CREEK
PRICE EDWARDS

FOR LEASE | **RETAIL · HEALTHCARE · OFFICE**



12708 NW 10TH ST · YUKON, OK 73099

THE STACKS

Second-floor suites with stair and elevator access, plus a new building now pre-leasing, between I-40, Garth Brooks Blvd and Czech Hall Rd.

±7,004 SF 2ND FLOOR · SUITES 203 & 208

1,200–8,758 SF BUILDING 2 · PRE-LEASING

NNN LEASE RATE NEGOTIABLE

RETAIL & HEALTHCARE LEASING TEAMS · CONTACTS ON PAGE 10

210 PARK AVE, SUITE 700 · OKLAHOMA CITY, OK 73102 · 405.843.7474 · CREEKPE.COM

THE STACKS | PROPERTY SUMMARY

12708 NW 10TH ST, YUKON, OK 73099

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OVERVIEW

The Stacks is a two-story property just off Interstate 40 on NW 10th Street, between Garth Brooks Boulevard and Czech Hall Road. It sits across NW 10th from West End Pointe (Kohl's, Lowe's, Staples, AMC) and next to The Market at Czech Hall (Crest Fresh Market, Academy, HomeGoods).

The property serves a growing trade area that includes Oklahoma City, Yukon, Mustang and El Reno. Ten West Center is planned east of Czech Hall Rd with Sam's Club as its grocery anchor, and INTEGRIS Canadian Valley Hospital (75 beds) and Yukon High School (2,984 students) are within two miles. Trailwinds Apartments (418 units) sits directly behind the property, and NW 10th St carries 12,848 vehicles per day at the site.

DETAILS

Lease rate	**Negotiable**
Lease type	**NNN**
Available	**1,200 – 8,758 SF**
Building size	**34,541 SF**
Lot size	**3.39 acres**
Parking	**256 surface spaces**
Traffic (VPD, 2026)	**NW 10th 12,848 · I-40 57,347**
Uses	**Retail · Healthcare · Office**

HIGHLIGHTS

±7,004 SF
Interior space, second-floor Suites 203 & 208

8,758 SF
Building 2 pre-leasing, divisible from 1,200 SF

Stairs + Elevator
Direct access to the second floor

2 Patios
Enclosed and exterior patios on the second floor

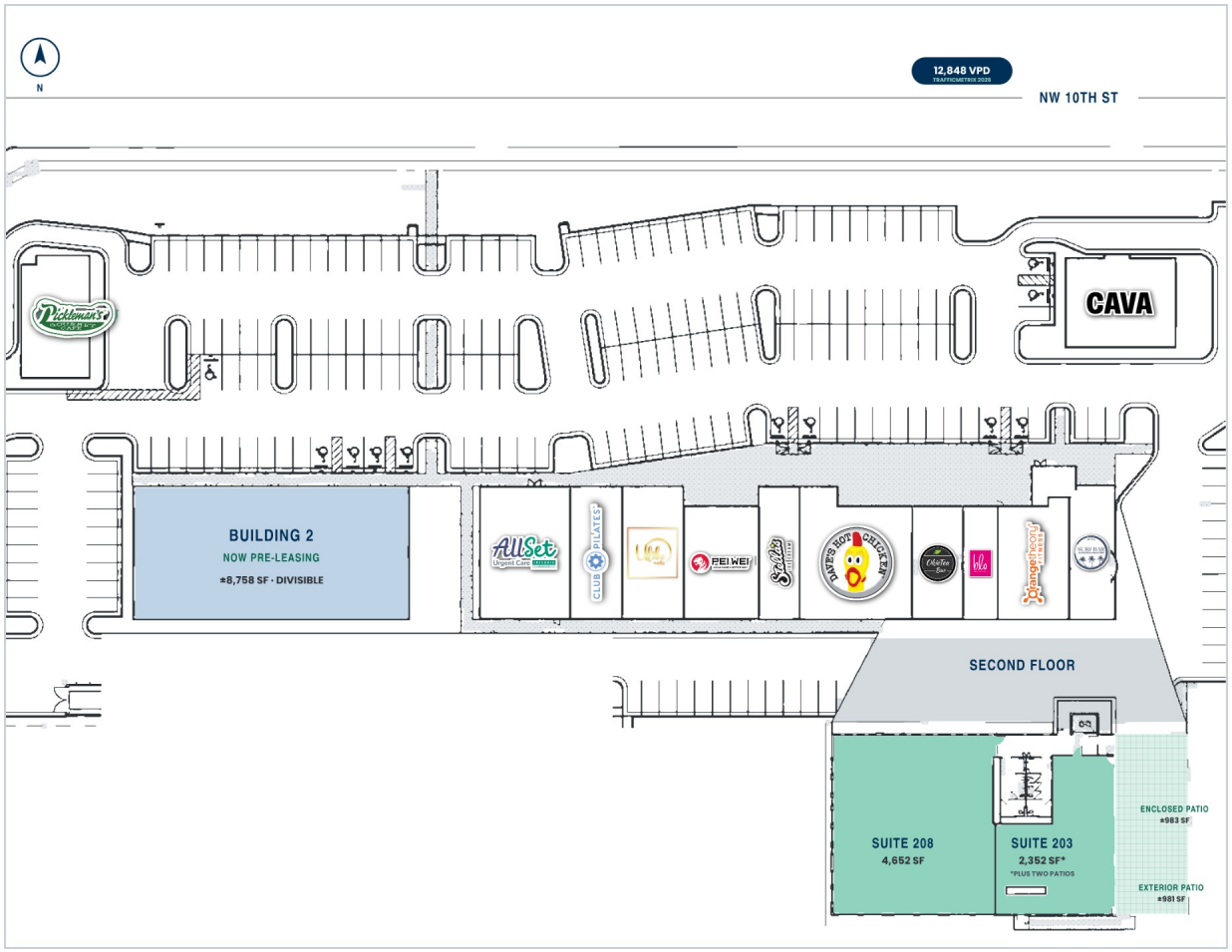
TWO STORIES, TWO WAYS UP
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THE STACKS | SITE PLAN & AVAILABILITY

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NOT TO SCALE · SITE PLAN SUBJECT TO CHANGE

AVAILABLE SPACES

Suite 203 · 2,352 SF*

Second floor. *Plus a ±983 SF enclosed patio and a ±981 SF exterior patio (4,316 SF total).

Suite 208 · 4,652 SF

Second floor. Combine with Suite 203 for ±7,004 SF of interior space.

Building 2 · 1,200 – 8,758 SF

New construction, pre-leasing now. Divisible for retail or healthcare users. Elevation on page 6.

Lease type	**NNN**
Lease rate	**Negotiable**
Lease term	**Negotiable**

THREE SPACES · ONE ADDRESS

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SECOND-FLOOR FRONTAGE ABOVE DAVE'S HOT CHICKEN



INLINE TENANTS · APARTMENTS DIRECTLY BEHIND



GLASS STAIR TOWER & SECOND-FLOOR CORNER



FRONT-DOOR PARKING ALONG NW 10TH ST

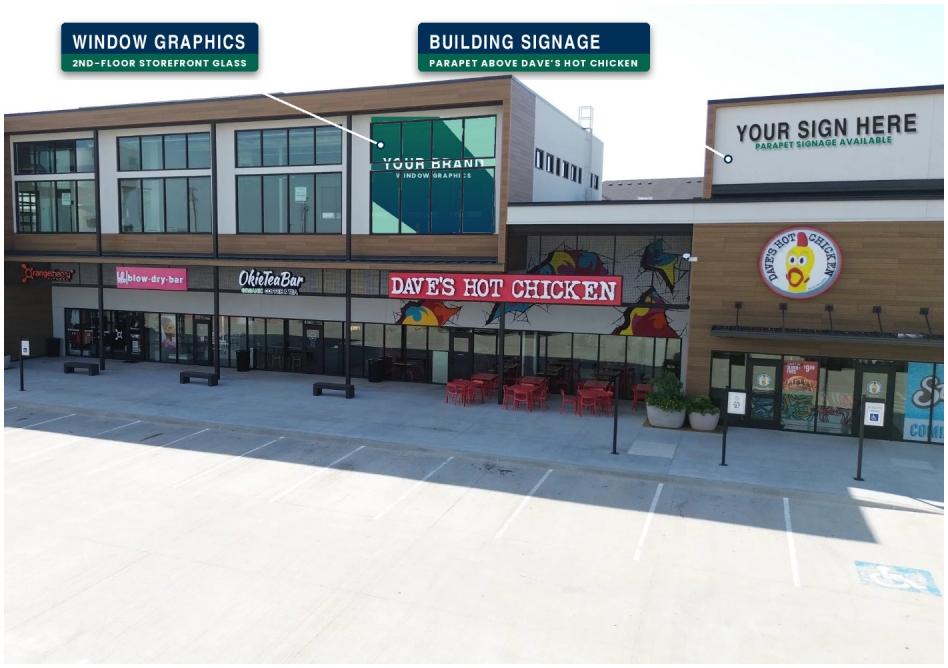
GROUND-FLOOR CO-TENANTS IN PLACE

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PARAPET SIGN ABOVE DAVE'S HOT CHICKEN



PARAPET SIGN + SECOND-FLOOR WINDOW GRAPHICS

PARAPET SIGNAGE

Dimensional letters on the blank raised panel above Dave's Hot Chicken, matching The Stacks sign above AllSet Urgent Care.

WINDOW GRAPHICS

Branded window wrap on the second-floor glass, similar to Orangetheory Fitness's storefront graphics.

FACING NW 10TH ST

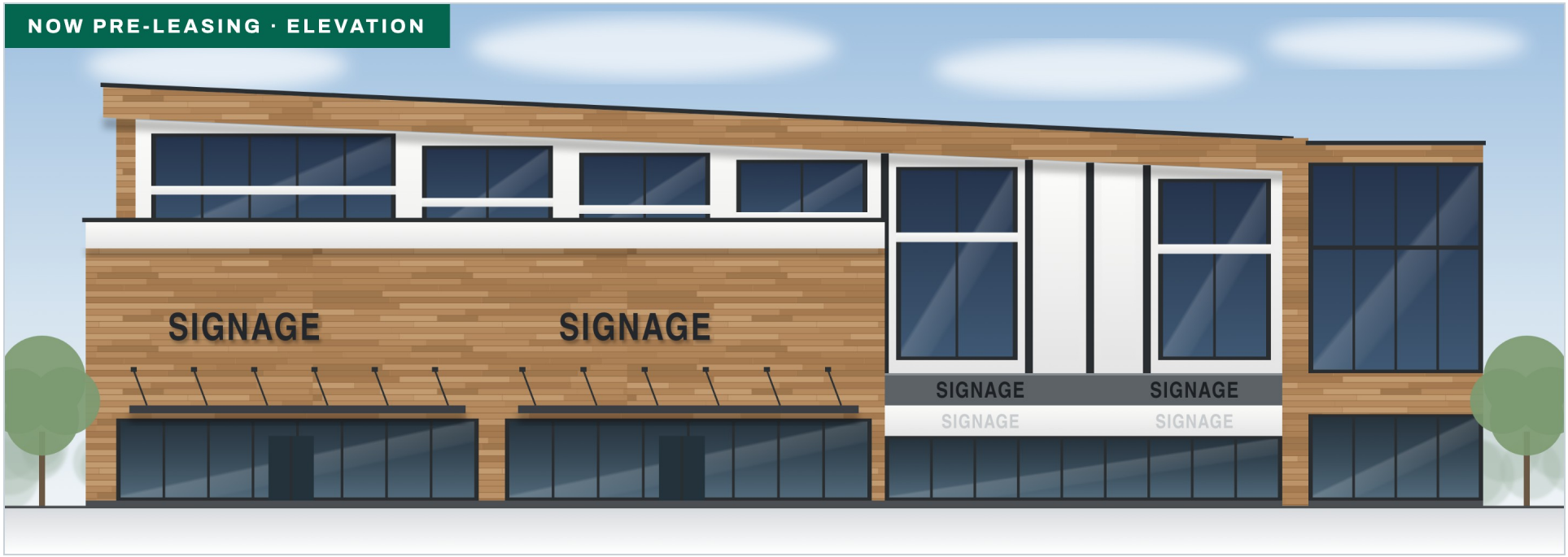
Visible to 12,848 vehicles per day on NW 10th St and the shared parking field. Signage subject to landlord and city approval.

YOUR NAME ON THE BUILDING

Illustrative mockup · Retail & healthcare contacts on page 10

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NOW PRE-LEASING · ELEVATION





BUILDING 2 · VINCIT RENDERING

BUILDING 2 AT A GLANCE

Size	**±8,758 SF · two stories**
Divisible from	**1,200 SF**
Site	**0.38 AC · west end of The Stacks**
Construction start	**Feb 2027 (est.)**
Delivery	**Sep 2027 (est.)**
Lease type	**NNN · rate negotiable**
Uses	**Retail · Healthcare**

Front elevation drawn from the Vincit rendering; signage locations shown for marketing only. Final design per landlord and architect.

BUILT AROUND YOUR FLOOR PLAN

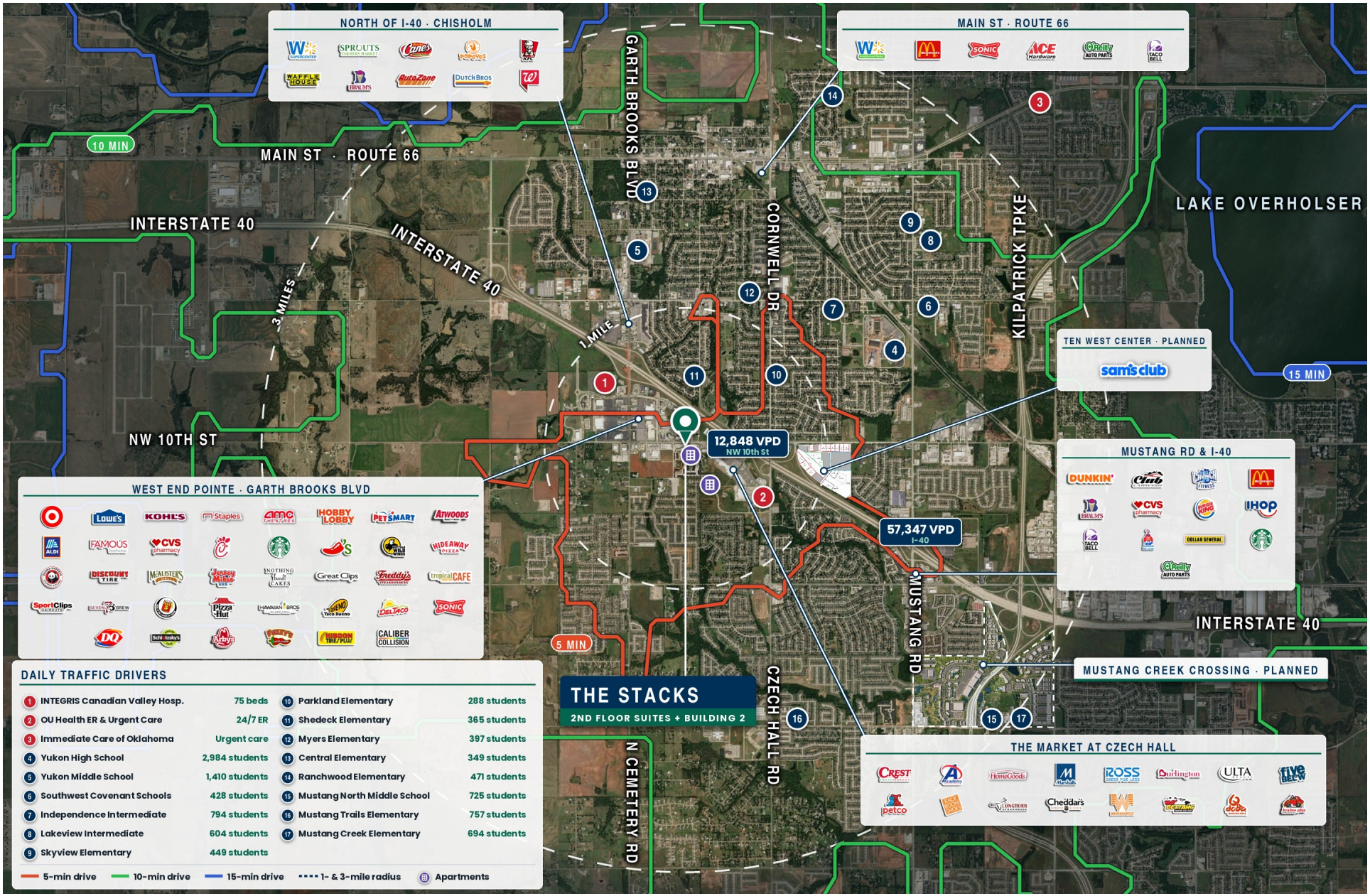
Rendering for illustration · Contacts on page 10

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THE STACKS | 3-MILE TRADE AREA

RETAIL, SCHOOLS, HEALTHCARE & 5-, 10-, 15-MINUTE DRIVE TIMES

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ALL NATIONAL CO-TENANTS WITHIN 3 MILES

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THE STACKS | IMMEDIATE TRADE AREA

RETAIL CENTERS, PLANNED SAM'S CLUB & TRAFFIC COUNTS

CREEK PRICE EDWARDS



ACROSS FROM WEST END POINTE

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POPULATION & HOUSEHOLDS

	1 MILE	3 MILES	15-MIN DRIVE
Population	7,013	56,245	191,980
Households	2,713	21,610	71,276
Median age	39.6	37.0	36.7
Population growth '25–'30	13.6%	13.6%	10.6%
Household growth '25–'30	12.7%	12.7%	9.9%

INCOME & EMPLOYMENT

Median HH income	$88,932	$79,113	$81,789
Daytime employees	4,304	17,271	97,400

Source: CoStar, 2026. Growth figures are projections.

56,245
RESIDENTS · 3 MILES

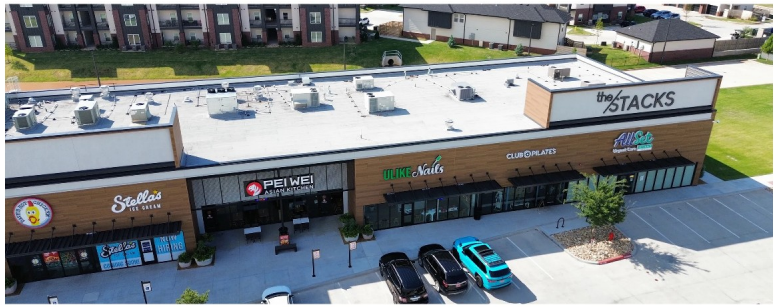
$88,932
MEDIAN HH INCOME · 1 MI

+13.6%
POP. GROWTH '25–'30 · 3 MI

TRAFFIC COUNTS

LOCATION	VPD
I-40, east of site	57,347
Garth Brooks Blvd at Health Center Pkwy	19,812
Garth Brooks Blvd south of NW 10th	15,905
NW 10th St at the site	**12,848**
N Cemetery Rd at NW 3rd St	12,787
NW 10th St east of Holly Ave	7,961
NW 10th St west of Garth Brooks	5,421

Source: TrafficMetrix via CoStar, 2026 counts. Mapped on pages 7–8.



FAMILIES, ROOFTOPS, INCOME
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THE STACKS | LEASING CONTACTS

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CREEK PRICE EDWARDS

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