



WILSHIRE VILLAGE | FOR LEASE
7632 N WESTERN AVE., OKLAHOMA CITY, OK

**THE
RETAIL
GROUP**



PROPERTY DETAILS

Building Size	25,890 SF
Available	2,800 SF
Lease Rate	\$24/SF NNN
Additional Rent	\$5.00

PROPERTY HIGHLIGHTS

Nichols Hills offers retailers access to one of Oklahoma's most affluent neighborhoods, providing a strong customer base with high purchasing power.

Western Avenue boasts heavy traffic counts, ensuring excellent exposure and consistent customer flow.

Nichols Hills is home to Whole Foods, Trader Joe's, West Elm, and Anthropologie, creating a destination retail corridor that attracts shoppers from across the metro.

A curated blend of high-end local restaurants and boutique retailers enhances the shopping experience, driving repeat visits and brand alignment with premium offerings.

SNAPSHOT



Estimated Vehicles/Day
N Western Ave
13,300 VPD



Avg. HH Income
1 mi Radius
\$172,607



Population
5 mi Radius
179,598



Downtown
OKC



Penn Square
Mall

Classen
Curve



West Elm

N Western Ave

Nichols Hills

N Classen Blvd



N Western Ave

W Wilshire Blvd

**THE
RETAIL
GROUP**

JAY COHLMIA
jaycohlmia@newmarkrp.com
O: 405.602.2989

MICHAEL RAPELLA
mrapella@newmarkrp.com

211 N. Robinson, Ste 600N OKC, OK, 73102 | for more information, visit us at
110 W. 7th, Ste 2600 Tulsa, OK, 74119 | **NEWMARKRP.COM**

The information contained herein was obtained from sources believed reliable; however, Newmark Robinson Park 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.