

# REDING

3713 S. WESTERN AVENUE, OKLAHOMA CITY, OK



## PROPERTY OVERVIEW

The property is located at the SWC of S. Western Avenue and SW 36th Street (Grand Ave.) adjacent to the Integris Southwest Medical Center  
Property anchored by Super Mercado (Buy For Less) high volume Hispanic grocer and Goodwill other tenants include FAA Credit Union, Dollar General, Wingstop, Thai Garden, My Family Clinic and others  
Most densely populated area in the entire OKC metro area and also the heart of the Hispanic community  
The Integris Southwest Medical Center is a 406 bed facility with approximately 500 physicians on site creating a 24-7 retail environment around this location  
The intersection is also home to Walmart Neighborhood Market, CVS, Walgreens, Westlake Hardware and AutoZone

## TRAFFIC COUNTS

|              |            |
|--------------|------------|
| 36TH ST.     | 12,923 VPD |
| WESTERN AVE. | 23,400 VPD |

GLA: 86,335 SF    WEB LINK: [jahrealty.propertycapsule.com/reding](http://jahrealty.propertycapsule.com/reding)

## DEMOGRAPHICS

### 2025 ESTIMATES

3 MILE

5 MILE



TOTAL  
POPULATION

112,534

221,462



DAYTIME  
POPULATION

111,476

258,612



AVG. HH  
INCOME

\$43,636

\$54,166

## LEASING CONTACT

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JAH  
REALTY



| TENANT                    | SQFT   |
|---------------------------|--------|
| Land Available            | 41,875 |
| 701 Woodbridge Restaur... | 4,675  |
| 713 La Michoacana         | 27,122 |
| 717 My Family Clinic      | 2,300  |
| 721 She Nail Bar          | 4,400  |
| 723 China Princess Exp... | 672    |
| 725 Comfort Dental        | 3,300  |
| 729 Goodwill              | 15,625 |
| 805 FAA Credit Union      | 3,284  |
| 825 Subway                | 2,000  |
| 901 La Tropicana          | 2,983  |
| 903 La Tropicana          | 2,055  |
| 905 Dollar General        | 7,475  |
| 905B Wing Stop            | 2,178  |
| 909 Available             | 5,298  |
| 913 Thai Garden Restau... | 1,969  |

Availability

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