# BOULEVARD MARKETPLACE

101 N DOUGLAS BLVD | MIDWEST CITY, OK 73130

CREEK PRICE EDWARDS




## Lease Rate: $15 - 20 SF/yr (NNN)

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## Executive Summary




# Details

| | |
|---|---|
| Lease Rate: | $15 - 20 SF/yr (NNN) |
| NNN: | $4.48 SF |
| Available SF: | 800 - 6,143 SF |
| Drive-Through: | 1,336 - 4,602 SF |
| Building Size: | 35,597 SF |
| Year Built: | 1984 |
| Zoning: | C-3 |

# Highlights

- Grocery-Anchord Center by high-preforming Crest Foods
- Competitive Rental Rates
- Strong Visibility
- Ample Parking
- Flexible Space Sizes
- Variety of Local and National Tenants
- DRIVE THROUGH AVAILABLE

# Overview

Located on the corner of E Reno and Douglas Blvd in Midwest City, the Boulevard Marketplace is home to multiple local and national credit tenants including Dollar Tree, US Cellular, Subway, Great Clips, and more. The center offers excellent visibility in a highly trafficked corridor of Midwest City. This center positions itself well for a variety of retail uses and boasts ample parking.

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## Lease Spaces




## Available Spaces

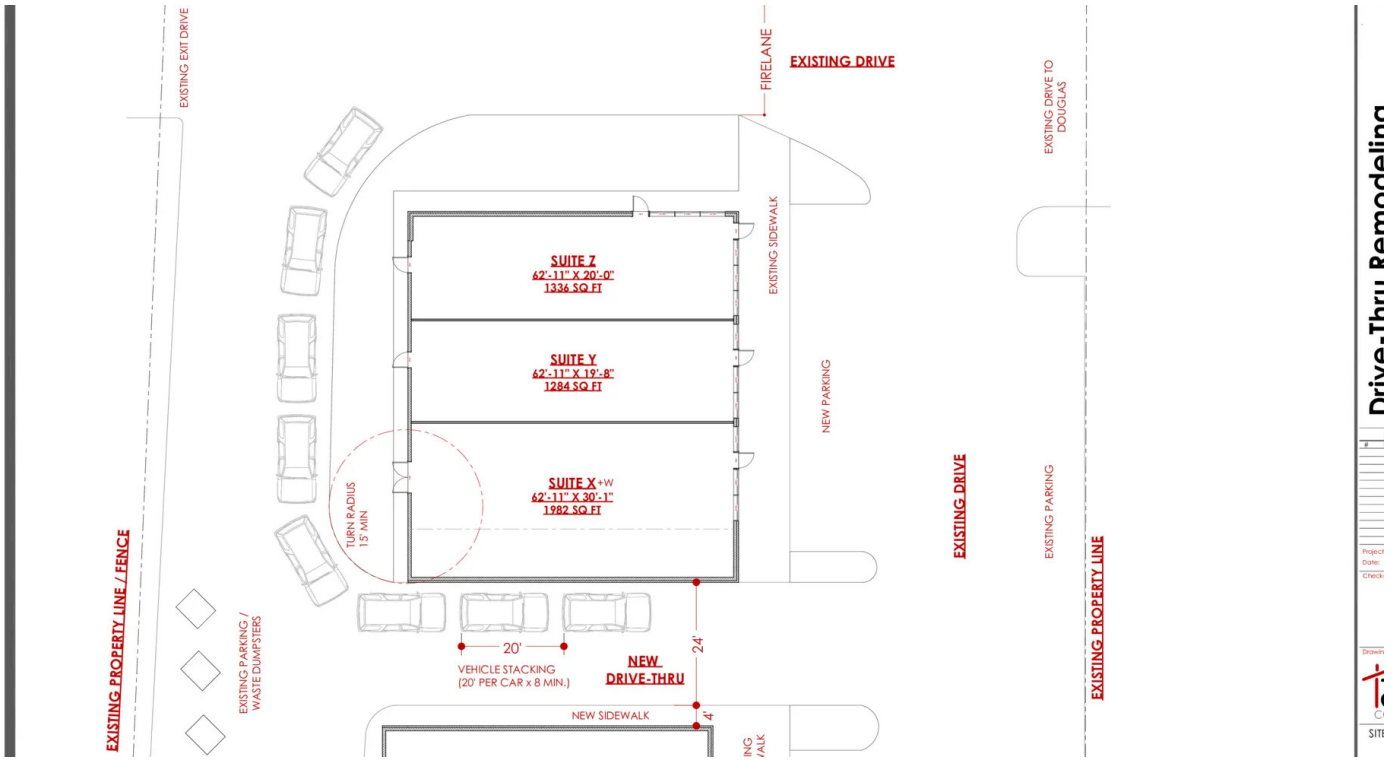
| | Suite | Tenant | Size (SF) | Lease Type | Lease Rate | Description |
|---|---|---|---|---|---|---|
| ■ | 101 N Douglas Blvd | Available | 1,280 SF | NNN | $20.00 SF/yr | Suite B |
| ■ | 101 N Douglas Blvd | Available | 1,493 SF | NNN | $16.50 SF/yr | Suite J |
| ■ | 101 N Douglas Blvd | Available | 1,600 SF | NNN | $15.00 SF/yr | Suite K |
| ■ | 101 N Douglas Blvd | Available | 1,245 - 4,980 SF | NNN | $16.50 SF/yr | Suite P |
| ■ | 101 N Douglas Blvd | Available | 1,245 - 4,980 SF | NNN | $18.00 SF/yr | Suite Q |
| ■ | 101 N Douglas Blvd | Available | 1,245 - 4,980 SF | NNN | $16.50 SF/yr | Suite R |
| ■ | 101 N Douglas Blvd | Available | 1,245 - 4,980 SF | NNN | $16.50 SF/yr | Suite S |
| ■ | 101 N Douglas Blvd | Available | 800 - 2,100 SF | NNN | $16.50 SF/yr | Suite W |
| ■ | 101 N Douglas Blvd | Available | 1,245 - 2,100 SF | NNN | $16.50 SF/yr | Suite X |
| ■ | 101 N Douglas Blvd | Available | 1,320 - 6,143 SF | NNN | $16.50 - $20.00 SF/yr | Suite Z |

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## Drive Through







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## Additional Photos










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## Second Generation Restaurant Space:






This 1,245 SF suite comes move-in ready for a restaurant operator, with 9' ceilings and two ADA-compliant restrooms. The space is fully equipped with robust utilities, including a 200-amp, single-phase OG&E panel and Oklahoma Natural Gas service via a 1¼" line capable of handling up to 750K BTUs for RTU and 650K BTUs for a vent hood — plenty of capacity for a full-service kitchen.

The HVAC is a 5-ton gas/electric package unit installed in May 2022 with an individual thermostat, and fire suppression is in place and Green Tagged. A Canplas Industries grease trap (Model 3925A02(s), 2" line, 93% efficiency) was last inspected in February 2026, keeping you current on compliance. Plumbing includes 2" lines, a mop sink in the storage area, and one floor drain.

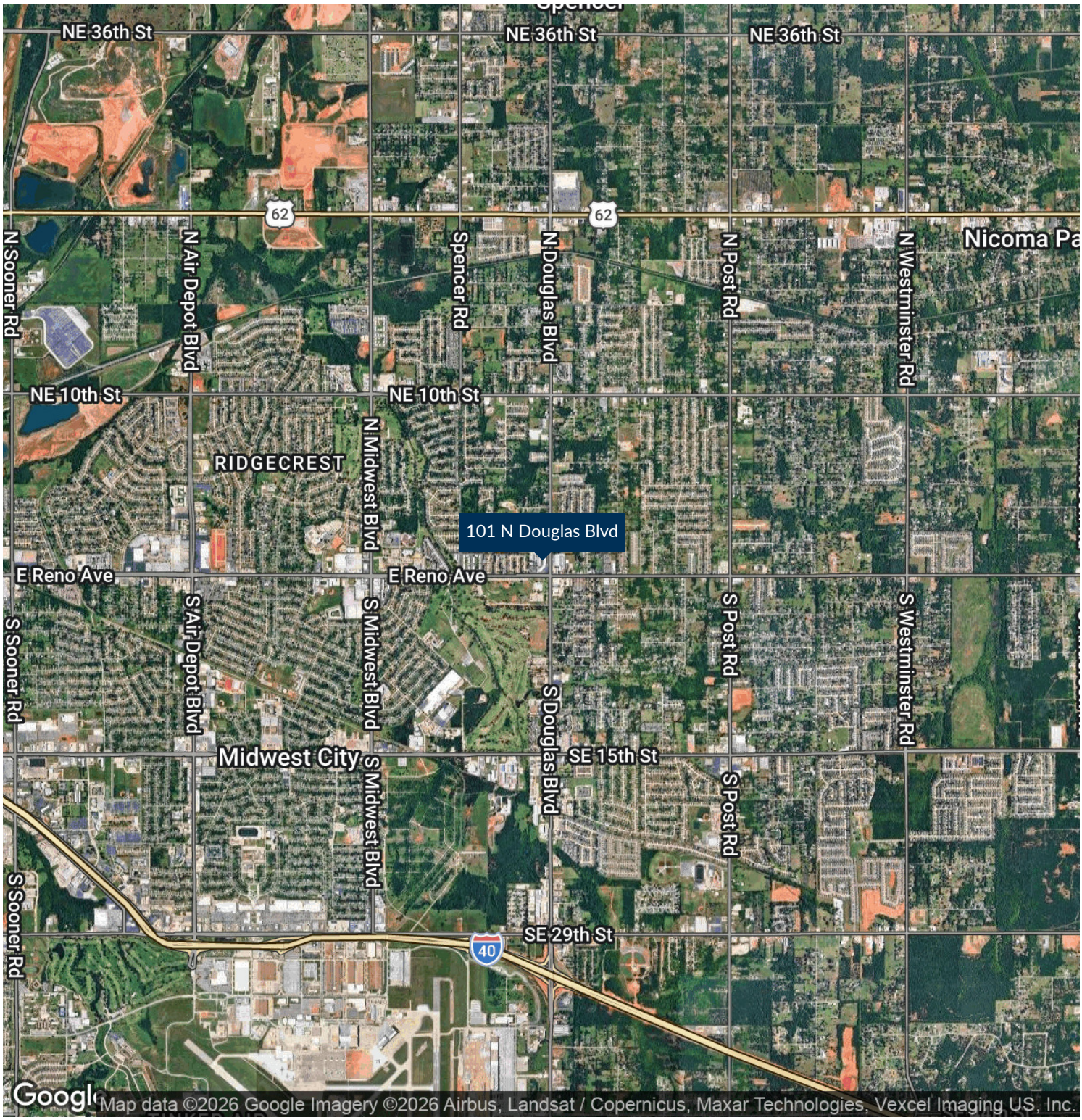
A vent hood conveys with the space, saving a new tenant significant build-out costs right out of the gate. The suite also features back door access and is ADA compliant.

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## Location Map

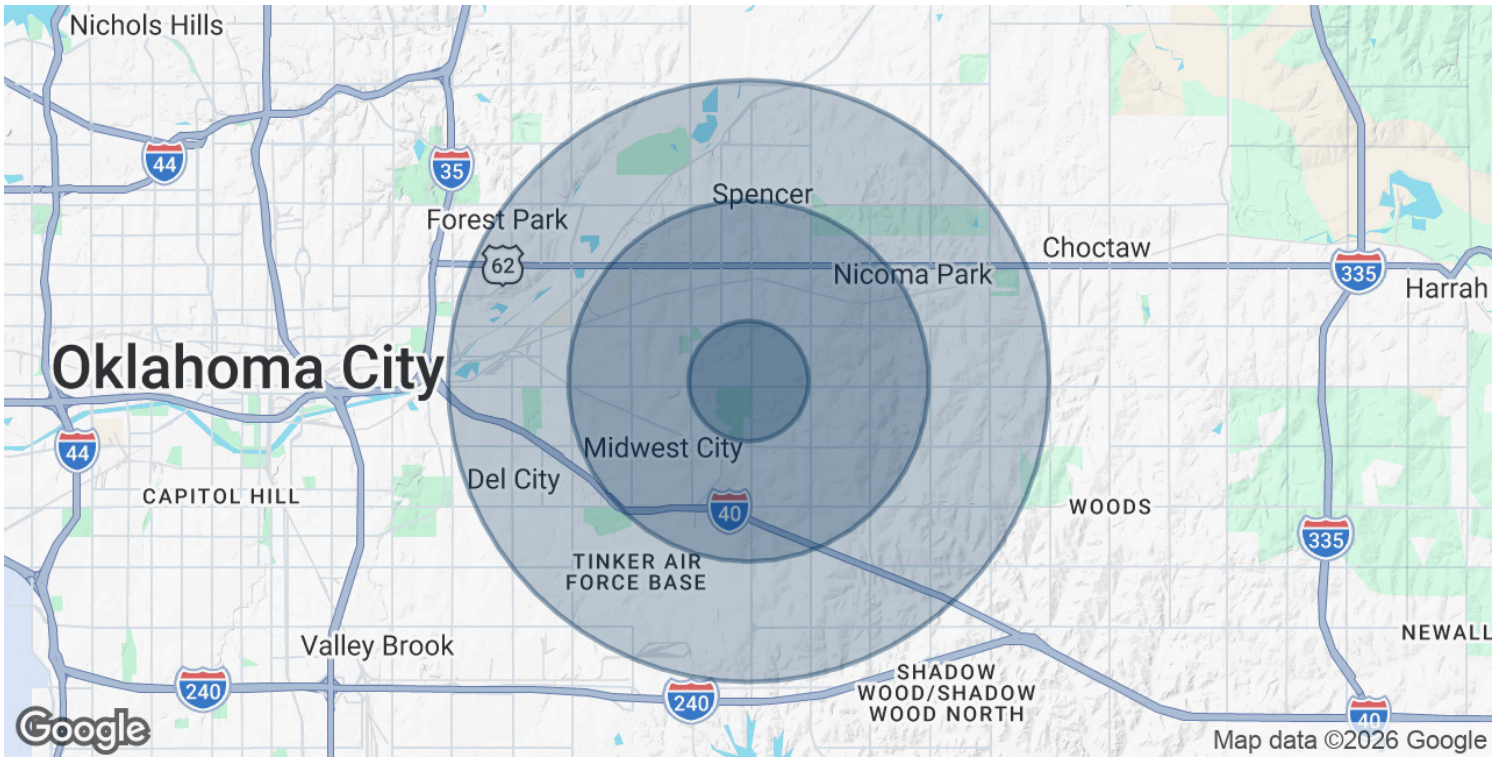



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## Demographics Map & Report




| Population | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Total Population | 9,260 | 58,365 | 93,358 |
| Average Age | 40 | 39 | 39 |
| Average Age (Male) | 38 | 38 | 38 |
| Average Age (Female) | 41 | 41 | 41 |

| Households & Income | 1 Mile | 3 Miles | 5 Miles |
|---|---|---|---|
| Total Households | 3,792 | 24,355 | 37,983 |
| # of Persons per HH | 2.4 | 2.4 | 2.5 |
| Average HH Income | $69,929 | $70,903 | $74,722 |
| Average House Value | $186,909 | $189,548 | $196,520 |

*2020 American Community Survey (ACS)* *10292026*

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