



# Aerial Map

6121 N Western Ave Oklahoma City, OK 73118



# Summary

- Lease Rate: Call for Pricing
- Building Size: 5,700 SF
- Available For Lease: ± 2,143 SF
- Co-Tenants: Summer Moon Coffee, Playa Bowls

# Property Overview

- Ashton Gray at Classen Curve presents a rare opportunity for flagship retail in Oklahoma's highest-income area.
- In the region's premier open-air retail destination.
- This is an infill development surrounded by upscale national retailers such as Whole Foods, Trader Joe's, Starbucks, West Elm and Lululemon.

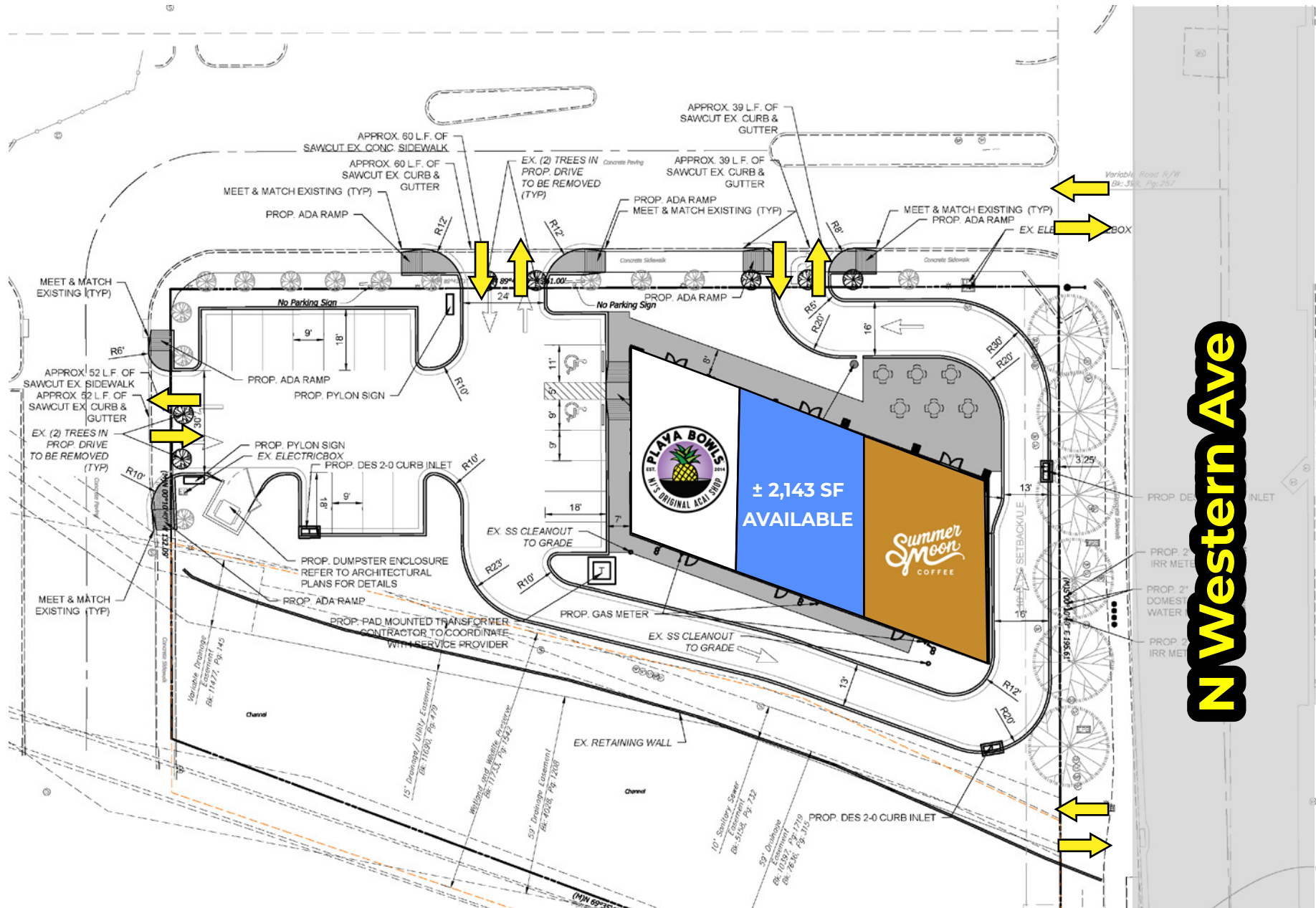
# Demographics

2025 Population		
4,021 1 Mile	73,406 3 Mile	187,856 5 Mile
2029 Projected Growth ('25-'29)		
0.5% 1 Mile	0.5% 3 Mile	0.6% 5 Mile
Avg. Household Income		
\$130,884 1 Mile	\$78,791 3 Mile	\$71,258 5 Mile



# Site Plan

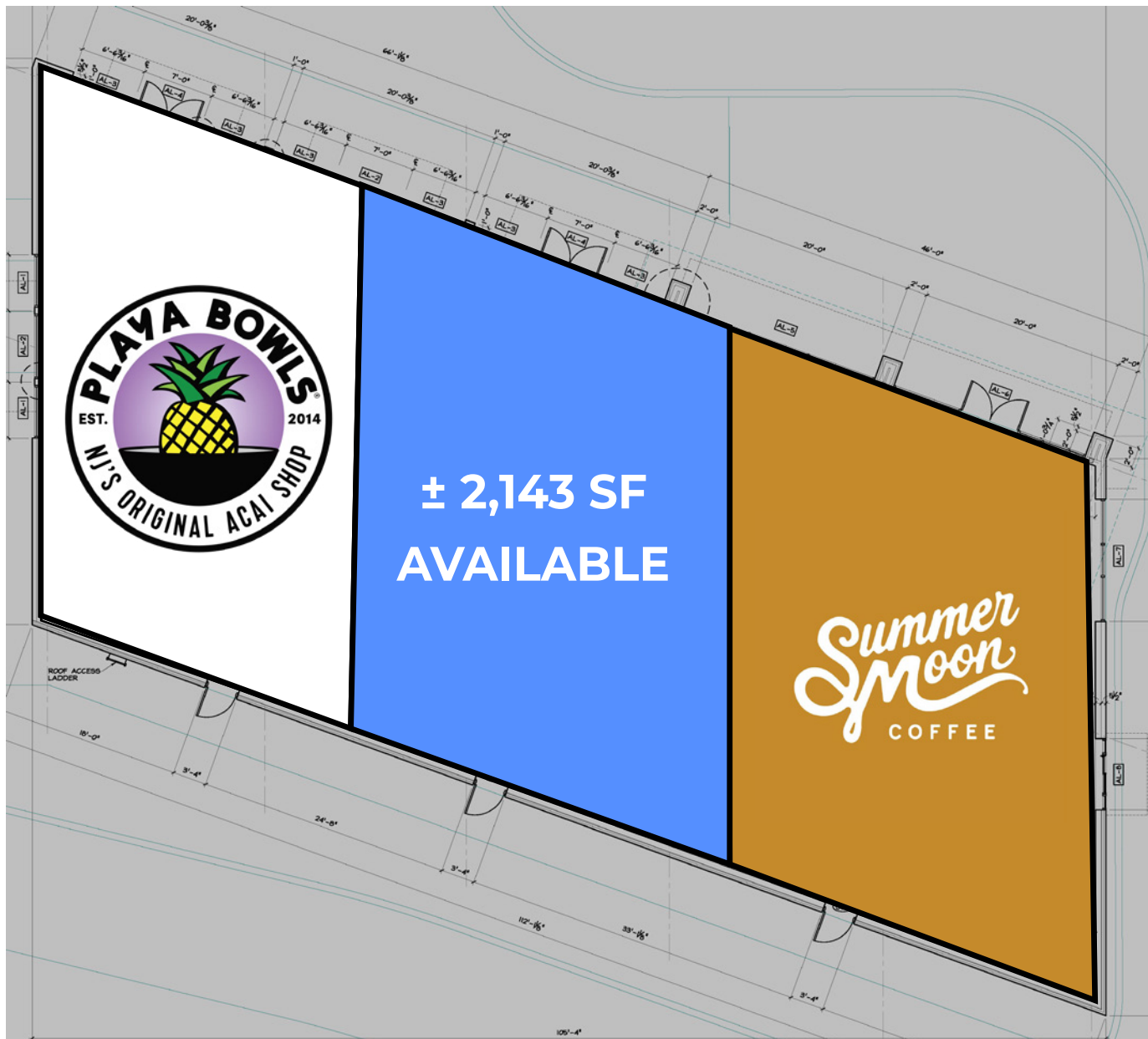
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**N Western Ave**

# Floor Plan

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# Renderings

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