

RETAIL SPACE FOR LEASE

1634 NORTH BLACKWELDER AVENUE

Oklahoma City, OK 73106

ADEN STRUBLE
405.210.3910
aden@creekcre.com

AJ TOLBERT
630.843.1989
aj@creekcre.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

A rare second-floor opportunity in the heart of OKC's Plaza District one of the city's most celebrated creative and entertainment corridors. This 1,366 SF space offers an open layout, a private room, a full bath, and two front-facing balconies with elevated views over Blackwelder Avenue. Situated above the award-winning Ma Der Lao Kitchen in a two-story mixed-use building, the space carries a distinct character that fits the eclectic, entrepreneur-driven energy of the district. Ideal for a creative studio, boutique, office, or event/pop-up concept looking for a one-of-a-kind address.

PROPERTY HIGHLIGHTS

- 1,366 SF second-floor suite with open main room (37' x 27'6") plus private room, foyer, and full bath
- Two front balconies overlooking Blackwelder Ave — unmatched character and street presence
- Located in OKC's Plaza District, home to 60+ award-winning businesses, galleries, restaurants, and performance venues along NW 16th Street

OFFERING SUMMARY

Lease Rate:	\$14.00 SF/yr
NNN Rate:	\$2.70 SF/yr
Available SF:	1,366 SF
Building Size:	4,264 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,359	38,312	89,730
Total Population	16,364	83,109	214,557
Average HH Income	\$93,244	\$82,751	\$77,318

ADEN STRUBLE
405.210.3910
aden@creekcre.com

AJ TOLBERT
630.843.1989
aj@creekcre.com

1634 NORTH BLACKWELDER AVENUE
1634 NORTH BLACKWELDER AVENUE | OKLAHOMA CITY, OK 73106



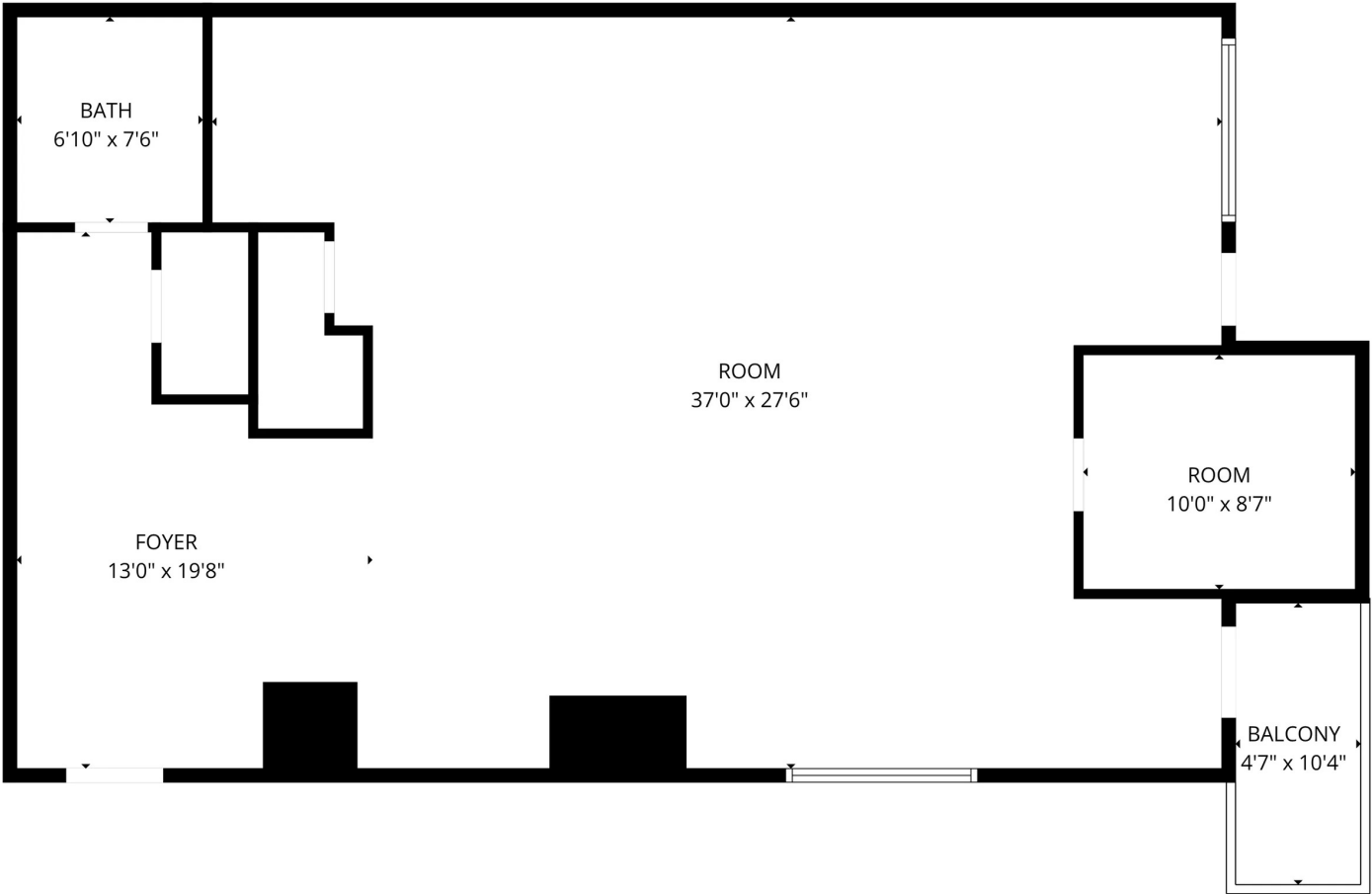
ADDITIONAL PHOTOS



ADEN STRUBLE
405.210.3910
aden@creekcre.com

AJ TOLBERT
630.843.1989
aj@creekcre.com

FLOOR PLANS



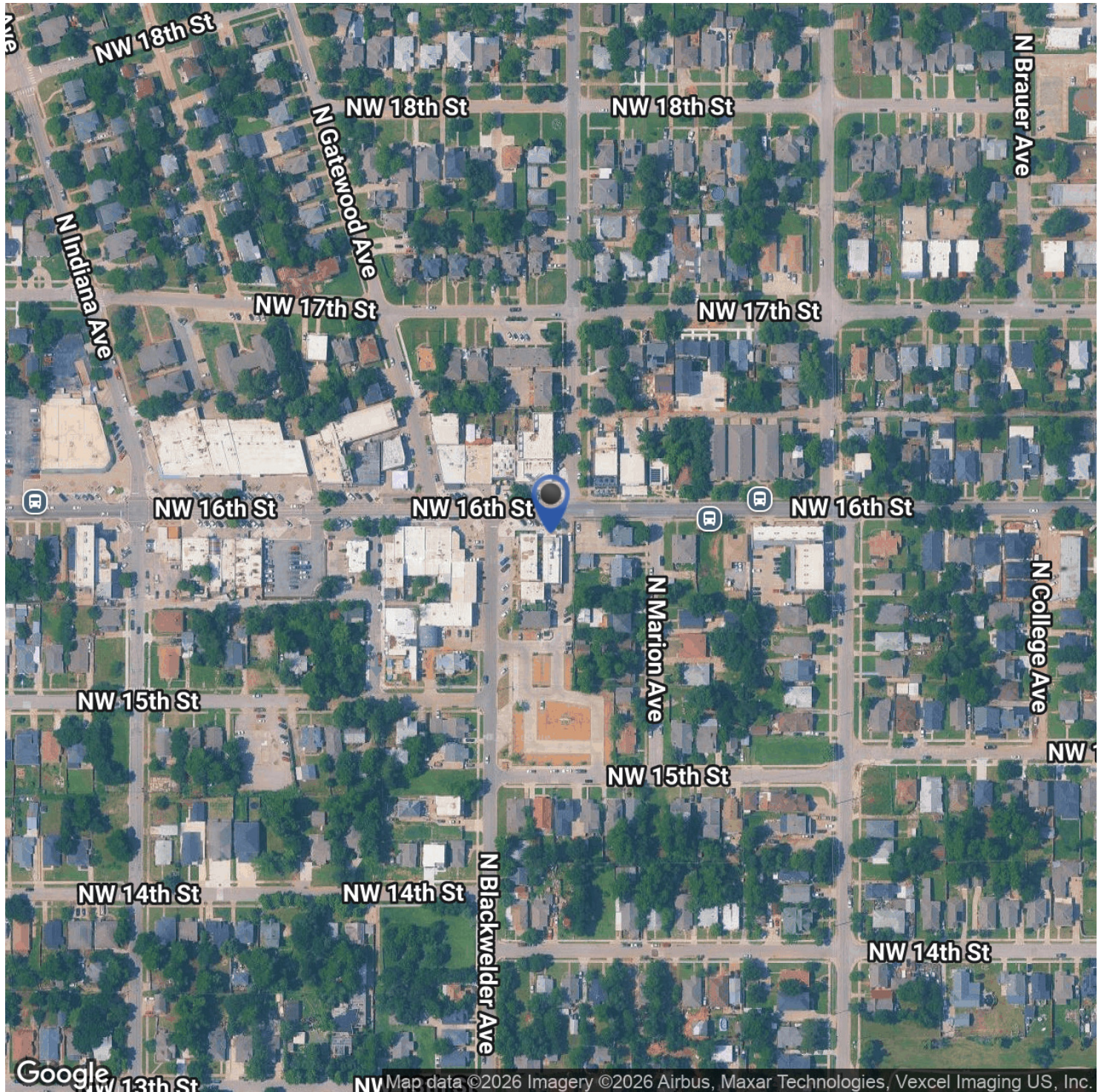
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

ADEN STRUBLE
405.210.3910
aden@creekcre.com

AJ TOLBERT
630.843.1989
aj@creekcre.com

1634 NORTH BLACKWELDER AVENUE
1634 NORTH BLACKWELDER AVENUE | OKLAHOMA CITY, OK 73106

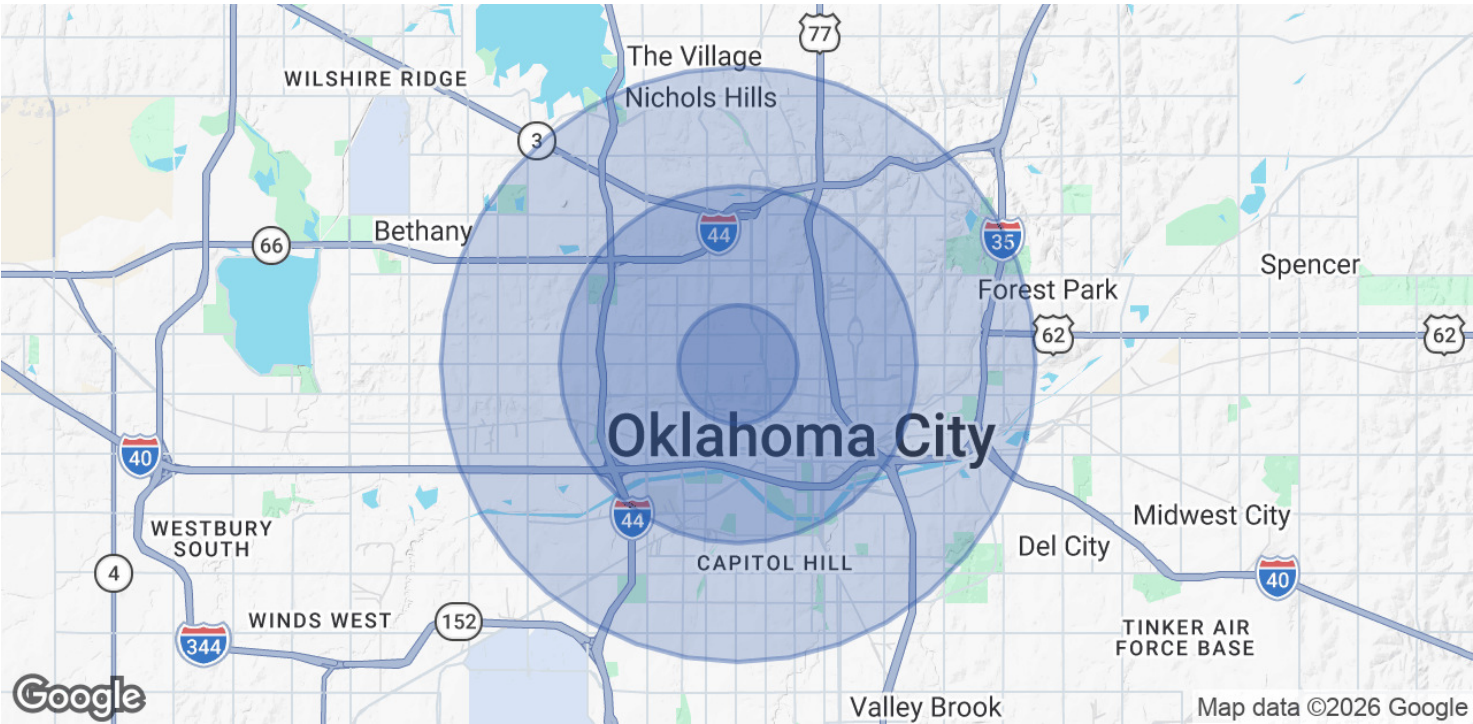
LOCATION MAP



ADEN STRUBLE
405.210.3910
aden@creekcre.com

AJ TOLBERT
630.843.1989
aj@creekcre.com

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,364	83,109	214,557
Average Age	32.8	34.9	34.2
Average Age (Male)	34.4	35.6	34.4
Average Age (Female)	31.7	34.6	34.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,359	38,312	89,730
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$93,244	\$82,751	\$77,318
Average House Value	\$276,858	\$231,410	\$212,736

2023 American Community Survey (ACS)

ADEN STRUBLE
405.210.3910
aden@creekcre.com

AJ TOLBERT
630.843.1989
aj@creekcre.com