



### 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

## **DEMOGRAPHICS**

		<b>③</b>	
2024 Estimates	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	112,534	111,476	\$43,636
5 MILE	221,462	258,612	\$54,166

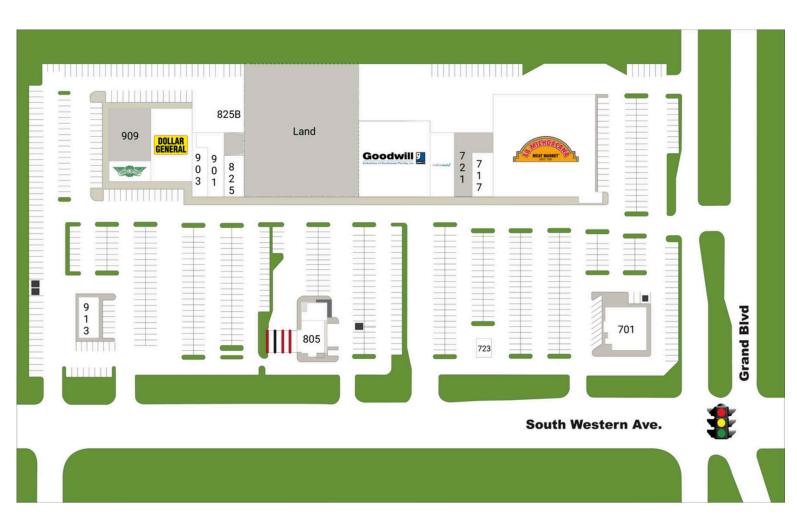
#### LEASING CONTACT

#### **ELISE LOPEZ**

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# **REDING** 3713 S. WESTERN AVENUE, OKLAHOMA CITY, OK





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

Availability

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