

# 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

2026 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	108,471	46,694	\$49,339
5 MILE	209,905	195,973	\$60,006

## LEASING CONTACT

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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
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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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