

706 W. CALIFORNIA AVENUE  
OKLAHOMA CITY, OK 73102

Retail Space For Lease

NNN Lease Price: Subject to End Use

6,600 SF with Mezzanine

**NAIRED**

COMMERCIAL  
REAL ESTATE



ARCHITECTS RENDERING

**NAIRED**

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NAIRED.COM

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# EXECUTIVE SUMMARY

We have for lease this totally remodeled (Spring 2024) 5,590 square foot building that has room for a 1,118 square foot mezzanine all totaling 6,708 square feet. We have designs for 15 parking spaces along the east side and street parking is also available in the Downtown Design District.

This masonry building, constructed in 1940, has a great atmosphere of exposed brick interiors and exposed ceiling rafters. It is destined to be a perfect candidate for a craft brewery or a Nashville style “honky-tonk”.

With the incredible development of this area; Scissortail Park, Paycom Arena, Omni Hotel, Jones Assembly, Muse, 21c Museum, and many others, this area will continue to grow and prosper.

The space will be delivered with all new mechanical systems, including HVAC, electrical systems, roof, and parking area.

We are ready to begin the process of finding the perfect partner to develop this outstanding site. Please contact us for a personal tour of the property.

Bob and Amanda Sullivan

## PROPERTY HIGHLIGHTS

- Newly Remodeled
- 43’ Storefront
- Overhead Door in Rear
- 15 Parking Spaces
- Zoned: CTC-2

## LOCATION HIGHLIGHTS

- 5 Blocks from Paycom Arena
- Booming Central Business District
- 3 Blocks from Scissortail Park
- Surrounded by Retail, Bars & Restaurants
- Between Sheridan & Reno



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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	7,780	92,962	231,056
AVERAGE HOUSEHOLD INCOME	\$99,701	\$67,151	\$60,302
TOTAL HOUSEHOLDS	2,726	35,794	90,803

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