

Source: Placer.ai
October 2024



ANNUAL VISITORS

3.1 million

UNIQUE VISITORS

1.3 million

VISIT FREQUENCY

2.38/year

AVG. DWELL TIME

60 min

AVG. HOUSEHOLD INCOME

\$104,533

Within a 30 Mile Radius

SIZE

394,000 SF

NUMBER OF STORES

95

KEY DATES

Opened 2011;
Expanded 2012
& 2014

NUMBER OF PARKING SPACES

1,582

PARKING RATIO

4:1,000

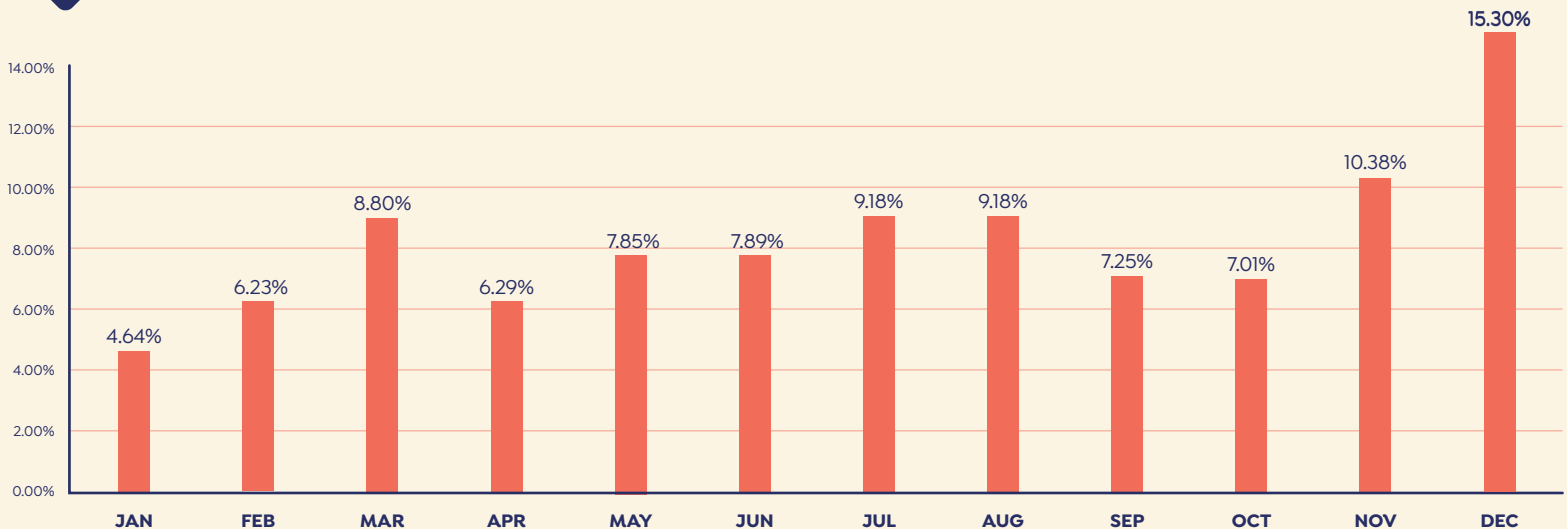
Market Demographics

Source: Placer.ai 2028 Projection, October 2024

STATS	5 MILES	10 MILES	30 MILES	45 MILES
POPULATION	156,144	585,463	1.4M	1.6M
HOUSEHOLDS	58,805	231,823	555,112	623,298
AVG. PERSONS/HOUSEHOLD	2.62	2.48	2.53	2.53
AVG. AGE	37.37	38.78	39	39.21
MEDIAN AGE	36.07	37.24	37.28	37.43
ETHNICITY				
WHITE	52.2%	53.0%	60.8%	61.8%
HISPANIC	25.6%	22.9%	14.5%	13.8%
OTHER	10.2%	10.1%	11.2%	11.9%
BLACK	7.8%	10.1%	10.0%	9.3%
ASIAN	4.1%	3.9%	3.5%	3.2%
AVG. HOUSEHOLD INCOME	\$83,638	\$93,195	\$104,533	\$102,221

Sales Seasonality Chart

Source: September 2023 - August 2024 Tenant Sales



Featured Stores

- ADIDAS
- AERIE
- AMERICAN EAGLE OUTFITTERS
- BOX LUNCH **NEW**
- COACH
- COLUMBIA FACTORY STORE
- DICKIES **NEW**
- FOREVER 21
- GUESS FACTORY STORE
- HEY DUDE
- J.CREW FACTORY
- JARED VAULT
- KATE SPADE NEW YORK
- LE CREUSET
- LEE | WRANGLER
- MICHAEL KORS OUTLET
- MISS A **NEW**
- NIKE FACTORY STORE
- OLD NAVY OUTLET
- PANDORA **COMING 2025**
- PERRY ELLIS
- POLO RALPH LAUREN
- PUMA OUTLET
- THE COSMETICS COMPANY STORE
- THE NORTH FACE
- TOMMY HILFINGER
- UNDER ARMOUR
- VERA BRADLEY
- VICTORIA'S SECRET





35°27'44.1"N
97°38'55.3"W

Distance To...

MAJOR CITIES



TULSA	105 miles
WICHITA	151 miles
DALLAS/FORT WORTH	183 miles
AMARILLO	235 miles

POINTS OF INTEREST



OKLAHOMA STATE FAIRGROUNDS	4 miles
OKLAHOMA CITY NATIONAL MEMORIAL	7.5 miles
DOWNTOWN OKLAHOMA CITY	7 miles
BRICKTOWN	7.5 miles
UNIVERSITY OF OKLAHOMA	20.75 miles

Nearest Competition

CENTER	DISTANCE (miles)	KEY TENANTS
Westgate Marketplace	1.5	WALMART, HOME DEPOT, DULUTH TRADING, CAVENDER'S
Penn Square Mall	7.3	APPLE, DILLARD'S, JCPENNEY, MACY'S, URBAN OUTFITTERS
Classen Curve	8.2	ANTHROPOLOGIE, LULULEMON, TRADER JOE'S, WEST ELM, WHOLE FOODS
OAK	10	ARHAUS, POTTERY BARN, RH, WILLIAMS SONOMA
Quail Springs Mall	11.5	DILLARD'S, H&M, JCPENNEY, VON MAUR
Sooner Mall	19	DILLARD'S, JCPENNEY, OLD NAVY, GET AIR TRAMPOLINE PARK
Tulsa Premium Outlets	111	FABLETICS, TORY BURCH, ULTA BEAUTY, VINYARD VINES

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