



THE  
FIT  
PIG  
→

BEYOND  
STUDIOS

CULTIVAR  
FARM TO FIRE  
MEXICAN KITCHEN

HERBOLOG

Automobile Alley is  
Open for Business

Water City

712  
WINERY



FOR SALE OR LEASE  
712 - 714 N Broadway, Oklahoma City, OK

THE RETAIL GROUP



## PROPERTY DETAILS

Available SF	
Suite 100 (1st & 2nd floor)	6,556 SF
Suite 200 (2nd floor)	4,143 SF
Lease Rate	\$20/SF
Additional Rent	\$3/SF
Sale Price	Negotiable
Building Size	20,550 SF

## PROPERTY HIGHLIGHTS

- Prime Automobile Alley location
- Work/Live/Play District
- Easy streetcar accessibility

## SNAPSHOT



Estimated Vehicles Per Day  
N Broadway 11,954 (\*16)



Average HH Income: 3 Mile Radius  
\$56,991



Population: 3 Mile Radius  
80,447

## THE RETAIL GROUP

**DANNY OJEDA**  
dojeda@newmarklsb.com  
O: 405.602.3046

**MICHAEL RAPELLA**  
mrapella@newmarklsb.com

**JAY COHLMIA**  
jaycohlmia@newmarklsb.com

204 N. Robinson, Ste 700 OKC, OK, 73102  
110 W. 7th, Ste 2600 Tulsa, OK, 74119

for more information, visit us at  
**newmarklsb.com**

The information contained herein was obtained from sources believed reliable; however, Newmark Grubb Levy Strange Beffort makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. Independently Owned and Operated.



712-714 N Broadway, Oklahoma City, OK | FOR SALE OR LEASE



# AUTOMOBILE ALLEY

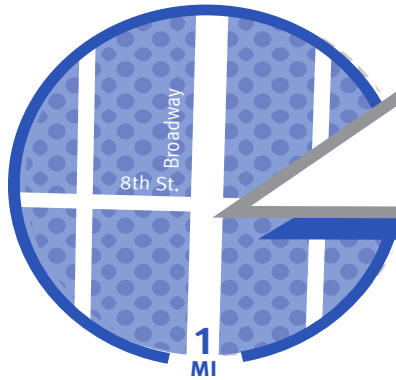
sub  
market  
snapshot

More than 100 years ago, Automobile Alley began life as a bustling strip of car dealerships and automobile-related businesses along Broadway Avenue. By the 1970s, as car dealers headed to the suburbs for ample space for expansive car lots, the area downtown began to fall into decline. After decades of neglect,

the area sustained widespread damage as a result of the nearby bombing in 1995 of the Alfred P. Murrah federal building. Downtown received tens of millions of dollars of federal loans and grants for revitalization. A handful of developers came to the area and began to transform it into a lively mixed-use strip.

## AS OF 2018

Downtown Oklahoma City Inc. defines Automobile Alley as bordered on the west by N Broadway Place, on the east by Interstate 235, on the south by Fourth Street and to the north by W Park Place.



**10,401**  
population

**\$41,393**  
med. income

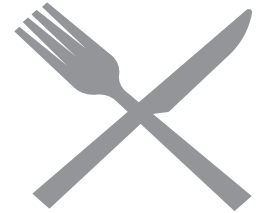
## KEEPING IT LOCAL

Automobile Alley can boast that almost all of its tenants are Oklahoma-born concepts, from restaurants and bars to boutiques and immersive art experiences. The OKC Streetcar runs straight up Broadway with stops along the way as well, to connect this lively district with the rest of Downtown.



PRAIRIE ARTISAN ALES  
SCHLEGEL BICYCLES  
VANESSA HOUSE BEER CO.  
**SHOP GOOD**  
BROADWAY WINE MERCHANTS  
**THE WOMB**  
FACTORY OBSCURA  
WATER'S EDGE WINERY  
PLENTY MERCANTILE  
TWISTED SPIKE  
BREWERY AND TAP ROOM

RED PRIME STEAKHOUSE  
BROADWAY 10 BAR & CHOPHOUSE  
CULTIVAR MEXICAN KITCHEN  
YUZO SUSHI TAPAS  
HIDEAWAY PIZZA  
S&B'S BURGER JOINT  
**NASHBIRD**  
IGUANA MEXICAN GRILL  
HATCH EARLY MOOD FOOD



## BY THE NUMBERS

WITHIN 1 MILE RADIUS OF NW 8TH AND BROADWAY

**2,320** **59,650**  
BUSINESSES EMPLOYEES

COMING SOON

**106,000** **400**  
SF HQ EMPLOYEES

Automobile Alley is in close proximity to the Heritage Hills and Mesta Park historic neighborhoods, in addition to thousands of apartments and condos downtown. It is just west of the OU Health Sciences Center, east of MidTown and north of the Central Business District. Soon it will boast the headquarters for Heartland Payment systems, bringing even more employees to the district.

FOR LEASE

712-714 N Broadway, Oklahoma City, OK



NEWMARK GRUBB THE RETAIL GROUP  
LEVY STRANGE BEFFORT