



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

**THE
RETAIL
GROUP**



PROPERTY DETAILS

Building Size	25,890 SF
Available	
Space 1	2,800 SF
Space 2	1,400 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



N Western Ave

West Elm



Nichols Hills

N Classen Blvd



N Western Ave

W Wilshire Blvd

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