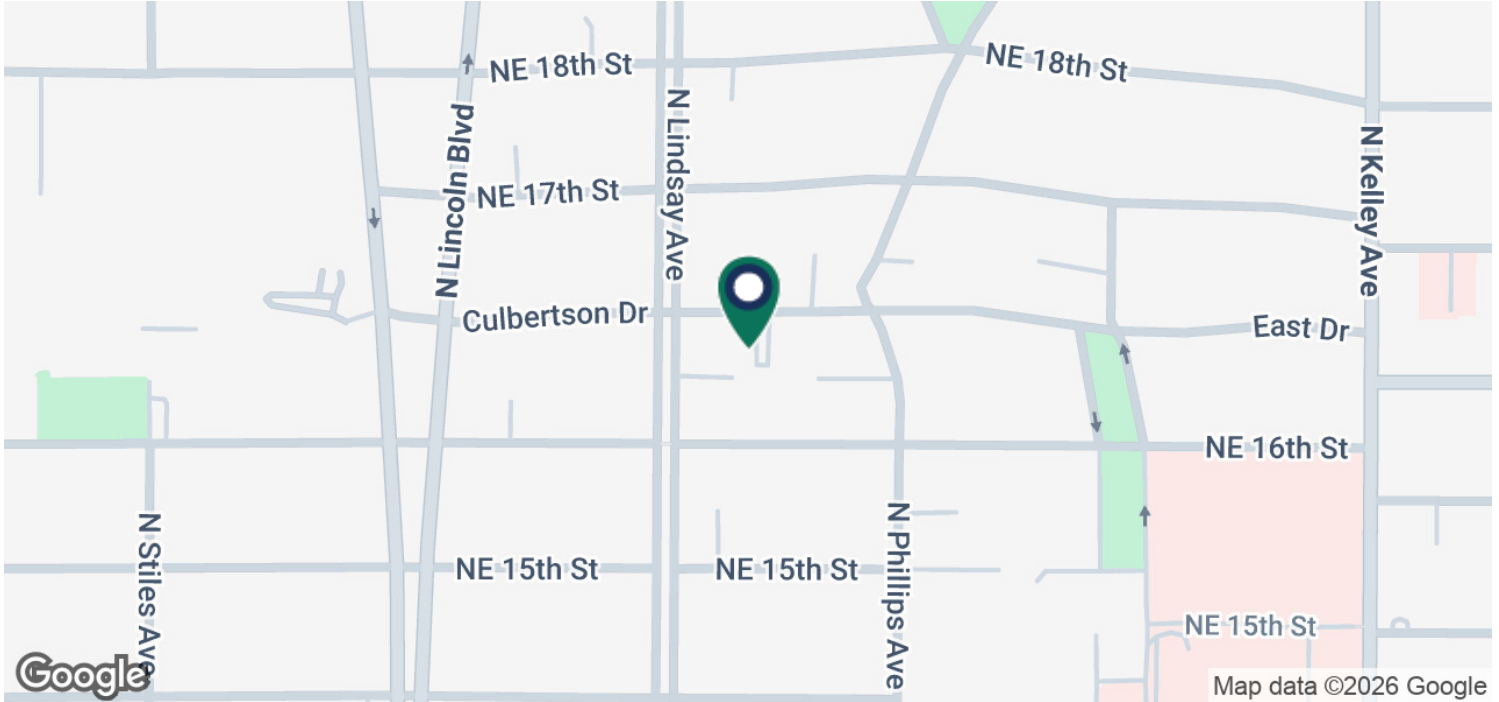
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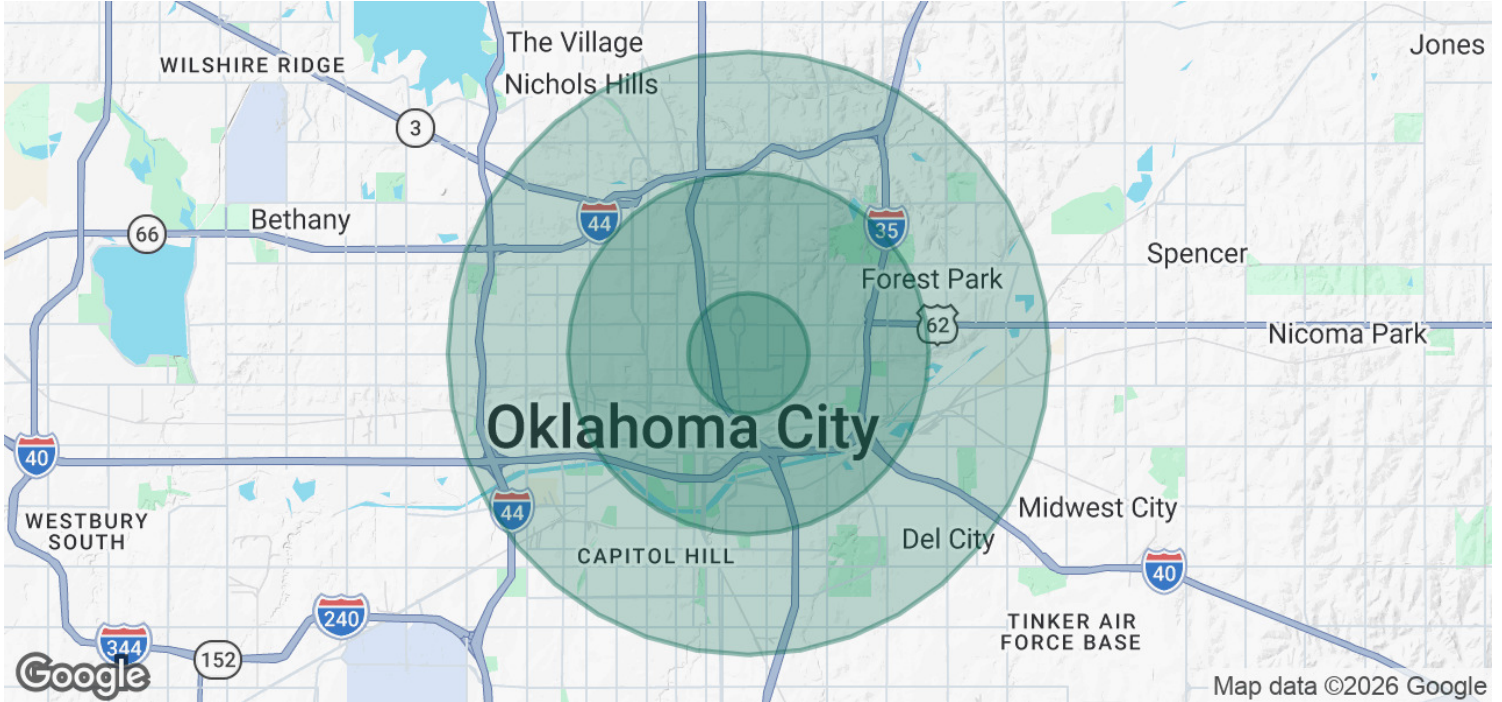
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	6,169	57,314	161,282
<b>Average Age</b>	37.8	35.7	34.2
<b>Average Age (Male)</b>	36.9	35.5	33.6
<b>Average Age (Female)</b>	38.7	35.9	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	2,768	24,043	64,435
<b># of Persons per HH</b>	2.2	2.4	2.5
<b>Average HH Income</b>	\$38,761	\$46,020	\$46,652
<b>Average House Value</b>	\$120,277	\$157,865	\$149,489

2020 American Community Survey (ACS)

04102026

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