

A RESTAURANT/RETAIL LEASE OPPORTUNITY

746 ASP AVE

NORMAN, OK 73069



JUDY J. HATFIELD, CCIM

Equity Commercial Realty Advisors, LLC
Founding Principal
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OFFERING SUMMARY

Available SF:	3,330 SF
Building Size:	2,647 SF
Patio Size:	683 SF
Lease Rate (Building):	\$15.00/SF NNN
Lease Rate (Patio):	\$5.00/SF
NNN Rates:	
CAM:	\$230.00/mo.
Insurance:	\$327.88/mo.
Taxes:	\$371.30/mo.
Year Built/Renovated:	1920 / 2022
Zoning:	C-3 Commercial

PROPERTY HIGHLIGHTS

- IMPROVED PRICING! Restaurant/Retail Space on the University of Oklahoma's Historic Campus Corner
- Located on Asp Ave & White Street - North of Boyd Street and East of Buchanan Ave
- Ideal Gameday Location - OU is officially part of the SEC as of July 2024
- Renovated in 2022 - Former "Hurts Donut Company"
- 1,000 Gallon Grease Trap Maintained by Baker Brothers
- Ample Parking - Large Lot in Front of Building & Street Parking Available
- Near the Brand New NOUN Hotel - a Four-Story Boutique Hotel Located on S University Blvd (pg. 9)
- Campus Corner includes National & Regional Tenants (map on pg. 8)
- Judy J. Hatfield, Broker / Owner

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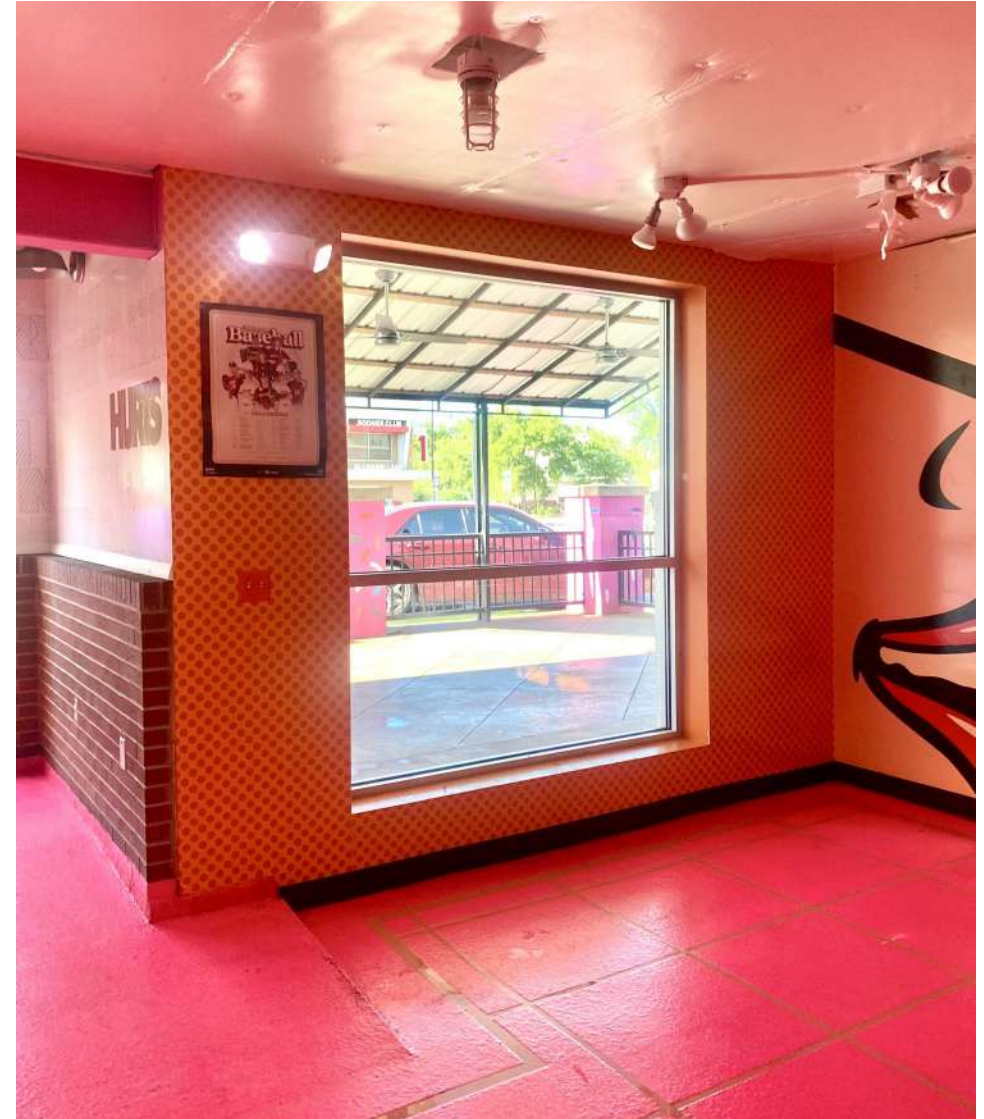
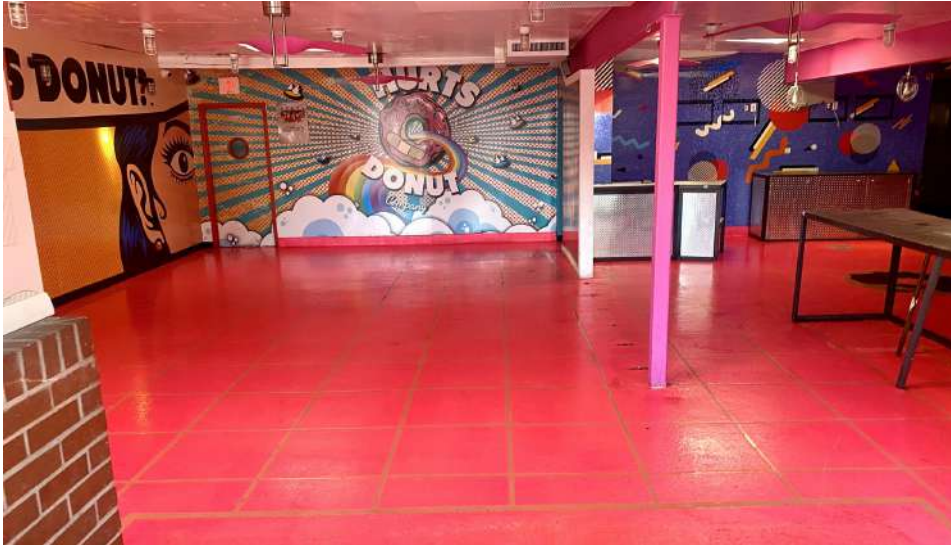
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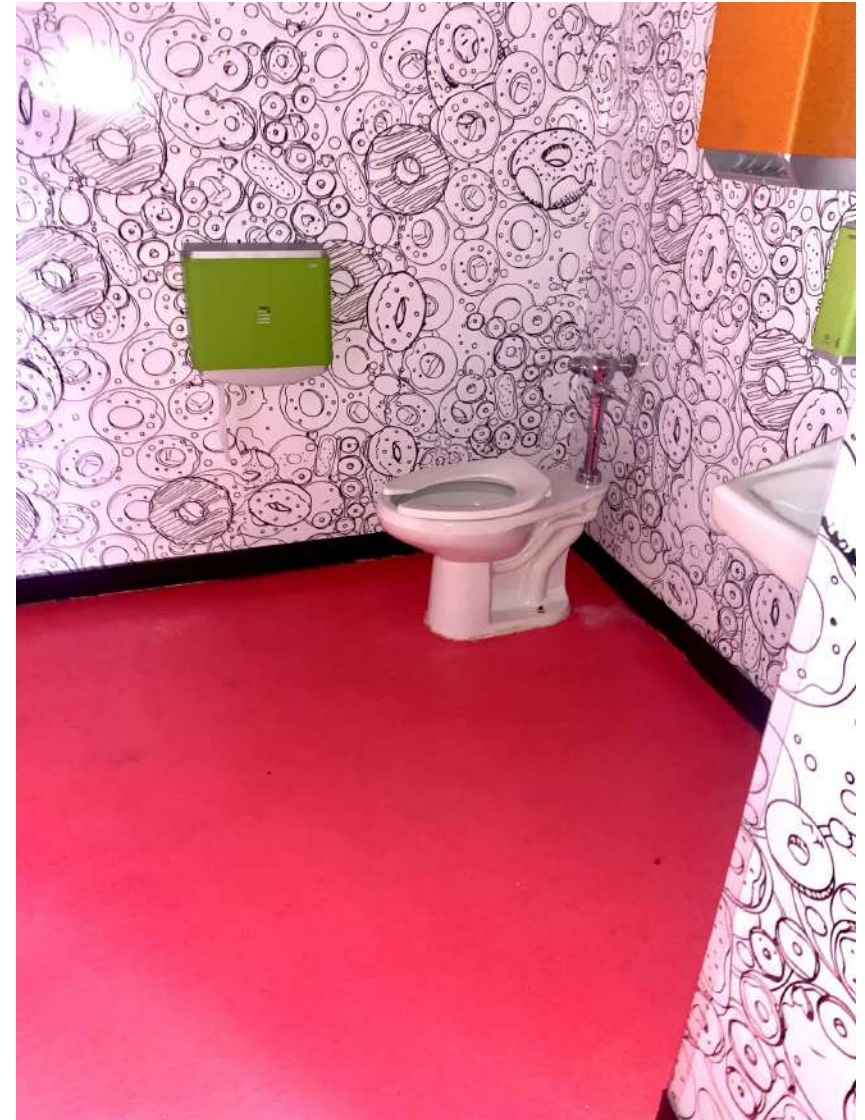
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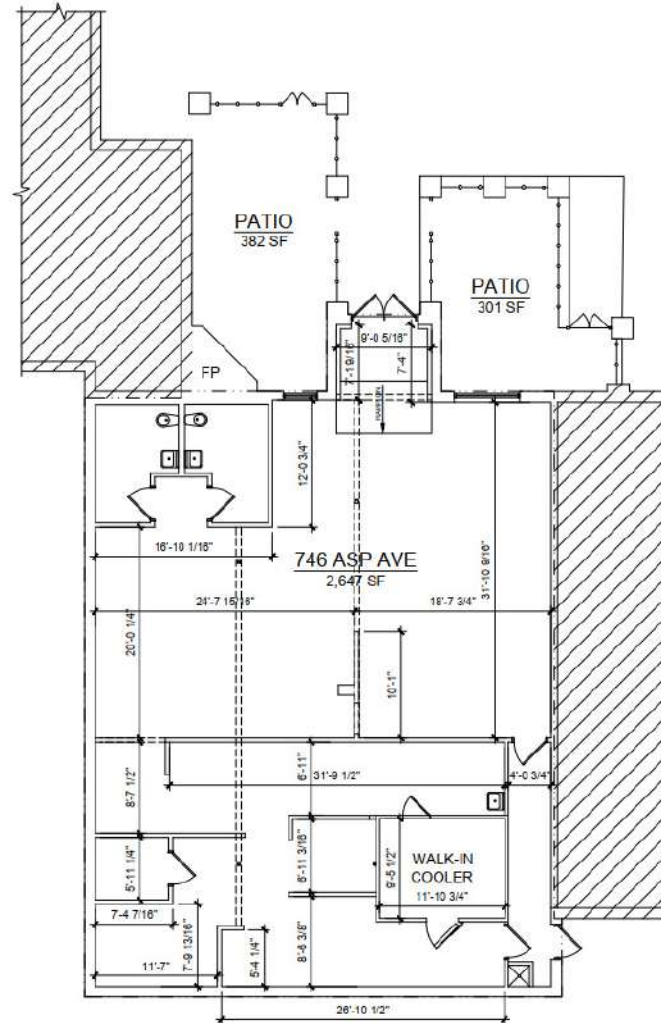
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 .1 746 FIELD VERIFICATION
SCALE: 1/4" = 1'-0"

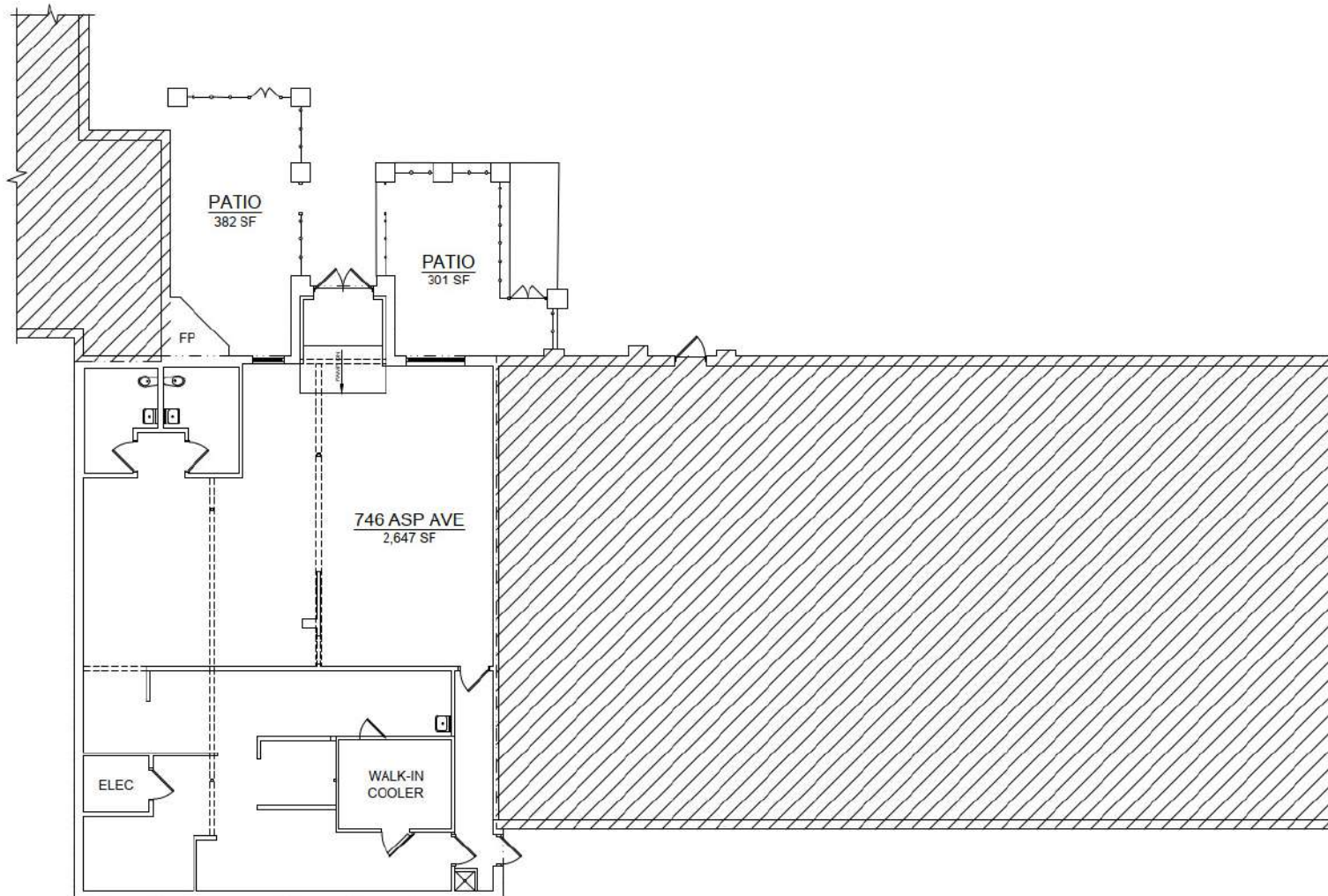
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 .1 **746 FIELD VERIFICATION**
SCALE: 3/16" = 1'-0"

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THE NOUN

NOUN Hotel is a modern boutique hotel located in the heart of Norman's Historic Campus Corner, just steps from the University of Oklahoma. As part of Marriott's Tribute Portfolio, it delivers an upscale, design-forward experience for both business and leisure travelers. Recently named one of the Top Hotels in Oklahoma for 2026 by U.S. News & World Report, NOUN is widely recognized as one of the state's premier hospitality destinations.

Why It Matters for Nearby Properties

Walkable Lifestyle: Direct access to Campus Corner's restaurants, retail, and OU campus

Premium Hospitality Nearby: Enhances appeal for tenants, guests, and clients

Business & Event Hub: On-site meeting and event spaces for up to ~200 guests

Strong Visitor Demand: Ideal for game days, university events, and corporate travel

Key Highlights

Boutique 4-star hotel with modern, thoughtfully designed interiors

Located steps from the University of Oklahoma and major attractions

On-site dining & social spaces: Rally Kitchen + Bar (full-service restaurant), ONE Bar (open-air patio with fireplace & game-day atmosphere)

Flexible meeting & event spaces for business gatherings and private events

Proximity

Directly across from Campus Corner (west side)

University of Oklahoma – ~0.02 miles

Gaylord Family Oklahoma Memorial Stadium – ~0.7 miles

Downtown Norman – minutes away



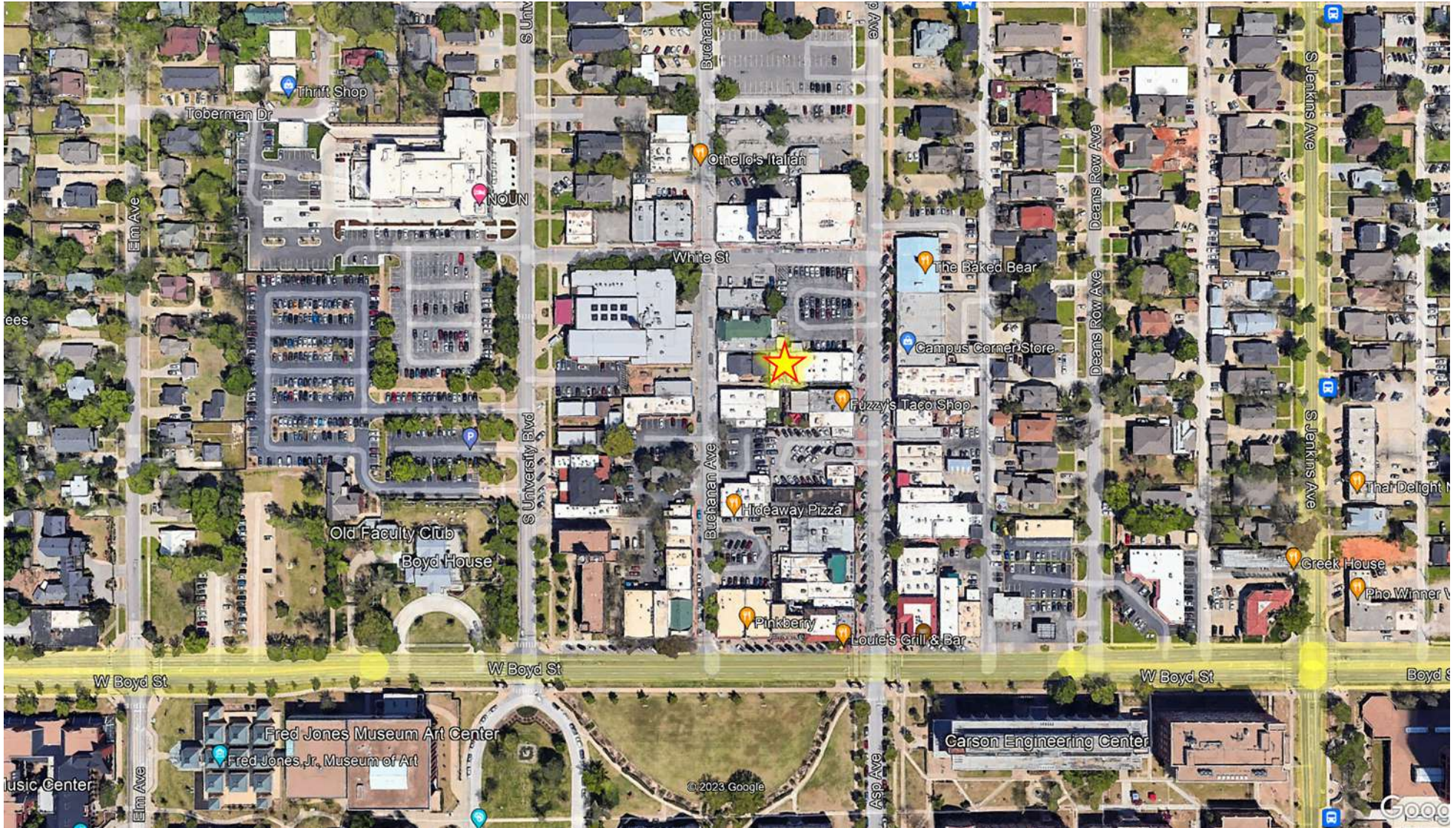
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