

# FOR LEASE

## Delano Shopping District



Near the intersection of Douglas and McLean. Come join the many eclectic shops and restaurants in the Historical Delano Shopping District. Within walking distance to downtown Wichita, Exploration Place, Lawrence-Dumont Stadium, Hyatt Regency Hotel, Century II and the Waterwalk Development.

**Location:** 535 W. Douglas, Wichita, KS

**Space Available:** 3,123-9,642 sq. ft. Includes 75 parking spaces in rear.

**Lease Rate:** \$8.00 per sq. ft. NNN

**Demographics:** Estimated Average Household Income  
1 Mile = \$36,226 3 Miles = \$41,598 5 Miles = \$45,718

**Area Neighbors:** Hatman Jack's, Perfect Touch Salon, Hertz, The Vagabond, Delano BBQ, Melange Jewelry, Dr. Tartler/SIVA, LaGalette, TJ's Burgers, and Care to Dance Studio

For More Information Contact:

Gary Oborny

T: (316) 262-3331

F: (316) 262-6321

C: (316) 992-6720

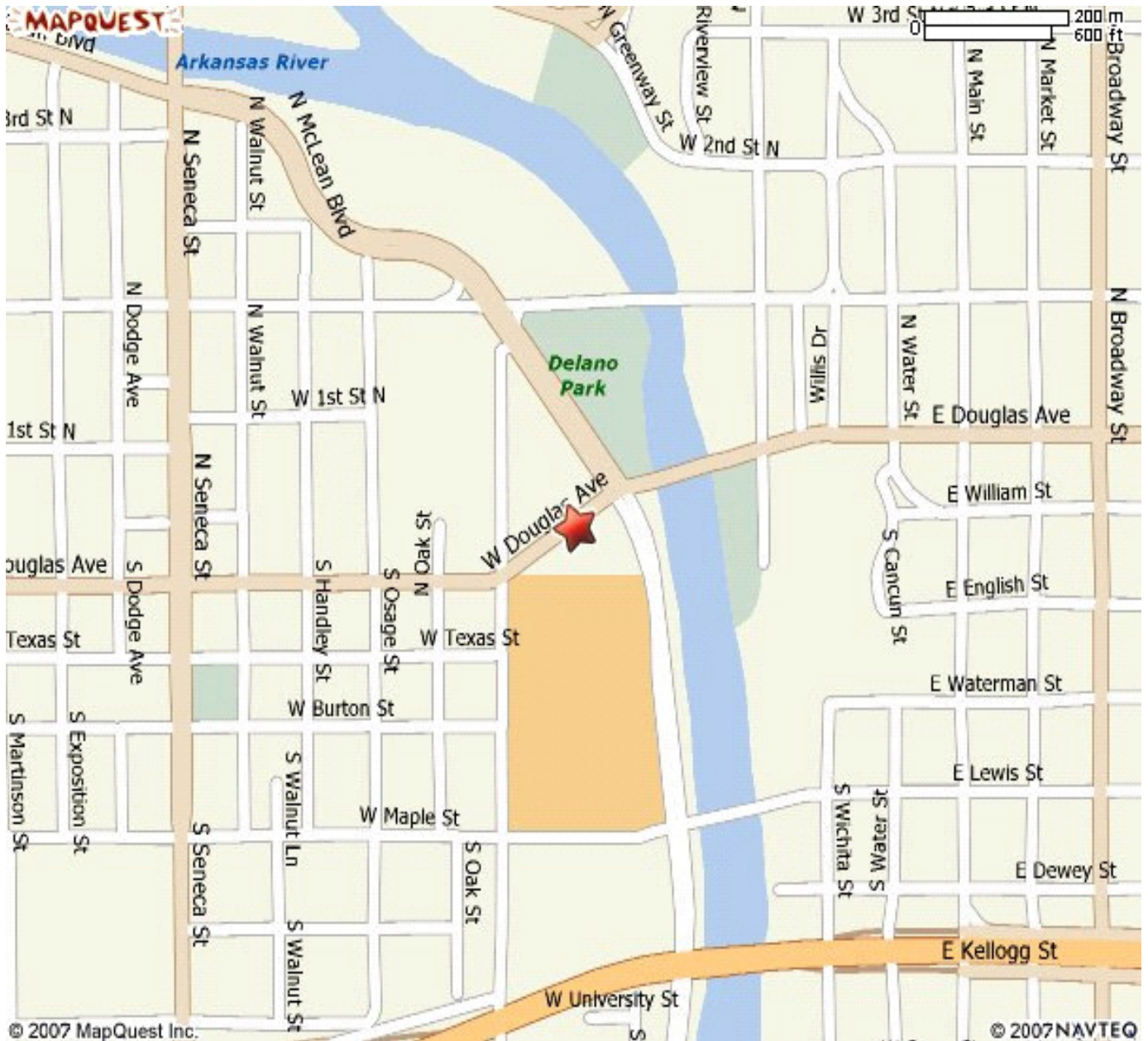
[gary@occmgmt.com](mailto:gary@occmgmt.com)

[www.occmgmt.com](http://www.occmgmt.com)



**Occidental**  
**MANAGEMENT**  
Where Ideas Take Flight  
REAL ESTATE DEVELOPMENT

# DOUGLAS



Traffic counts for 535 W Douglas provided by City of Wichita, 2007.

Douglas      East Bound: 11,474  
                 West Bound: 9,493



TOTAL LEASABLE AREA = 24,839 S.F.

**FLOOR PLAN**

**535 W. Douglas**  
 WALKER, KIMBLE

**1**  
 18 JUNE 95

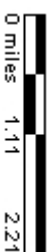
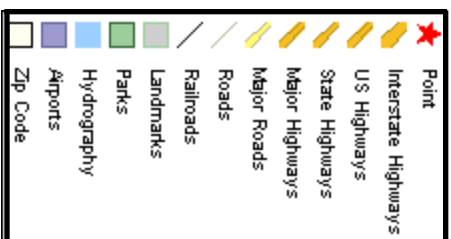
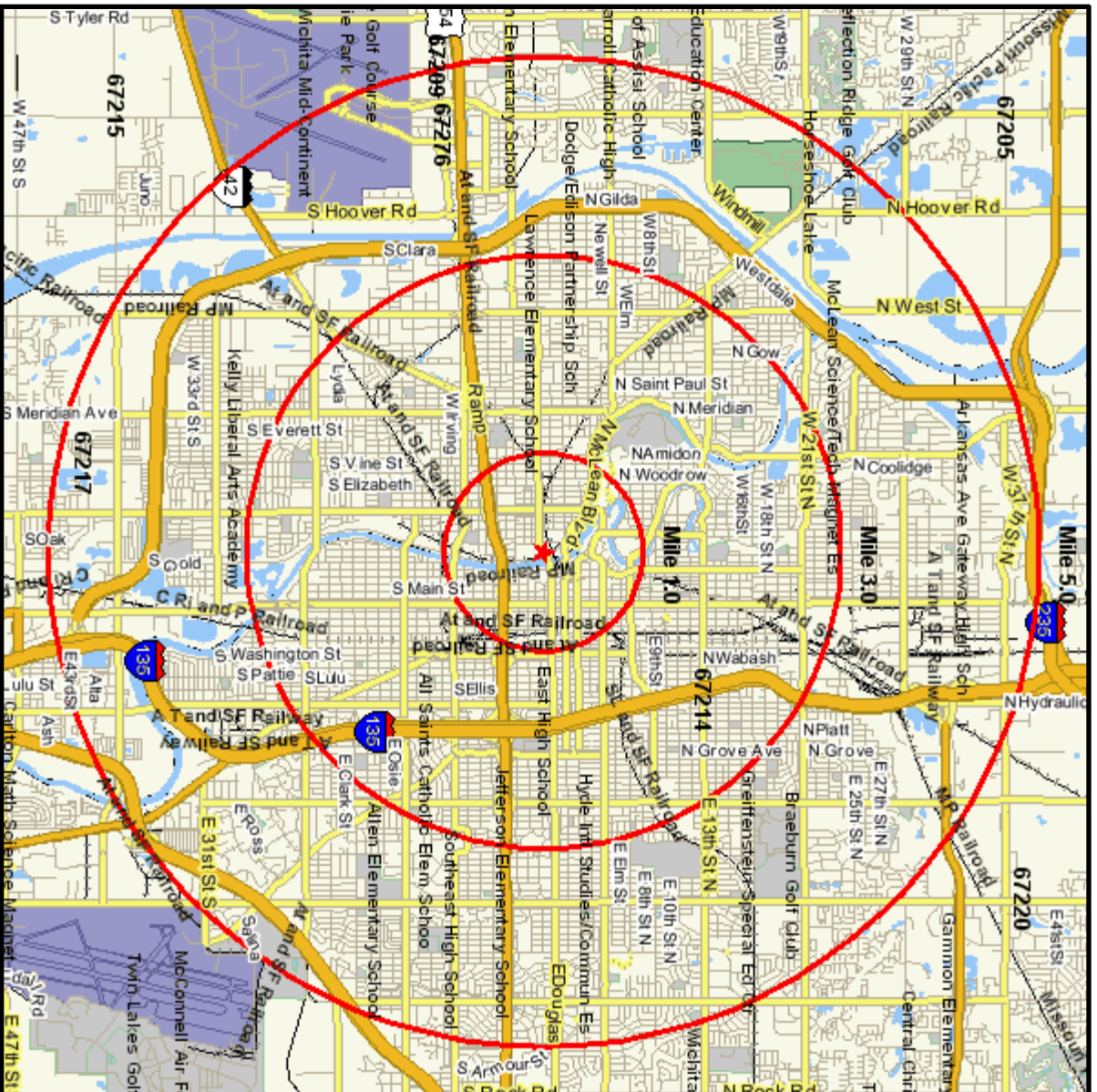


# Area Map

Prepared For:

Order #: 968867111  
Site: 01

535 W DOUGLAS AVE  
WICHITA, KS 67213-4701  
Coord: 37.684762, -97.345226  
Radius - See Appendix for Details



## Pop-Facts: Household Quick Facts Report

**Radius 1: 535 W DOUGLAS AVE, WICHITA, KS 67213-4701, aggregate**

**Radius 2: 535 W DOUGLAS AVE, WICHITA, KS 67213-4701, aggregate**

**Radius 3: 535 W DOUGLAS AVE, WICHITA, KS 67213-4701, aggregate**

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius 1	%	Radius 2	%	Radius 3	%
<b>Households</b>						
2015 Projection	4,300		41,602		91,293	
2010 Estimate	4,281		42,049		91,293	
2000 Census	4,285		43,608		92,623	
1990 Census	4,477		45,041		93,379	
Growth 2010 - 2015	0.44%		-1.06%		0.00%	
Growth 2000 - 2010	-0.09%		-3.58%		-1.44%	
Growth 1990 - 2000	-4.29%		-3.18%		-0.81%	
<b>2010 Est. Households by Household Income</b>						
	4,281		42,049		91,293	
Income Less than \$15,000	973	22.73	7,943	18.89	15,804	17.31
Income \$15,000 - \$24,999	799	18.66	6,758	16.07	13,533	14.82
Income \$25,000 - \$34,999	799	18.66	6,938	16.50	14,130	15.48
Income \$35,000 - \$49,999	746	17.43	8,056	19.16	17,255	18.90
Income \$50,000 - \$74,999	614	14.34	7,495	17.82	17,307	18.96
Income \$75,000 - \$99,999	208	4.86	2,729	6.49	7,123	7.80
Income \$100,000 - \$124,999	77	1.80	1,210	2.88	3,308	3.62
Income \$125,000 - \$149,999	29	0.68	467	1.11	1,288	1.41
Income \$150,000 - \$199,999	21	0.49	265	0.63	765	0.84
Income \$200,000 - \$499,999	15	0.35	168	0.40	674	0.74
Income \$500,000 or more	0	0.00	19	0.05	107	0.12
<b>2010 Est. Average Household Income</b>						
	36,226		41,598		45,718	
<b>2010 Est. Median Household Income</b>						
	29,612		34,113		36,895	
<b>2010 Est. Per Capita Income</b>						
	19,000		18,256		19,641	
<b>2010 Median HH Inc. by Single Race Class</b>						
White Alone	30,741		35,474		39,180	
Black or African American Alone	21,875		26,343		29,184	
American Indian and Alaska Native Alone	29,500		37,235		37,626	
Asian Alone	32,143		32,828		32,782	
Native Hawaiian and Other Pacific Islander Alone	0		41,429		42,500	
Some Other Race Alone	27,356		33,333		33,388	
Two or More Races	14,531		33,173		35,054	
Hispanic or Latino	27,538		32,794		33,893	
Not Hispanic or Latino	30,007		34,401		37,373	

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	<i>Radius 1</i>	%	<i>Radius 2</i>	%	<i>Radius 3</i>	%
<b>2010 Est. Households by Household Type</b>	4,281		42,049		91,293	
Family Households	1,616	37.75	22,807	54.24	52,561	57.57
Non Family Households	2,665	62.25	19,242	45.76	38,732	42.43
<b>2010 Est. Group Quarters Population</b>	1,903		3,067		4,068	
<b>2010 Est. Households by Household Size</b>	4,281		42,049		91,293	
1-person household	2,290	53.49	16,411	39.03	32,894	36.03
2-person household	1,002	23.41	12,152	28.90	27,777	30.43
3-person household	425	9.93	5,720	13.60	13,094	14.34
4-person household	294	6.87	4,062	9.66	9,370	10.26
5-person household	149	3.48	2,077	4.94	4,772	5.23
6-person household	73	1.71	958	2.28	2,077	2.28
7 or more person household	48	1.12	670	1.59	1,310	1.43
<b>2010 Est. Average Household Size</b>	1.94		2.27		2.32	
<b>2010 Est. Household Type, Presence Own Children</b>	4,281		42,049		91,293	
Married-Couple Family, own children	375	8.76	5,521	13.13	12,996	14.24
Married-Couple Family, no own children	527	12.31	7,999	19.02	19,469	21.33
Male Householder, own children	141	3.29	1,377	3.27	2,901	3.18
Male Householder, no own children	91	2.13	999	2.38	2,029	2.22
Female Householder, own children	319	7.45	4,651	11.06	10,339	11.33
Female Householder, no own children	163	3.81	2,261	5.38	4,828	5.29

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	Radius 1	%	Radius 2	%	Radius 3	%
<b>Population</b>						
2015 Projection	10,135		96,962		214,515	
2010 Estimate	10,205		98,667		215,889	
2000 Census	10,405		103,546		221,821	
1990 Census	9,603		106,455		226,573	
Growth 2010 - 2015	-0.69%		-1.73%		-0.64%	
Growth 2000 - 2010	-1.92%		-4.71%		-2.67%	
Growth 1990 - 2000	8.35%		-2.73%		-2.10%	
<b>2010 Est. Population by Age</b>						
	10,205		98,667		215,889	
Age 0 - 4	593	5.81	8,346	8.46	18,458	8.55
Age 5 - 9	587	5.75	7,677	7.78	16,781	7.77
Age 10 - 14	546	5.35	7,036	7.13	15,439	7.15
Age 15 - 17	276	2.70	3,608	3.66	8,036	3.72
Age 18 - 20	437	4.28	3,790	3.84	8,321	3.85
Age 21 - 24	661	6.48	4,809	4.87	11,042	5.11
Age 25 - 34	1,999	19.59	14,785	14.98	31,904	14.78
Age 35 - 44	1,742	17.07	14,403	14.60	30,548	14.15
Age 45 - 54	1,446	14.17	12,612	12.78	26,840	12.43
Age 55 - 64	918	9.00	9,466	9.59	21,075	9.76
Age 65 - 74	392	3.84	5,509	5.58	12,876	5.96
Age 75 - 84	320	3.14	4,261	4.32	9,836	4.56
Age 85 and over	289	2.83	2,366	2.40	4,734	2.19
Age 16 and over	8,386	82.18	74,382	75.39	162,463	75.25
Age 18 and over	8,203	80.38	72,001	72.97	157,176	72.80
Age 21 and over	7,766	76.10	68,212	69.13	148,855	68.95
Age 65 and over	1,001	9.81	12,136	12.30	27,446	12.71
<b>2010 Est. Median Age</b>						
	35.03		34.51		34.36	
<b>2010 Est. Average Age</b>						
	36.80		36.10		36.10	

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<b>2010 Est. Population by Single Race Classification</b>	10,205		98,667		215,889	
White Alone	7,266	71.20	64,438	65.31	138,752	64.27
Black or African American Alone	1,304	12.78	12,648	12.82	33,931	15.72
American Indian and Alaska Native Alone	139	1.36	1,511	1.53	2,957	1.37
Asian Alone	106	1.04	2,471	2.50	8,139	3.77
Native Hawaiian and Other Pacific Islander Alone	4	0.04	73	0.07	170	0.08
Some Other Race Alone	1,010	9.90	13,320	13.50	22,762	10.54
Two or More Races	377	3.69	4,206	4.26	9,179	4.25
<b>2010 Est. Population Hispanic or Latino</b>	10,205		98,667		215,889	
Hispanic or Latino	2,009	19.69	23,726	24.05	41,344	19.15
Not Hispanic or Latino	8,196	80.31	74,942	75.95	174,545	80.85
<b>2010 Est. Population by Sex</b>	10,205		98,667		215,889	
Male	5,862	57.44	49,590	50.26	107,180	49.65
Female	4,343	42.56	49,077	49.74	108,710	50.35

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Not Hispanic or Latino	8,196	80.31	74,942	75.95	174,545	80.85
<b>2010 Tenure of Occupied Housing Units</b>						
	4,281		42,049		91,293	
Owner Occupied	1,078	25.18	20,871	49.63	49,643	54.38
Renter Occupied	3,203	74.82	21,178	50.37	41,651	45.62
<b>2010 Average Household Size</b>						
	1.94		2.27		2.32	

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