

RETAIL SPACE FOR LEASE

# 14201 N SANTA FE AVE

Edmond, OK 73013

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Santa Fe Shops is a modern neighborhood retail center featuring contemporary construction with dark brick columns, expansive storefront glass, and a clean flat roofline. The center offers strong street visibility and monument signage along North Santa Fe Avenue, with ample surface parking on all sides. A dual-facing layout provides traditional retail storefronts on the front elevation and overhead roll-up doors on the rear, making the center uniquely adaptable for a wide range of tenant types. The property offers convenient access to the John Kilpatrick Turnpike (I-344) and the Broadway Extension, connecting tenants and their customers to the greater OKC metro in minutes. Santa Fe Shops is situated along the high-traffic North Santa Fe Avenue corridor in Edmond, Oklahoma.

PROPERTY HIGHLIGHTS

- Modern construction featuring storefront glass, dark brick columns, and a clean contemporary design
- Dual-facing layout with retail storefronts on the front and roll-up bay doors on the rear for maximum tenant flexibility
- Strong street visibility with monument signage and ample surface parking on all sides

OFFERING SUMMARY

|                |                     |
|----------------|---------------------|
| Lease Rate:    | \$16-18 SF/yr (NNN) |
| Available SF:  | 1,074 - 6,098 SF    |
| Lot Size:      | 78,887 SF           |
| Building Size: | 19,450 SF           |

| DEMOGRAPHICS      | 1 MILE    | 3 MILES  | 5 MILES   |
|-------------------|-----------|----------|-----------|
| Total Households  | 1,770     | 32,644   | 77,581    |
| Total Population  | 4,896     | 74,658   | 184,882   |
| Average HH Income | \$136,147 | \$92,625 | \$111,401 |

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## ADDITIONAL PHOTOS



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LEASE SPACES



LEASE INFORMATION

|              |                  |             |                   |
|--------------|------------------|-------------|-------------------|
| Lease Type:  | NNN              | Lease Term: | 3-5 Years         |
| Total Space: | 1,074 - 6,098 SF | Lease Rate: | \$16 - \$18 SF/yr |

AVAILABLE SPACES

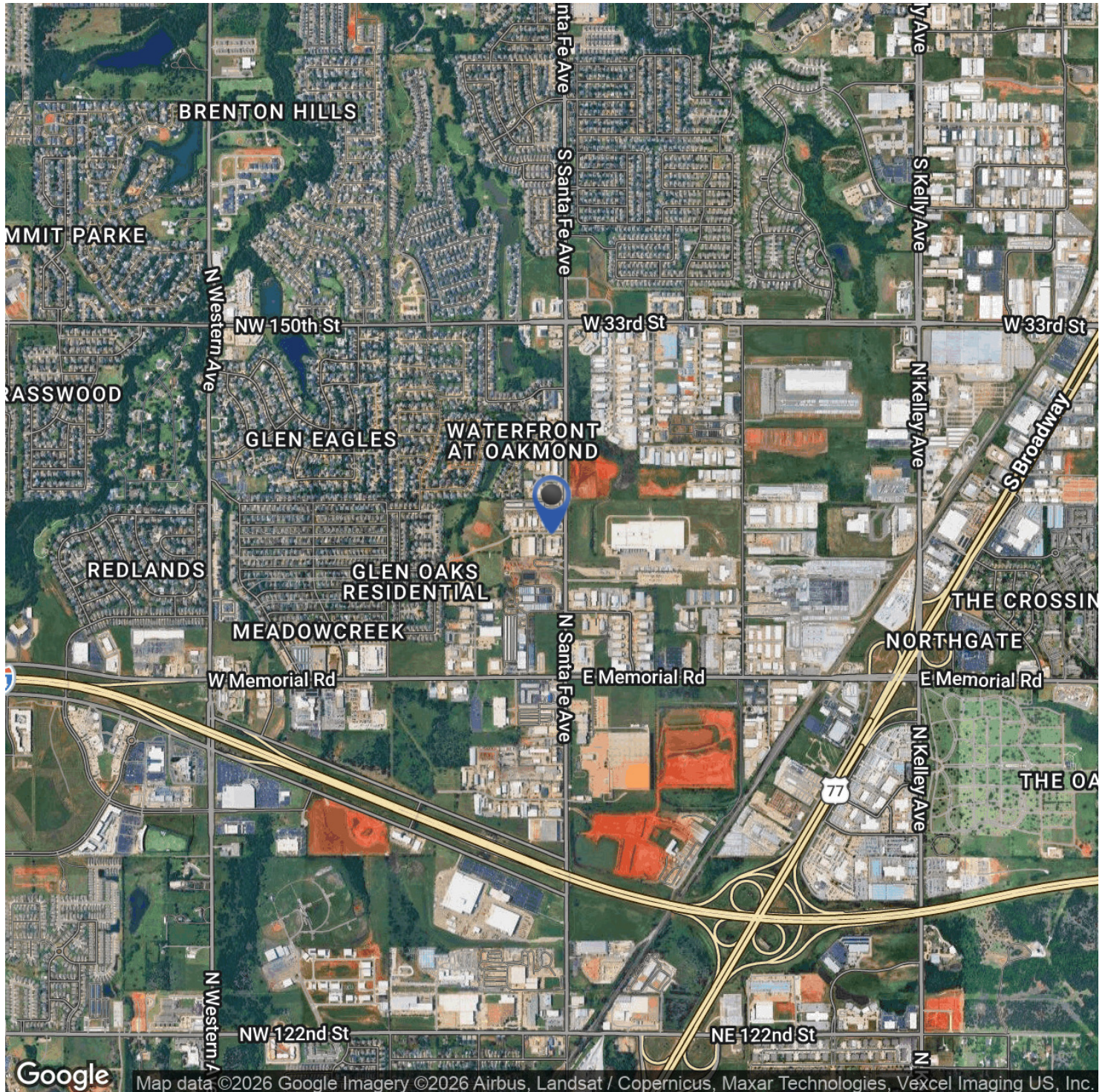
| SUITE | TENANT    | SIZE (SF)        | LEASE TYPE | LEASE RATE    |
|-------|-----------|------------------|------------|---------------|
| 101   | Available | 1,975 - 6,098 SF | NNN        | \$18.00 SF/yr |
| 103   | Available | 1,975 - 6,098 SF | NNN        | \$16.00 SF/yr |
| 104   | Available | 1,074 - 6,098 SF | NNN        | \$16.00 SF/yr |
| 105   | Available | 1,074 - 6,098 SF | NNN        | \$16.00 SF/yr |
| 109   | Available | 1,250 SF         | NNN        | \$16.00 SF/yr |
| 110   | Available | 3,600 SF         | NNN        | \$16.00 SF/yr |

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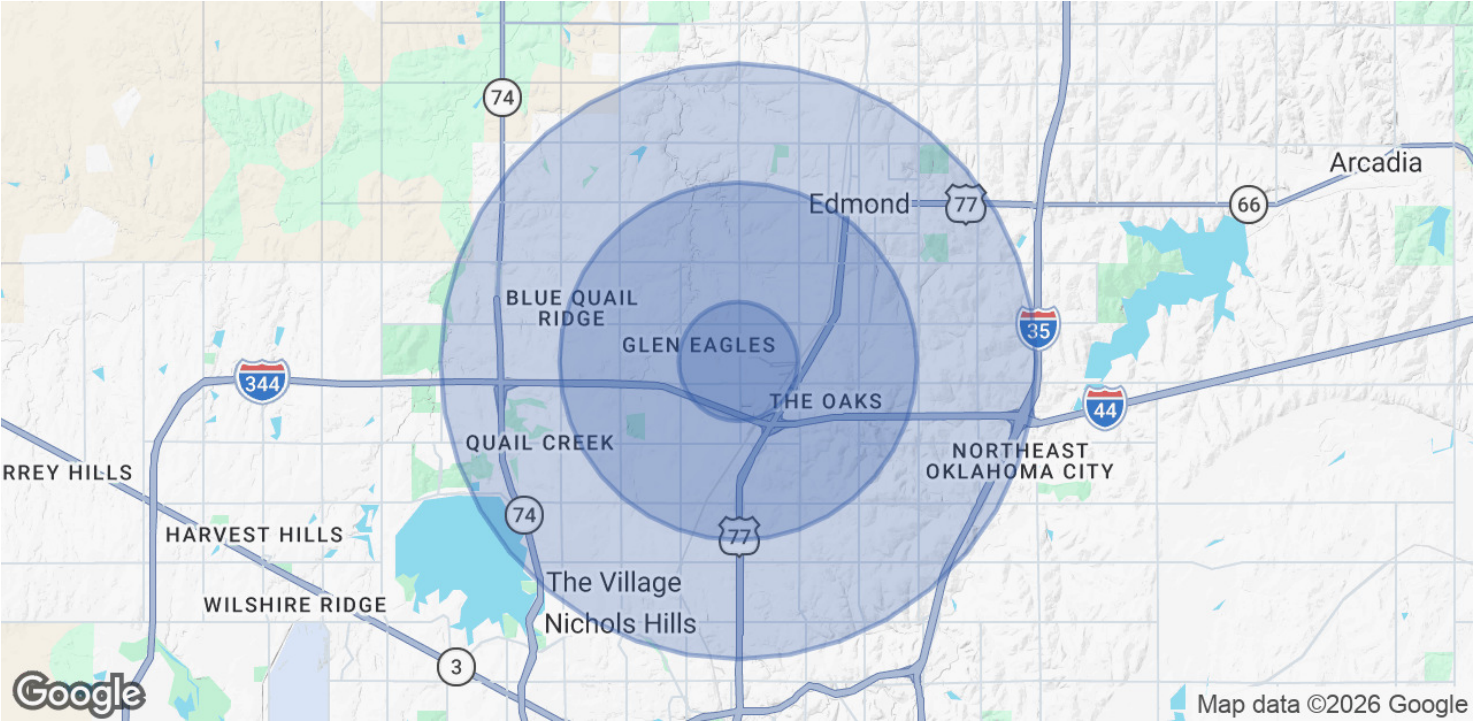
## LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 4,896  | 74,658  | 184,882 |
| Average Age          | 37.1   | 35.7    | 36.7    |
| Average Age (Male)   | 35.6   | 33.7    | 35.5    |
| Average Age (Female) | 47.0   | 38.7    | 38.6    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,770     | 32,644    | 77,581    |
| # of Persons per HH | 2.8       | 2.3       | 2.4       |
| Average HH Income   | \$136,147 | \$92,625  | \$111,401 |
| Average House Value | \$312,719 | \$246,161 | \$315,460 |

2023 American Community Survey (ACS)

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