

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Newport Shopping Center presents a compelling opportunity for investors seeking a well-located retail property priced below replacement cost. Positioned just off Northwest Expressway and one block from Lake Hefner, the center sits in the path of consistent traffic with strong surrounding demographics and dense residential neighborhoods. The property is clean, well-maintained, and offers excellent curb appeal, access, and parking. Existing tenants include two local restaurants, a laundromat, and a dog grooming business, providing a base of activity and daily-use traffic. Currently, 68% occupied, the center offers immediate upside through new leasing and tenant repositioning. The pricing reflects this, creating a rare chance to acquire a retail asset with built-in potential at an attractive basis. With solid physical condition, strong visibility, and an underutilized footprint, Newport Shopping Center is a smart investment for buyers looking to capture long-term upside in an established and growing corridor.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,627	36,092	88,252
Total Population	8,876	83,371	205,835
Average HH Income	\$85,401	\$94,085	\$93,272

PROPERTY HIGHLIGHTS

- Attractive Price Point | Priced well below replacement cost, offering immediate equity potential.
- High-Traffic Location | Just off Northwest Expressway, one of OKC's busiest commercial corridors.
- Strong Physical Condition | Well-maintained exterior, signage, and parking lot with no major deferred maintenance.
- Flexible Space Options | Multiple vacant suites allow for creative leasing strategies and diverse tenant mix.
- Lake Hefner Proximity | Located near golf, trails, and waterfront dining—driving consistent area traffic.
- Below Market Rents | Existing leases offer upside potential through future rent increases and re-tenanting.

OFFERING SUMMARY

Sale Price:	Undisclosed
Building Size:	26,205 SF
Occupancy Percentage:	68%

aj@creekcre.com
630.843.1989
AJ TOLBERT

aden@creekcre.com
405.210.3910
ADEN STRUBLE

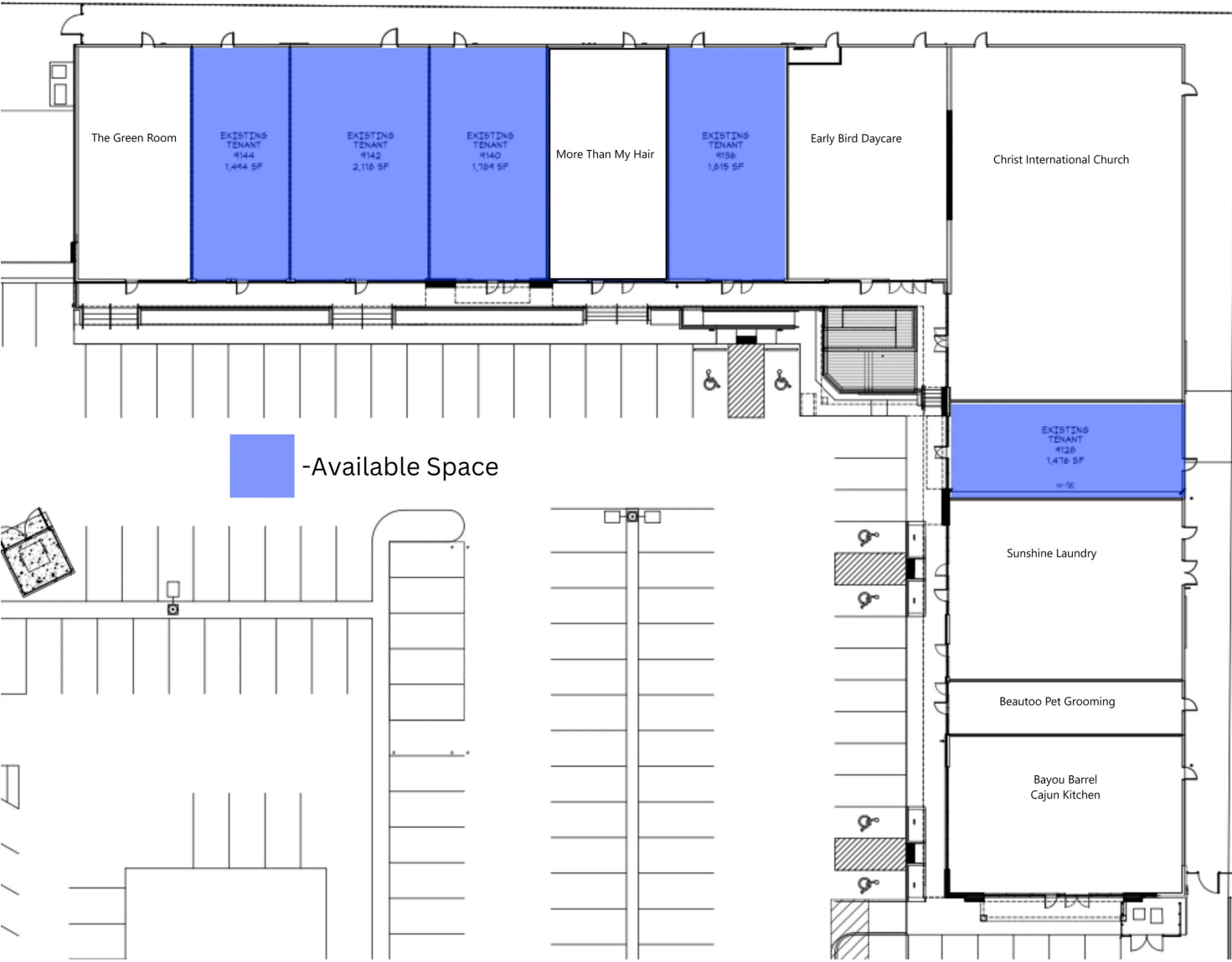
ADDITIONAL PHOTOS



aj@creekcre.com
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SITE PLANS



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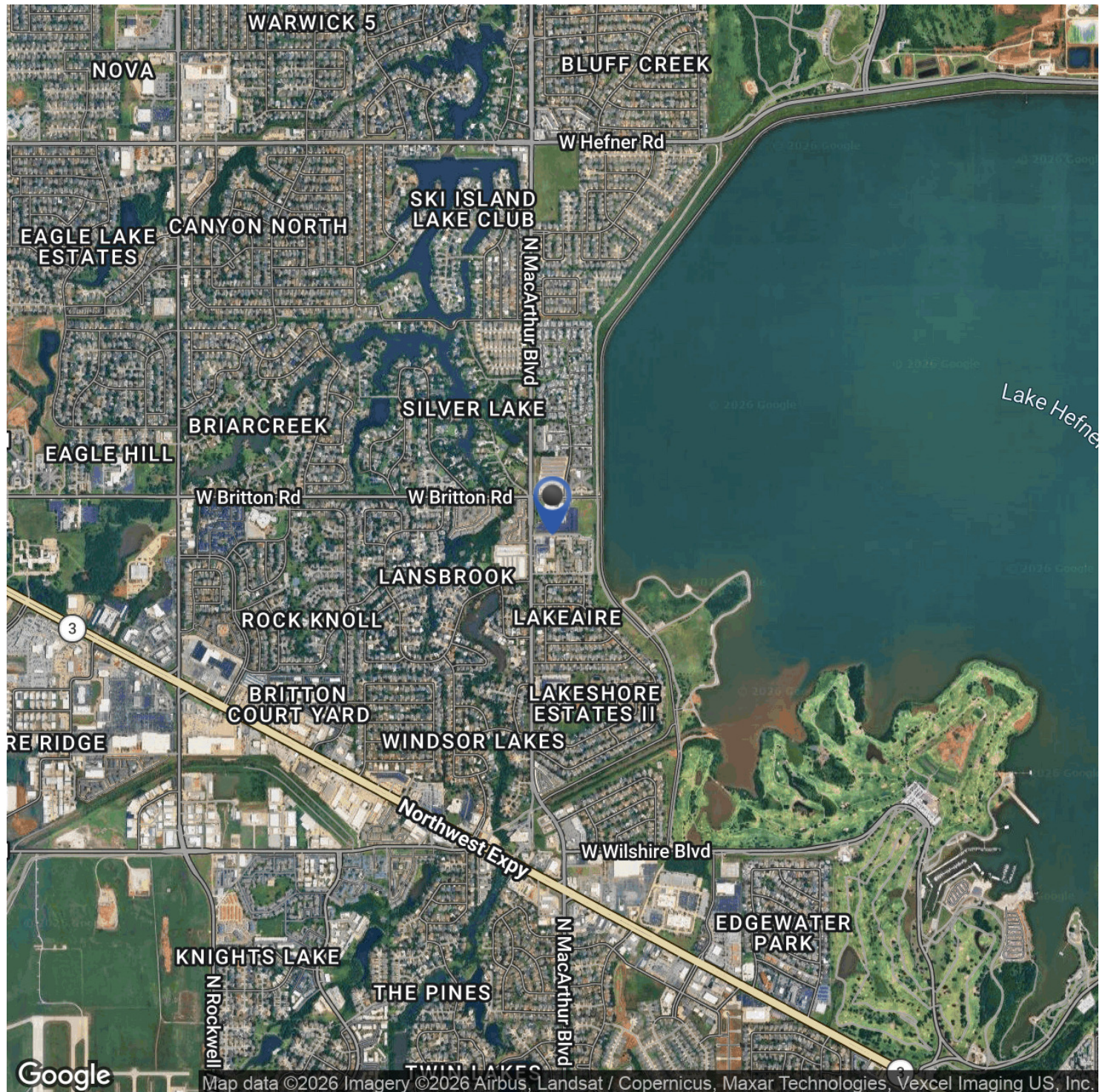
RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
9120	Bayou Barrell	2,474 SF	9.46%	\$18.00	-	-	\$44,532	11/9/2022	4/30/2030
9122	Beautoo Pet Grooming	815 SF	3.12%	\$11.50	-	-	\$9,373	11/9/2024	1/31/2030
9124-9126	Sunshine Laundry	2,767 SF	10.58%	\$7.59	-	-	\$21,002	5/1/2013	5/31/2029
9128	VACANT	1,476 SF	5.65%	-	-	-	-	-	-
9130	Christ International Church	5,372 SF	20.55%	\$2.23	-	-	\$11,980	6/1/2021	MTM
9134	Early Bird Daycare	2,456 SF	9.39%	\$4.89	-	-	\$12,010	4/1/2022	MTM
9136	VACANT	1,815 SF	6.94%	-	-	-	-	-	-
9138	More Than My Hair Salon	1,842 SF	7.05%	\$6.00	-	-	\$11,052	9/10/2026	9/30/2029
9140-9144	VACANT	5,077 SF	19.42%	-	-	-	-	-	-
9146	The Green Room	2,111 SF	8.07%	\$11.00	-	-	\$23,221	11/1/2025	10/31/2029
TOTALS		26,205 SF	100.23%	\$61.21	\$0	\$0.00	\$133,168		
AVERAGES		2,621 SF	10.02%	\$8.74			\$19,024		

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LOCATION MAP



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