

# Cornerstone Crossing

3939 N. MacArthur Blvd, Oklahoma City, OK 73122



## OFFERING SUMMARY

Sale Price:	\$5,478,834
Building Size:	73,791 SF
Lot Size:	6.15 Acres
Price / SF:	\$74.25
Cap Rate:	9.33%
NOI:	\$511,295
Year Built:	1981
Renovated:	2019
Market:	Oklahoma City
Submarket:	Northwest

## PROPERTY HIGHLIGHTS

- Hard Corner at N.W. 39th Expy & MacArthur
- Traffic Counts over 56,000 VPD
- Below market rents
- Nearby Southern Nazarene College
- Major upside potential with Grandy's once lease comes available

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,272	41,325	82,284
Total Population	14,270	101,149	195,455
Average HH Income	\$46,591	\$48,810	\$54,405

**PHILLIP MAZAHERI, CCIM**  
405.239.1221  
pmazaheri@priceedwards.com  
priceedwards.com

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.

# Cornerstone Crossing

3939 N. MacArthur Blvd, Oklahoma City, OK 73122



## PROPERTY DESCRIPTION

Price Edwards & Company is pleased to offer for sale the Cornerstone Crossing a four-building 73,791 SF retail strip center located in Oklahoma City, Oklahoma. The Property was constructed in 1958/1981/1985 and extensively renovated in 2007 and 2019. The suites are spread across two buildings and 2 pad sites, which face MacArthur and NW 39th Expressway. The Project is comprised of 27 suites ranging in size from 1,250 SF to 7,529 SF and is currently 89.43% occupied. In addition to the inline space, there are two improved single tenant pads occupied by restaurants, one of which was rebuilt in 2019. The proximate area is comprised of similar retail product, along with residential and industrial properties. Traffic counts along the contiguous roadways include approximately 56,000 VPD combined, and the nearby demographics are favorable for the current tenant base. NW 39th Expressway acts as a major east-west thoroughfare through northwestern Oklahoma City.

## LOCATION DESCRIPTION

Cornerstone Crossing is situated at the intersection of NW 39th Expressway (34,000 cars/days) and N. MacArthur Boulevard (22,000 cars/day). The Neighborhood Shopping Center enjoys high visibility from both streets and a prominent position within an established retail trade area. Cornerstone Crossing's retail and restaurant tenants benefit from the heavy retail cross-traffic provided by the numerous reputable tenants in the immediate trade area including CVS Pharmacies, Walgreens, McDonalds, and First Fidelity Bank. Furthermore, the trade area benefits from the presence of Southern Nazarene University (2,165 annual enrollment, 0.6 miles away) and The Children's Center Rehabilitation Hospital (0.7 miles away), and a built-in patron base via the large residential clusters of over 82,000 households on all sides within five miles of the Property.

**PHILLIP MAZAHERI, CCIM**  
405.239.1221  
pmazaheri@priceedwards.com  
priceedwards.com



# Cornerstone Crossing

3939 N. MacArthur Blvd, Oklahoma City, OK 73122



**PHILLIP MAZAHERI, CCIM**  
405.239.1221  
[pmazaheri@priceedwards.com](mailto:pmazaheri@priceedwards.com)  
[priceedwards.com](http://priceedwards.com)

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.



# Cornerstone Crossing

3939 N. MacArthur Blvd, Oklahoma City, OK 73122



PHILLIP MAZAHARI, CCIM  
405.239.1221  
pmazaheri@priceedwards.com  
priceedwards.com

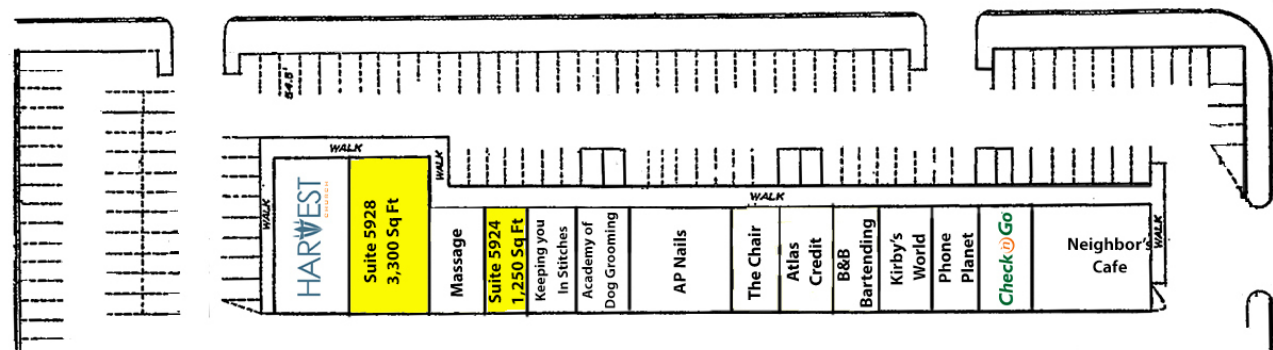
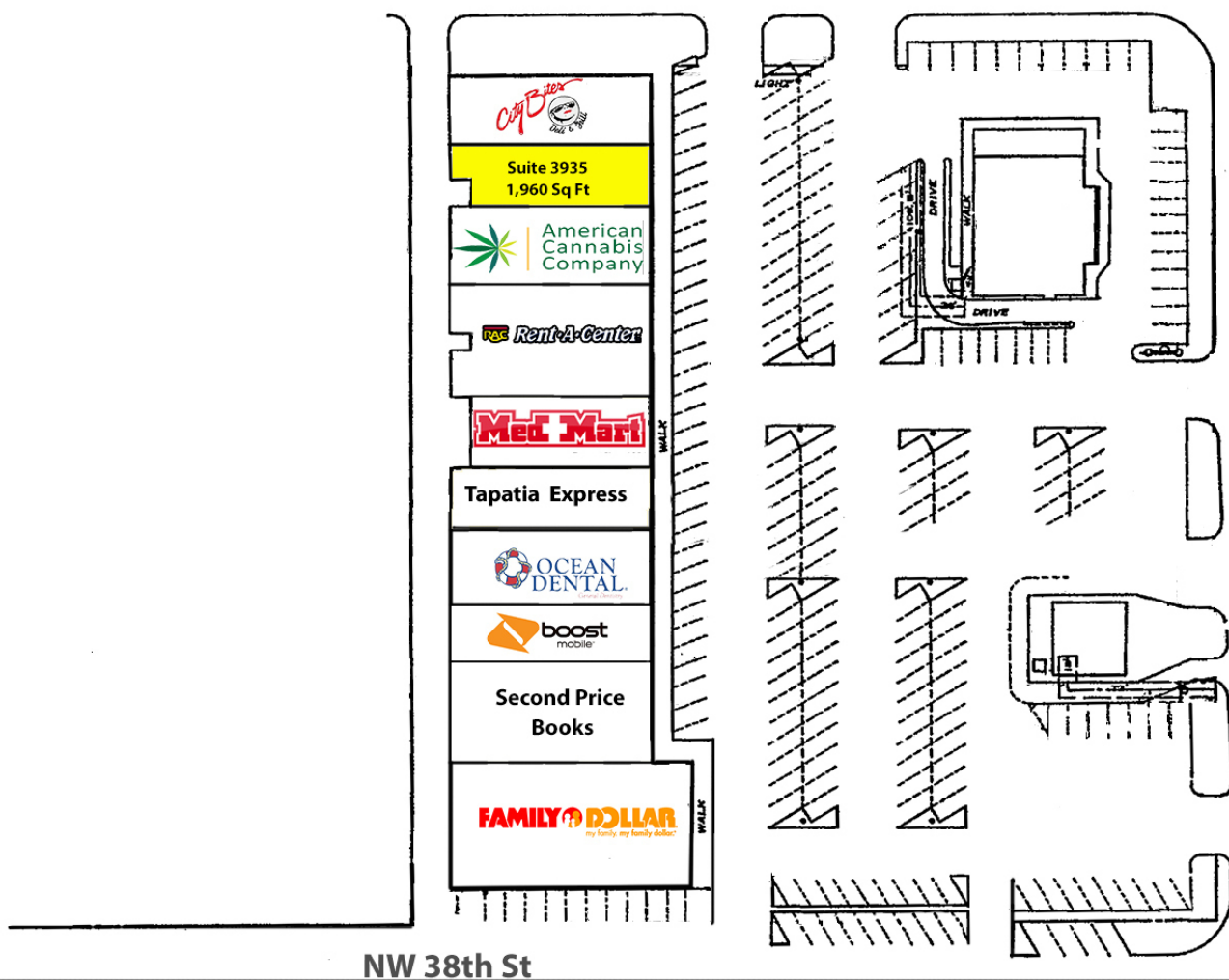
The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.

# Cornerstone Crossing

3939 N. MacArthur Blvd, Oklahoma City, OK 73122

**NW 39TH EXPRESSWAY**

**MacArthur Blvd**



**PHILLIP MAZAHERI, CCIM**  
405.239.1221  
pmazaheri@pricedwards.com  
pricedwards.com