



OFFERING SUMMARY

Sale Price:	\$2,100,000
Building Size:	5,024 SF
Lot Size:	1.282 Acres
Price / SF:	\$417.99
Cap Rate:	5.74%
NOI:	\$120,576
Year Built:	2001
Market:	Oklahoma City
Submarket:	Nichols Hills

PROPERTY OVERVIEW

The subject property is newly occupied by Jinya Ramen Bar and is located on N. Western Avenue and N.W. 67th Street in Oklahoma City, Oklahoma. Located in Nichols Hills, the property is situated in Oklahoma City's highest wealth and income concentration. This 5,024 SF highly visible restaurant building is ideally located near Nichols Hills Plaza and Classen Curve, is surrounded by fashionable shops, local eateries, upscale homes, Casady School and major Oklahoma City employers. Trade area neighbors include Classen Curve (Lululemon, Bassett Furniture, Kendra Scott, Athleta, Balliets, Republic), Classen Triangle (Whole Foods, West Elm, Anthropologie), Nichols Hills Plaza (Trader Joe's, Pops, Starbucks, Organic Squeeze), Chesapeake Energy Corporation, MidFirst Bank, Ellison Hotel and Event Center, and many more.

PROPERTY HIGHLIGHTS

- Single tenant leased restaurant
- 10 year NNN lease
- Includes a 22,240 SF (MOL) parking lot
- Parking ratios 16.32 per 1000
- Located in Nichols Hills
- Traffic Counts: Western - 19,603 cpd NW 63rd - 14,325 cpd
- Multiple Retailers in the area
- Located 1 mile from Interstate 77 & Interstate 44

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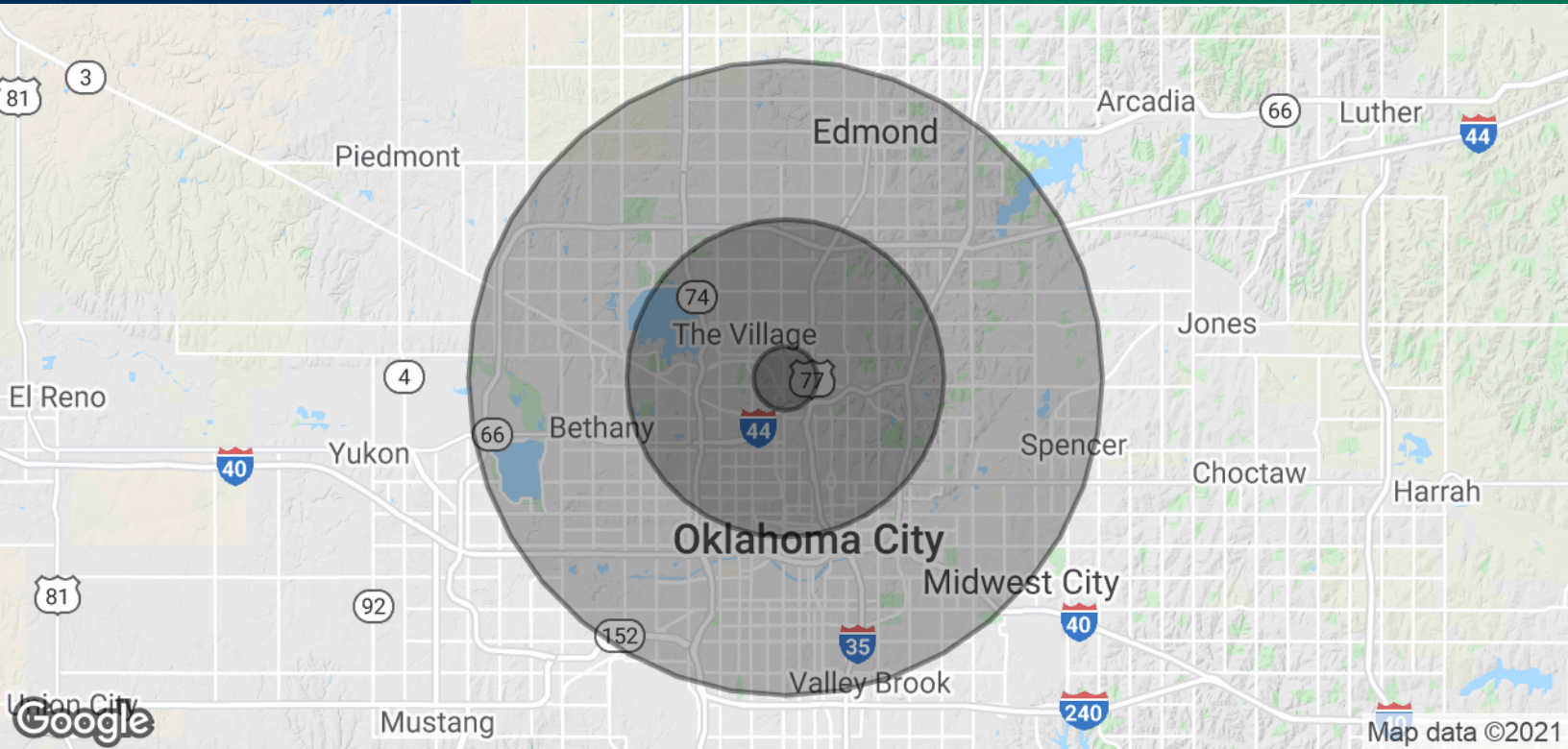
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Former Panera Bread

6800 N. Western, Oklahoma City, OK 73116



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,175	186,283	636,496
Average age	41.4	35.9	34.6
Average age (Male)	38.2	34.0	33.4
Average age (Female)	43.1	37.1	35.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,247	82,640	255,898
# of persons per HH	2.3	2.3	2.5
Average HH income	\$119,976	\$59,241	\$59,473
Average house value	\$352,193	\$177,542	\$157,511

* Demographic data derived from 2010 US Census

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