

# 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 La Michoacana (high volume Hispanic grocer) and Goodwill other tenants include FAA Credit Union, Dollar General, Wingstop, Gentle Dental, My Family Clinic and others

Located in the most densely populated area in the entire OKC metro area and also the heart of the Hispanic community.

Reding Shopping Center is just north of the Integris Southwest Medical Center, 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, Starbucks, VASA Fitness, Extra Space, CVS, Walgreens, Westlake Hardware and AutoZone.

## TRAFFIC COUNTS

SW GRAND BLVD.	11,607 VPD
WESTERN AVE.	19,384 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

108,471

209,905



DAYTIME  
POPULATION

46,694

195,973



AVG. HH  
INCOME

\$49,339

\$59,476

## 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	LaundroLab	5,298
913	Thai Garden Restau...	1,969

Availability

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