



CREEK|CRE

RETAIL SPACE FOR LEASE

1710 NORTHWEST 16TH STREET

Oklahoma City, OK 73106



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

A second-generation medspa space available in the heart of OKC's Plaza District, offering 2,495 SF built out for medical and personal care use. The layout includes 7 private treatment/exam rooms, a reception area, and a small basement for storage, with direct access to the Plaza Backyard through the back door – a unique amenity for client or staff outdoor space. The existing build-out lends itself well to a chiropractic practice, family medicine clinic, dental office, hair salon, or similar service-based business looking to plug into one of OKC's most active and walkable commercial districts.

PROPERTY HIGHLIGHTS

- 2,495 SF second-generation medical/aesthetics space with 7 private rooms and reception area
- Small basement for additional storage
- Direct back-door access to the Plaza Backyard, a shared outdoor amenity space
- Located in OKC's Plaza District on NW 16th Street, home to 60+ award-winning businesses, galleries, restaurants, and performance venues

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr
NNN Rate:	\$3.56 SF/yr
Available SF:	2,495 SF
Building Size:	2,495 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,084	38,295	90,395
Total Population	15,843	83,457	216,483
Average HH Income	\$92,549	\$82,601	\$76,711

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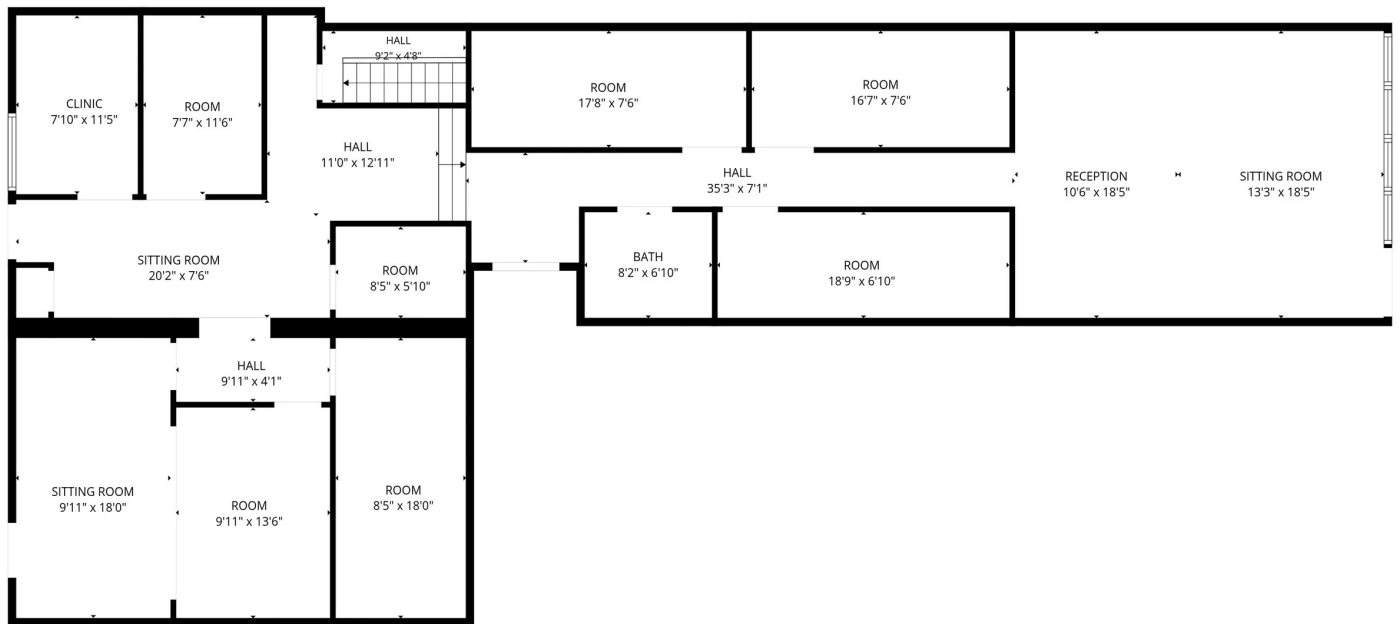
ADDITIONAL PHOTOS



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FLOOR PLANS

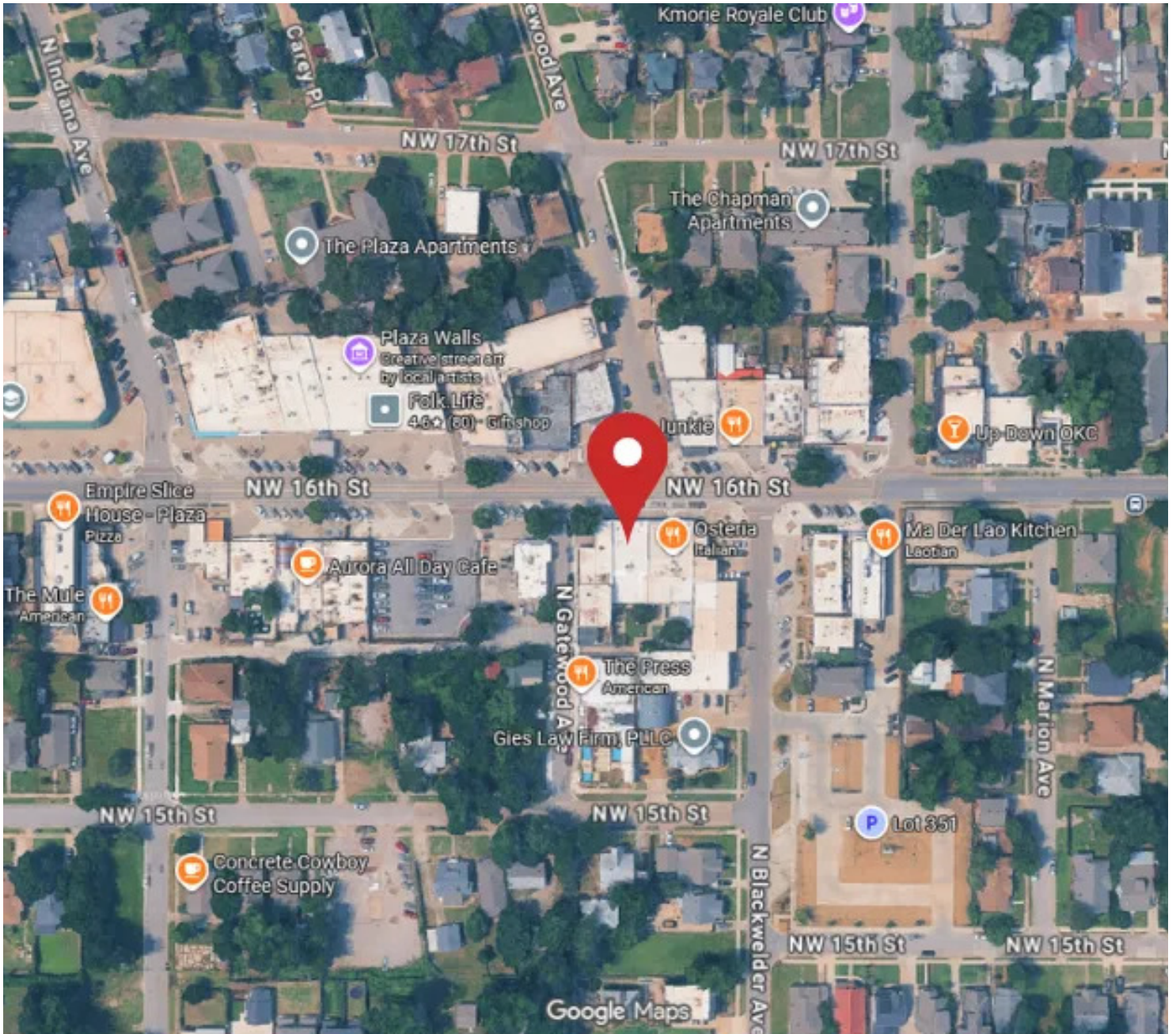


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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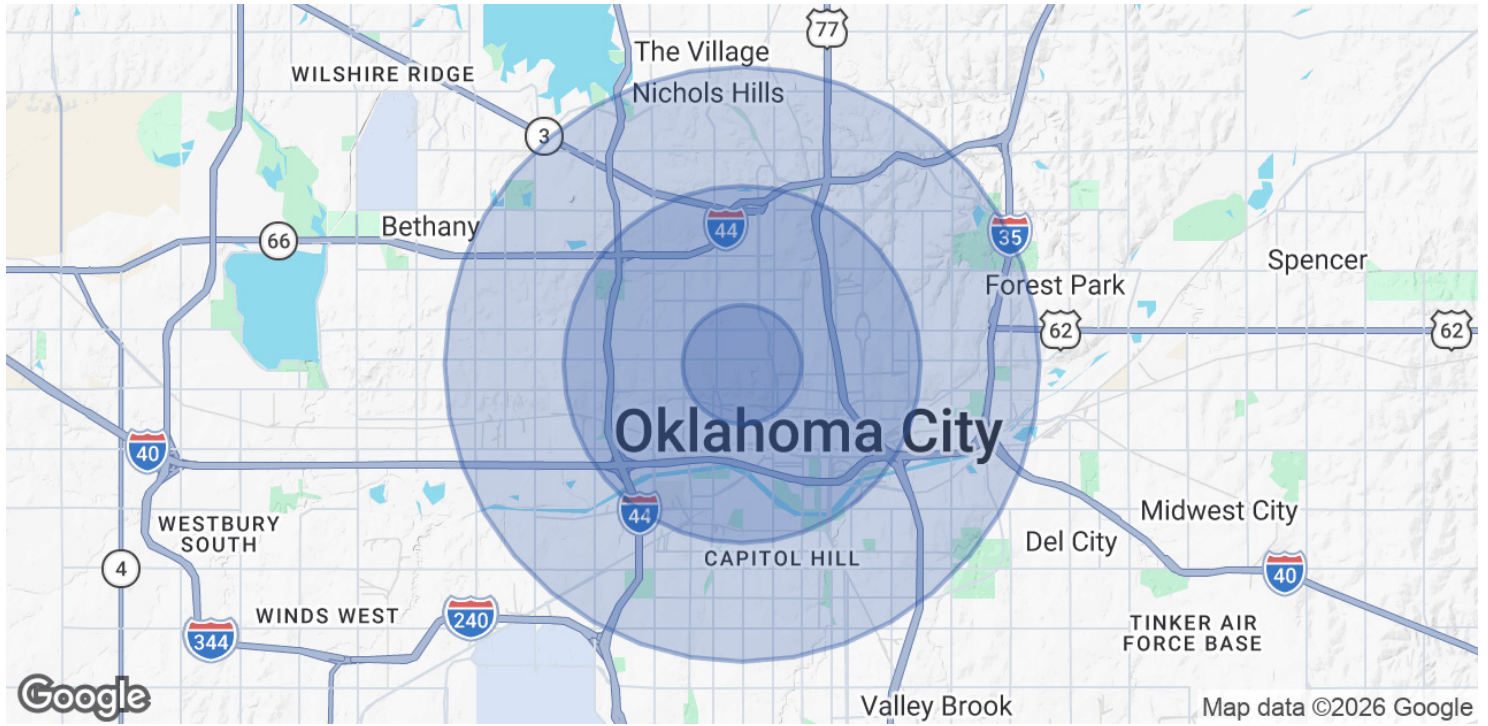
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,843	83,457	216,483
Average Age	32.7	34.8	34.1
Average Age (Male)	34.5	35.5	34.3
Average Age (Female)	31.4	34.5	34.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,084	38,295	90,395
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$92,549	\$82,601	\$76,711
Average House Value	\$268,823	\$229,764	\$209,646

2023 American Community Survey (ACS)

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