

CHÂTENAU SQUARE Shopping Plaza



SW 104th and South Pennsylvania
Oklahoma City, Oklahoma
Phase II

Developed and Offered By
P.B. Odom III Construction, Inc.
Developer

2300 SW 89th, Suite A, Oklahoma City, OK 73159
Office 405-691-8797 Fax 405-691-8796 Email podom@pbodom.com

*Creating a more Beautiful South Oklahoma City
Since 1935*

TABLE OF CONTENTS

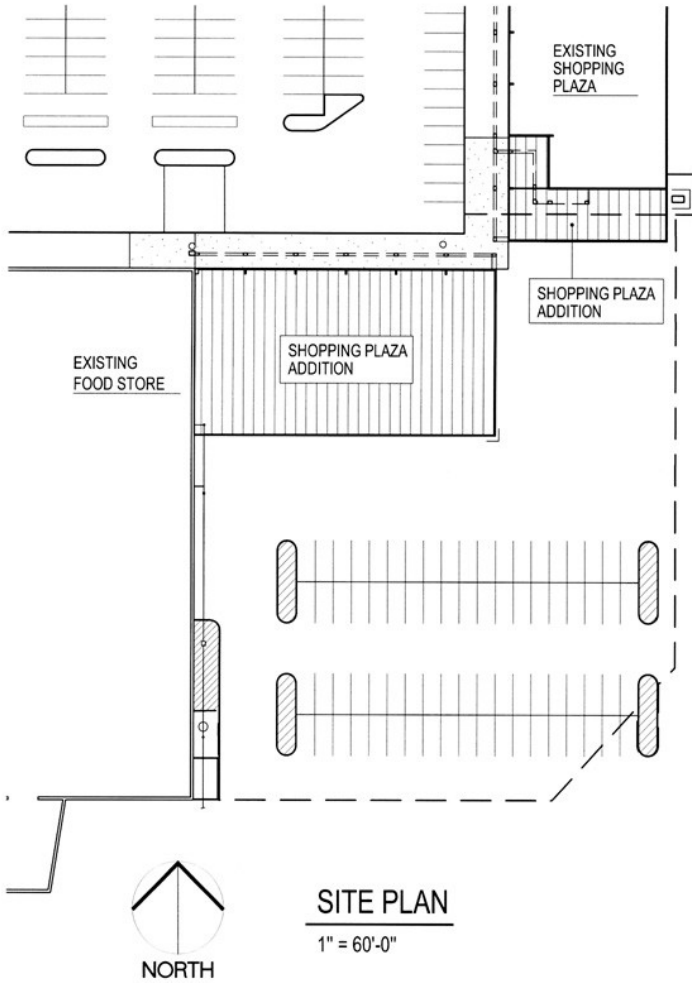
- I. PROJECT HIGHLIGHTS
- II. PROJECT EXISTING PHOTOS
- III. CONCEPTUAL SITE PLANS
- IV. CONCEPTUAL FLOOR PLAN
- V. MAP FOR Châtenay Square TRADE AREA
- VI. DEMOGRAPHICS FOR Châtenay Square 1,3,&5 MILE

PROJECT HIGHLIGHTS

<u>NAME:</u>	Châtenay Square Shopping Plaza
<u>LOCATION:</u>	The intersection of SW 104 th & South Penn
<u>PROJECT SIZE:</u>	14,500 Square Feet Available in Phase II
<u>AREA HIGHLIGHTS:</u>	This is an expansion of the very successful Phase I. Total Square Footage will be nearly 115,000 sq.ft. Châtenay Square is anchored by Albertsons and Panera Bread. The Tenants include: Round Up Cleaners, Hayashi Sushi Bar, Foot Solutions, T-Mobile, H&R Block, The Bronze Tanning Salon, Oreck, MSB Art Gallery, Hills Creations, Butterfly Kisses, Rizzato's Salon & Medical Spa, Grand Junction Menswear, Accente, The UPS Store, Dot Wo Restaurant, Golf Etc.
<u>RENT PSF:</u>	\$15.50 per square foot plus CAM of \$2.37 per Sq/Ft White Box Included
<u>TRAFFIC COUNT:</u>	45,527 Cars Per Day
<u>COMMENTS:</u>	Class A Shopping Center, Upscale Retail

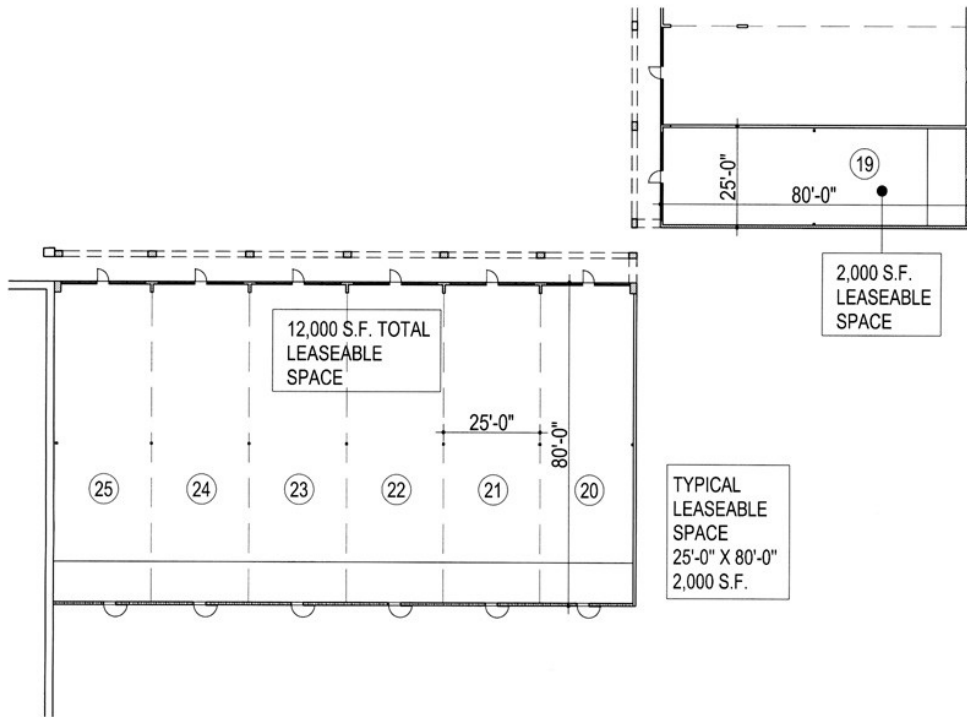
PROJECT EXISTING PHOTOS





HOLLEYMAN ASSOCIATES
ARCHITECTS, PLLC
2310 S.W. 89th Street, Suite F
Oklahoma City, OK 73159
t: (405)691.0039 f: (405)691.0107
holleyman@holleyman.com
Oklahoma City • Phoenix

CONCEPTUAL FLOOR PLAN

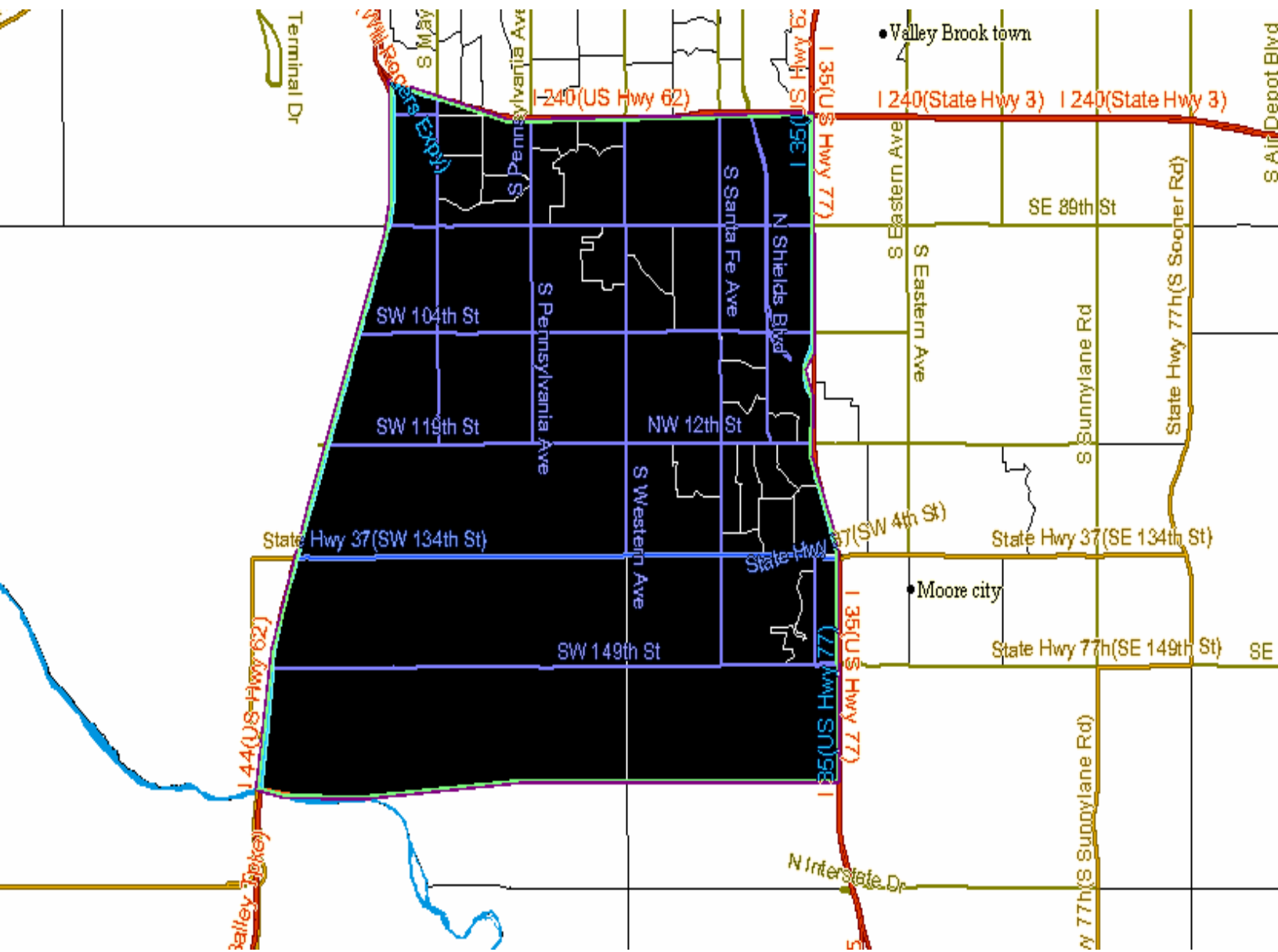


FLOOR PLAN
1" = 30'-0"



HOLLEYMAN ASSOCIATES
ARCHITECTS, PLLC
2310 S.W. 89th Street, Suite F
Oklahoma City, OK 73159
t: (405)691.0039 f: (405)691.0107
holleyman@holleyman.com
Oklahoma City • Phoenix

MAP FOR Châtenay Square TRADE AREA



DEMOGRAPHICS FOR Châtenay Square 1,3, & 5 MILE

Date: March 14, 2005

Current Geography Selection: 1, 3, 5 mile radii: SW 104TH ST & S PENNSYLVANIA AVE, OKLAHOMA CITY, OK 73159

Latitude: 35.363300 **Longitude:** -97.547640

City: Oklahoma City **Pop:** 526,400

County: Cleveland County **Pop:** 219,036

Zip: 73170 Oklahoma City **Pop:** 27,776

Demographic Detail Comparison Report

	1 Miles:	3 Miles:	5 Miles:
<u>2004 Demographics</u>			
Total Population	12,384	77,872	160,692
Total Households	4,906	32,706	64,919
Female Population	6,419	40,078	81,913
% Female	51.8%	51.5%	51.0%
Male Population	5,965	37,794	78,778
% Male	48.2%	48.5%	49.0%
Population Density (per Sq. Mi.)	3,942.0	2,754.1	2,046.0
Age:			
Age 0 - 4	4.9%	6.7%	7.5%
Age 5 - 14	13.0%	12.8%	13.6%
Age 15 - 19	7.3%	6.8%	6.7%
Age 20 - 24	4.3%	7.1%	6.9%
Age 25 - 34	11.6%	15.2%	15.8%
Age 35 - 44	16.5%	14.4%	14.3%
Age 45 - 54	19.1%	14.7%	13.5%
Age 55 - 64	12.4%	10.9%	10.1%
Age 65 - 74	6.3%	6.7%	6.6%
Age 75 - 84	3.2%	3.6%	3.9%
Age 85 +	1.2%	1.1%	1.3%
Median Age	41.0	36.0	34.7
Housing Units			
Total Housing Units	5,229	35,014	70,344
Owner Occupied Housing Units	80.7%	62.5%	60.8%
Renter Occupied Housing Units	13.1%	30.9%	31.5%
Vacant Housing Units	6.2%	6.6%	7.7%
Race and Ethnicity			
American Indian, Eskimo, Aleut	3.0%	4.0%	4.5%
Asian or Pacific Islander	6.3%	4.0%	2.6%
Black	2.7%	4.3%	4.7%
Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
White	83.4%	80.3%	76.9%
Other	1.3%	3.0%	6.6%
Multi-Race	3.3%	4.3%	4.6%
Hispanic Ethnicity	3.9%	7.6%	13.7%
Not of Hispanic Ethnicity	96.1%	92.4%	86.3%
Marital Status:			
Age 15 + Population	10,142	62,555	126,613
Divorced	5.1%	5.2%	6.1%
Never Married	19.0%	22.3%	22.5%
Now Married	64.2%	56.6%	53.3%
Separated	1.8%	3.6%	4.8%
Widowed	9.9%	12.4%	13.4%

Educational Attainment:

Total Population Age 25+	8,735	51,844	104,969
Grade K - 8	1.5%	3.2%	6.6%
Grade 9 - 12	7.8%	11.1%	14.9%
High School Graduate	28.0%	31.5%	31.6%
Associates Degree	6.3%	5.9%	5.4%
Bachelor's Degree	18.3%	13.7%	10.7%
Graduate Degree	8.8%	6.0%	4.4%
Some College, No Degree	29.3%	28.6%	26.4%

Household Income:

Income \$ 0 - \$9,999	3.4%	7.5%	9.6%
Income \$ 10,000 - \$14,999	2.8%	5.0%	6.6%
Income \$ 15,000 - \$24,999	5.0%	12.8%	14.8%
Income \$ 25,000 - \$34,999	9.4%	13.6%	14.9%
Income \$ 35,000 - \$49,999	15.9%	17.6%	17.7%
Income \$ 50,000 - \$74,999	25.7%	21.2%	19.8%
Income \$ 75,000 - \$99,999	17.7%	11.6%	9.3%
Income \$100,000 - \$124,999	10.3%	5.5%	4.0%
Income \$125,000 - \$149,999	4.6%	2.4%	1.6%
Income \$150,000 +	5.3%	2.7%	1.8%
Average Household Income	\$68,621	\$51,888	\$45,890
Median Household Income	\$63,100	\$44,124	\$38,241
Per Capita Income	\$27,215	\$21,847	\$18,640

Vehicles Available:

0 Vehicles Available	3.5%	4.4%	6.7%
1 Vehicle Available	20.7%	33.8%	36.0%
2+ Vehicles Available	75.8%	61.8%	57.3%
Average Vehicles Per Household	2.10	1.80	1.70
Total Vehicles Available	10,148	60,236	112,366

Business and Employment:

Number of Employees	3,834	20,495	54,938
Number of Establishments	563	2,436	5,249

	1 Miles:	3 Miles:	5 Miles:
--	----------	----------	----------

2009 Demographics

Total Population	13,056	84,716	170,312
Total Households	5,406	37,017	71,679
Female Population	6,751	43,446	86,565
% Female	51.7%	51.3%	50.8%
Male Population	6,305	41,271	83,746
% Male	48.3%	48.7%	49.2%

Age:

Age 0 - 4	4.8%	6.6%	7.4%
Age 5 - 14	11.8%	12.3%	13.2%
Age 15 - 19	6.1%	6.0%	6.1%
Age 20 - 24	3.5%	5.9%	5.9%
Age 25 - 34	12.4%	15.6%	16.1%
Age 35 - 44	15.6%	13.9%	13.8%
Age 45 - 54	19.0%	14.7%	13.5%
Age 55 - 64	14.5%	12.6%	11.7%
Age 65 - 74	7.5%	7.5%	7.3%
Age 75 - 84	3.6%	3.7%	3.9%
Age 85 +	1.3%	1.1%	1.2%
Median Age	42.6	37.4	35.9

Housing Units Trend

Total Housing Units	5,751	39,544	77,512
Owner Occupied Housing Units	81.8%	63.7%	61.8%
Renter Occupied Housing Units	12.2%	29.9%	30.7%
Vacant Housing Units	6.0%	6.4%	7.5%
Race and Ethnicity			
American Indian, Eskimo, Aleut	3.0%	4.0%	4.5%
Asian	6.2%	4.0%	2.6%
Black	2.7%	4.3%	4.7%
Hawaiian/Pacific Islander	0.1%	0.0%	0.0%
White	83.4%	80.3%	77.0%
Other	1.3%	3.0%	6.5%
Multi-Race	3.3%	4.3%	4.5%
Hispanic Ethnicity	4.3%	8.6%	15.5%
Not of Hispanic Ethnicity	95.7%	91.4%	84.5%
Marital Status:			
Age 15 + Population	10,868	68,566	134,953
Divorced	4.9%	5.0%	5.7%
Never Married	20.0%	22.9%	22.9%
Now Married	62.0%	54.8%	51.9%
Separated	2.4%	4.5%	5.5%
Widowed	10.7%	13.0%	13.9%
Educational Attainment:			
Total Population Age 25+	9,772	58,751	115,234
Grade K - 9	1.5%	3.2%	6.3%
Grade 9 - 12	7.9%	10.9%	14.5%
High School Graduate	28.0%	31.3%	31.4%
Associates Degree	6.3%	6.0%	5.5%
Bachelor's Degree	18.3%	13.9%	11.1%
Graduate Degree	8.9%	6.1%	4.6%
Some College, No Degree	29.1%	28.6%	26.7%
Household Income:			
Income \$ 0 - \$9,999	3.2%	7.1%	9.0%
Income \$ 10,000 - \$14,999	2.5%	4.4%	5.8%
Income \$ 15,000 - \$24,999	4.4%	10.8%	12.6%
Income \$ 25,000 - \$34,999	8.0%	12.4%	14.0%
Income \$ 35,000 - \$49,999	13.6%	15.5%	15.9%
Income \$ 50,000 - \$74,999	21.4%	20.8%	20.0%
Income \$ 75,000 - \$99,999	20.0%	14.0%	12.0%
Income \$100,000 - \$124,999	12.1%	7.3%	5.5%
Income \$125,000 - \$149,999	7.1%	3.7%	2.6%
Income \$150,000 +	7.6%	4.0%	2.7%
Average Household Income	\$66,552	\$51,789	\$46,390
Median Household Income	\$71,769	\$49,721	\$42,953
Per Capita Income	\$27,583	\$22,680	\$19,626
Vehicles Available			
0 Vehicles Available	3.3%	4.3%	6.6%
1 Vehicle Available	20.6%	33.5%	35.6%
2+ Vehicles Available	76.1%	62.2%	57.8%
Average Vehicles Per Household	2.30	2.10	1.90
Total Vehicles Available	11,318	68,644	125,160
	1 Miles:	3 Miles:	5 Miles:
2000 Census Demographics			
Total Population	11,901	71,977	152,858
Total Households	4,478	28,955	59,156
Female Population	6,178	37,149	78,098
% Female	51.9%	51.6%	51.1%
Male Population	5,723	34,828	74,760

% Male	48.1%	48.4%	48.9%
Age:			
Age 0 - 4	5.5%	6.9%	7.6%
Age 5 - 14	14.4%	13.7%	14.4%
Age 15 - 19	8.2%	7.5%	7.4%
Age 20 - 24	4.7%	7.8%	7.5%
Age 25 - 34	10.5%	14.3%	15.0%
Age 35 - 44	18.3%	15.7%	15.5%
Age 45 - 54	18.2%	13.9%	12.7%
Age 55 - 64	10.5%	9.3%	8.6%
Age 65 - 74	5.7%	6.6%	6.5%
Age 75 - 84	3.0%	3.5%	3.8%
Age 85 +	1.0%	0.9%	1.1%
Median Age	39.2	34.9	33.7
Housing Units Trend			
Total Housing Units	4,769	30,987	64,076
Owner Occupied Housing Units	79.9%	61.5%	60.0%
Renter Occupied Housing Units	14.0%	31.9%	32.3%
Vacant Housing Units	6.1%	6.6%	7.7%
Race and Ethnicity			
American Indian, Eskimo, Aleut Asian, and Hawaiian or other Pacific Islander	3.0%	4.0%	4.6%
Black	6.5%	4.1%	2.6%
White	2.7%	4.4%	4.7%
Other	83.3%	80.3%	76.8%
Two or More Races	1.3%	3.0%	6.8%
Hispanic Ethnicity	3.3%	4.3%	4.6%
Not of Hispanic Ethnicity	3.5%	6.6%	12.1%
	96.5%	93.4%	87.9%
Marital Status:			
Age 15 + Population	9,542	57,144	119,255
Divorced	9.7%	12.2%	13.4%
Never Married	18.6%	22.2%	22.5%
Now Married	64.9%	56.9%	53.2%
Separated	1.6%	3.3%	4.5%
Widowed	5.2%	5.4%	6.4%
Educational Attainment:			
Total Population Age 25+	8,008	46,152	96,541
Grade K - 9	1.1%	2.7%	5.7%
Grade 9 - 11, No diploma	7.8%	11.2%	15.3%
High School Graduate	27.9%	31.5%	31.6%
Associates Degree	6.4%	5.9%	5.3%
Bachelor's Degree	18.3%	13.6%	10.4%
Graduate Degree	8.8%	6.0%	4.3%
Some College, No Degree	29.5%	28.7%	26.3%
No Schooling Completed	0.3%	0.5%	1.1%
Public School Enrollment	84.2%	86.4%	88.3%
Private School Enrollment	15.8%	13.6%	11.8%
Household Income:			
Income \$ 0 - \$9,999	3.4%	7.8%	10.1%
Income \$ 10,000 - \$14,999	3.0%	5.7%	7.4%
Income \$ 15,000 - \$24,999	5.3%	14.0%	16.3%
Income \$ 25,000 - \$34,999	11.0%	15.1%	16.0%
Income \$ 35,000 - \$49,999	17.7%	18.6%	18.4%
Income \$ 50,000 - \$74,999	27.3%	20.6%	18.7%
Income \$ 75,000 - \$99,999	16.0%	10.0%	7.5%
Income \$100,000 - \$124,999	8.5%	4.3%	3.0%

Income \$125,000 - \$149,999	3.4%	1.8%	1.2%
Income \$150,000 - \$199,999	2.1%	1.0%	0.7%
Income \$200,000 or More	2.3%	1.2%	0.8%
Average Household Income	\$67,880	\$49,604	\$43,228
Median Household Income	\$58,864	\$40,745	\$35,186
Per Capita Income	\$25,539	\$19,955	\$16,729
Vehicles Available			
0 Vehicles Available	3.6%	4.4%	6.8%
1 Vehicle Available	20.9%	34.1%	36.3%
2 Vehicles Available	50.3%	44.7%	41.5%
3+ Vehicles Available	25.2%	16.8%	15.4%
Average Vehicles Per Household	1.90	1.70	1.60
Total Vehicles Available	9,202	51,979	100,803
Blue Collar Occupations	1,876	13,577	30,559
White Collar Occupations	4,402	22,374	39,173
% Blue Collar Workers	29.9%	37.8%	43.8%
% White Collar Workers	70.1%	62.2%	56.2%
	1 Miles:	3 Miles:	5 Miles:
1990 Demographics			
Total Population	9,751	65,450	136,890
Total Households	3,325	25,110	52,668
Female Population	4,953	33,396	70,684
% Female	50.8%	51.0%	51.6%
Male Population	4,798	32,054	66,206
% Male	49.2%	49.0%	48.4%
Age:			
Total Population	9,751	65,450	136,890
Age 0 - 4	7.3%	7.6%	7.8%
Age 5 - 14	17.1%	15.2%	15.3%
Age 15 - 19	8.8%	7.5%	7.1%
Age 20 - 24	5.2%	7.9%	7.3%
Age 25 - 34	17.2%	18.8%	18.3%
Age 35 - 44	20.8%	16.0%	14.8%
Age 45 - 54	13.6%	11.6%	10.5%
Age 55 - 64	6.4%	8.2%	8.6%
Age 65 - 74	2.7%	4.8%	6.2%
Age 75 - 84	0.8%	1.9%	3.2%
Age 85 +	0.1%	0.4%	0.9%
Median Age	32.3	31.3	31.8
Housing Units			
Total Housing Units	3,505	28,102	59,864
Owner Occupied Housing Units	81.6%	57.3%	57.4%
Renter Occupied Housing Units	13.3%	32.0%	30.6%
Vacant Housing Units	5.1%	10.7%	12.0%
Race and Ethnicity			
American Indian, Eskimo, Aleut	4.5%	5.0%	5.8%
Asian	4.5%	2.4%	1.7%
Black	3.2%	3.3%	3.0%
White	86.5%	87.5%	86.5%
Other	1.4%	1.7%	3.0%
Hispanic Ethnicity	3.1%	3.7%	5.5%
Not of Hispanic Ethnicity	96.9%	96.3%	94.5%
Educational Attainment:			
Total Population Age 25+	6,011	40,420	85,529
Grade K - 9	2.6%	4.1%	7.5%
Grade 9 - 12	8.1%	13.1%	17.6%
High School Graduate	26.2%	31.4%	32.4%

Associates Degree	6.5%	5.7%	5.0%
Bachelor's Degree	17.5%	11.8%	8.5%
Graduate Degree	6.6%	4.9%	3.8%
Some College, No Degree	32.5%	29.1%	25.1%
1990 Household Income:			
Income \$ 0 - \$9,999	3.2%	9.6%	14.7%
Income \$ 10,000 - \$19,999	6.9%	17.7%	21.2%
Income \$ 20,000 - \$29,999	13.5%	19.8%	19.9%
Income \$ 30,000 - \$39,999	17.8%	17.7%	16.8%
Income \$ 40,000 - \$49,999	16.6%	13.1%	10.9%
Income \$ 50,000 - \$59,999	14.9%	9.0%	7.2%
Income \$ 60,000 - \$74,999	12.7%	7.7%	5.6%
Income \$ 75,000 - \$99,999	10.0%	3.5%	2.4%
Income \$100,000 - \$124,999	2.9%	1.3%	0.8%
Income \$125,000 - \$149,999	1.1%	0.3%	0.2%
Income \$150,000 +	0.6%	0.4%	0.3%
Average Household Income	\$49,675	\$35,485	\$30,954
Median Household Income	\$43,835	\$31,432	\$26,830
Per Capita Income	\$16,908	\$13,628	\$11,952
Vehicles Available			
0 Vehicles Available	1.3%	3.0%	5.5%
1 Vehicle Available	17.1%	30.1%	32.1%
2+ Vehicles Available	81.6%	66.8%	62.4%
Average Vehicles Per Household	2.10	1.80	1.70
Total Vehicles Available	7,100	46,343	92,014
	1 Miles:	3 Miles:	5 Miles:
Population Trend			
1990	9,751	65,450	136,890
2000	11,901	71,977	152,858
Change 1990 to 2000	22.1%	10.0%	11.7%
2004	12,384	77,872	160,692
2009	13,056	84,716	170,312
Change 2004 to 2009	5.4%	8.8%	6.0%
Household Trend			
1990	3,325	25,110	52,668
2000	4,478	28,955	59,156
Change 1990 to 2000	34.7%	15.3%	12.3%
2004	4,906	32,706	64,919
2009	5,406	37,017	71,679
Change 2004 to 2009	10.2%	13.2%	10.4%
Average Household Size Trend			
1990	2.93	2.59	2.58
2000	2.65	2.47	2.53
2004	2.52	2.36	2.43
2009	2.41	2.27	2.33
Median Age Trend			
1990	32	31	32
2000	39	35	34
Change 1990 to 2000	21.3%	11.5%	6.0%
2004	41	36	35
2009	43	37	36
Change 2004 to 2009	4.0%	3.9%	3.6%
Housing Units Trend			
Total Housing Units			

Change 1990 to 2000	36.1%	10.3%	7.0%
Change 2004 to 2009	10.0%	12.9%	10.2%
Owner Occupied Housing Units			
Change 1990 to 2000	33.2%	18.3%	11.9%
Change 2004 to 2009	11.4%	15.0%	12.0%
Renter Occupied Housing Units			
Change 1990 to 2000	43.6%	9.9%	13.2%
Change 2004 to 2009	2.5%	9.4%	7.4%
Vacant Housing Units			
Change 1990 to 2000	62.2%	-32.1%	-31.6%
Change 2004 to 2009	7.1%	9.5%	7.5%
Race and Ethnicity Trend			
American Indian, Eskimo, Aleut			
Change 1990 to 2000	-18.8%	-12.1%	-12.0%
Change 2004 to 2009	6.0%	8.7%	5.2%
Asian or Pacific Islander			
Change 1990 to 2000	77.5%	83.2%	75.8%
Change 2004 to 2009	3.6%	8.0%	7.0%
Black			
Change 1990 to 2000	3.0%	46.5%	74.8%
Change 2004 to 2009	7.6%	9.1%	6.7%
White			
Change 1990 to 2000	17.6%	0.8%	-1.0%
Change 2004 to 2009	5.5%	8.8%	6.2%
Other			
Change 1990 to 2000	9.2%	89.5%	154.3%
Change 2004 to 2009	6.7%	9.5%	4.1%
Hispanic Ethnicity			
Change 1990 to 2000	35.9%	96.1%	145.5%
Change 2004 to 2009	16.8%	23.9%	19.6%
Not of Hispanic Ethnicity			
Change 1990 to 2000	21.6%	6.6%	3.8%
Change 2004 to 2009	5.0%	7.5%	3.8%

Page STDBonline Report - Demographic Detail Comparison Report e 9 of 9

Current year data is for the year **2004**, 5 year projected data is for the year **2009**.

Demographic data © 2004 by Experian/Applied Geographic Solutions.

Crime data © 2004 by Experian/Applied Geographic Solutions. Traffic Count data © 2004 by GDT.

The retail centers data used in this site is licensed by National Research Bureau (NRB).

Properties data © 2004 by Property & Portfolio Research (PPR) Inc. and Dodge Pipeline All rights reserved.

The information presented herein, while not guaranteed, was obtained from sources we believe to be reliable.

Neither STDB, Inc. nor the CCIM Institute assumes any liability for errors or omissions.

This site is brought to you by **STDB, Inc.** Powered by **SRC, LLC**.

© 2004 All Rights Reserved.