

FOR LEASE

UNIVERSITY TOWN CENTER

1908 24TH AVENUE NW, NORMAN, OK

Collett
RETAIL



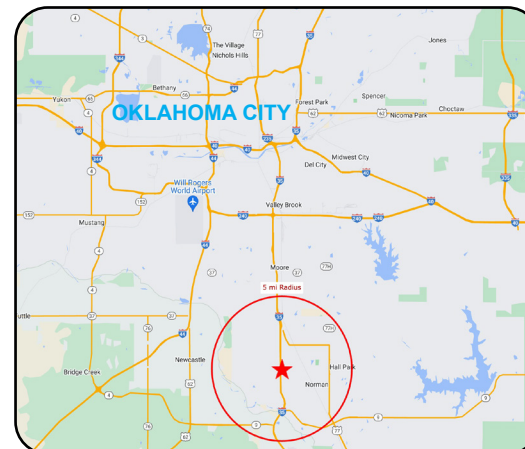
PROPERTY INFO

- 19,995 SF Class A retail center in the heart of University Town Center, a retail regional power and lifestyle center consisting of over 2.0 million SF of retail.
- UTC has over 6.1 million visitors per year, the most visited shopping center in Oklahoma.
- UTC features over 627 hotel rooms.
- Immediate proximity to the University of Oklahoma (35,423 enrollment), Young Family Athletic Center (122,000 SF) and the new \$1.0 billion Norman Entertainment District and OU Arena.

TRAFFIC COUNTS

VPD

Interstate 35	98,601
24th Avenue NW	12,842
W Robinson St	18,601



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DEMOGRAPHICS

1-MILE

3-MILE

5-MILE

Population (2024)	5,604	53,754	119,718
Average HH Income	\$89,194	\$106,695	\$96,266
Daytime Population	4,473	30,211	45,197

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AERIAL

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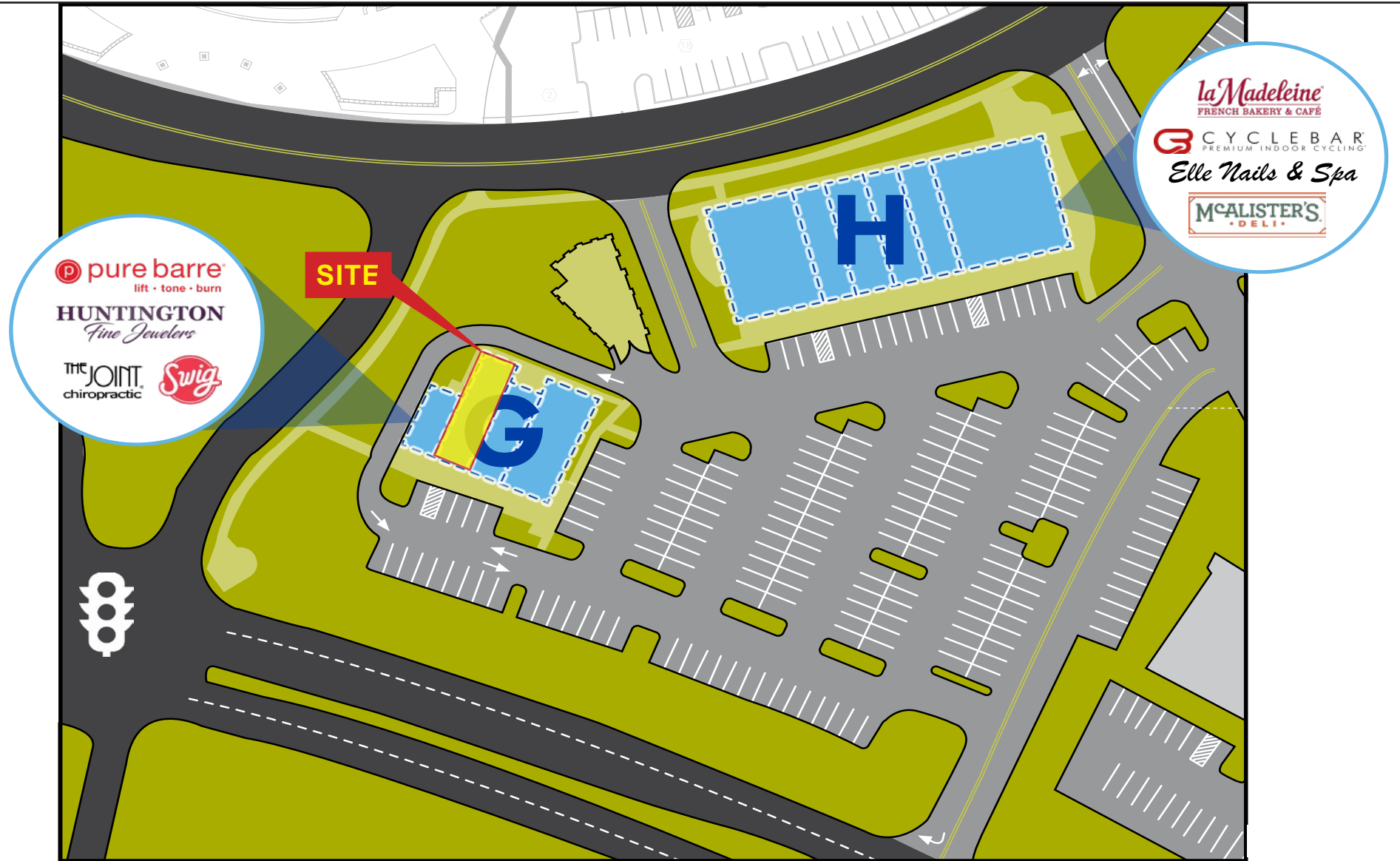


SITE PLAN

UNIVERSITY TOWN CENTER

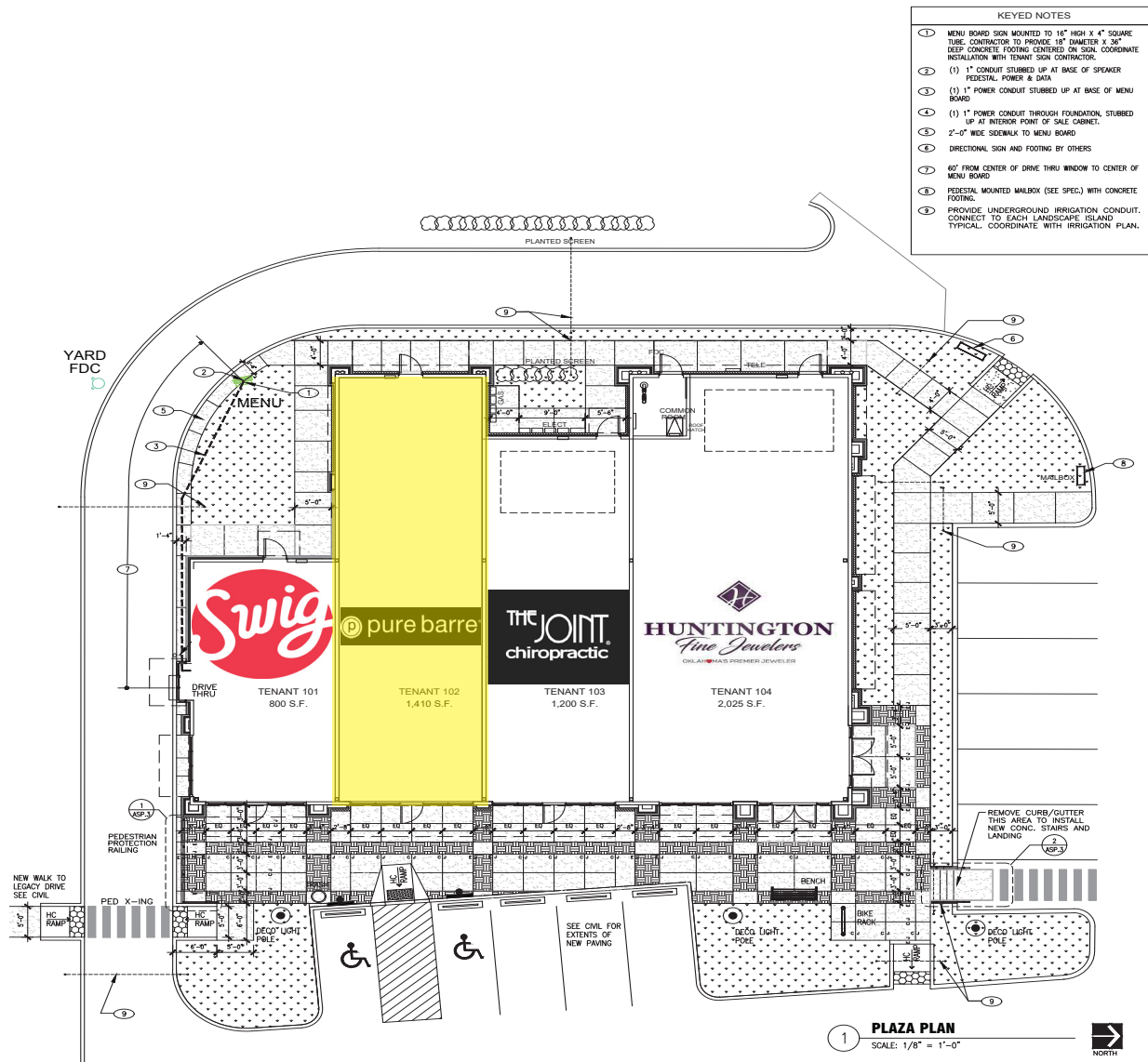
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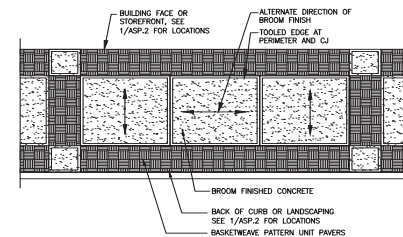
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- KEYED NOTES**
- MENU BOARD SIGN MOUNTED TO 16" HIGH X 4" SQUARE TUBE. CONTRACTOR TO PROVIDE 18" DIAMETER X 36" DEEP CONCRETE FOOTING CENTERED ON SIGN. COORDINATE INSTALLATION WITH TENANT SIGN CONTRACTOR.
 - (1) 1" CONDUIT STUBBED UP AT BASE OF SPEAKER PEDESTAL. POWER & DATA.
 - (1) 1" POWER CONDUIT STUBBED UP AT BASE OF MENU BOARD.
 - (1) 1" POWER CONDUIT THROUGH FOUNDATION, STUBBED UP AT INTERIOR POINT OF SALE CABINET.
 - 2'-0" WIDE SIDEWALK TO MENU BOARD.
 - DIRECTIONAL SIGN AND FOOTING BY OTHERS.
 - 60" FROM CENTER OF DRIVE THRU WINDOW TO CENTER OF MENU BOARD.
 - PEDESTAL MOUNTED MAILBOX (SEE SPEC.) WITH CONCRETE FOOTING.
 - PROVIDE UNDERGROUND IRRIGATION CONDUIT, CONNECT TO EACH LANDSCAPE ISLAND TYPICAL. COORDINATE WITH IRRIGATION PLAN.



3 HANDICAPPED SIGNAGE DETAIL
SCALE: 1/2" = 1'-0"



LEGEND

○ TRASH RECEPTACLE, TYPICAL FOR (1) AT BUILDING	● DECO LIGHT POLE TYPICAL FOR (4)
⬅ BKE RACK, TYPICAL FOR (1)	▨ TYPICAL LANDSCAPE AREA
⬅ UNDERGROUND IRRIGATION CONDUIT, CONNECT TO EACH LANDSCAPE ISLAND TYPICAL, COORDINATE WITH IRRIGATION PLAN	▨ BASKETWEAVE PATTERN UNIT PAVERS, TOLLAND STONE PLAZA STONE, ANTIQUE TERRA COTTA BLEND
⬅ H.C. SIGN, SEE DETAIL 3/ASP.2	▨ BROOM FINISHED CONCRETE



University Town Center
Norman, OK
Shops Building G
PLAZA PLAN AND DETAILS

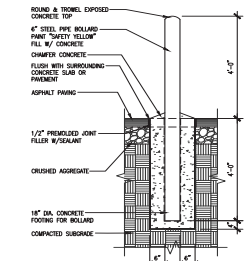
ARB SET : 12.17.20
PERMIT/BID SET : 03.31.21

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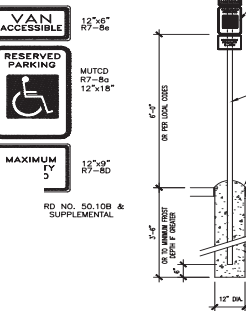
ASP.2

LEGEND

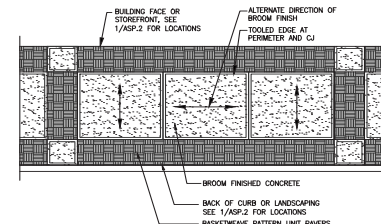
	6" BENCH, MODEL RB-28, MANUF. VICTOR STANLEY OR APPROVED SUBSTITUTE, BLACK POWDER COAT
	UNDERGROUND IRRIGATION CONDUIT, CONNECT TO EACH LANDSCAPE ISLAND TYPICAL, COORDINATE WITH IRRIGATION PLAN
	H.C. SIGN, SEE DETAIL 11/ASP.3
	TYPICAL LANDSCAPE AREA
	BROOM FINISHED CONCRETE
	BASKETWEAVE PATTERN UNIT PAVERS "HOLLAND STONE PLAZA STONE, ANTIQUE TERRA COTTA BLEND"
	TRASH RECEPTACLE, TYPICAL FOR (2) AT BUILDING
	BIKE RACK, TYPICAL FOR (4)
	DECO LIGHT POLE TYPICAL FOR (8)
	MAILBOX TYPICAL FOR (2)



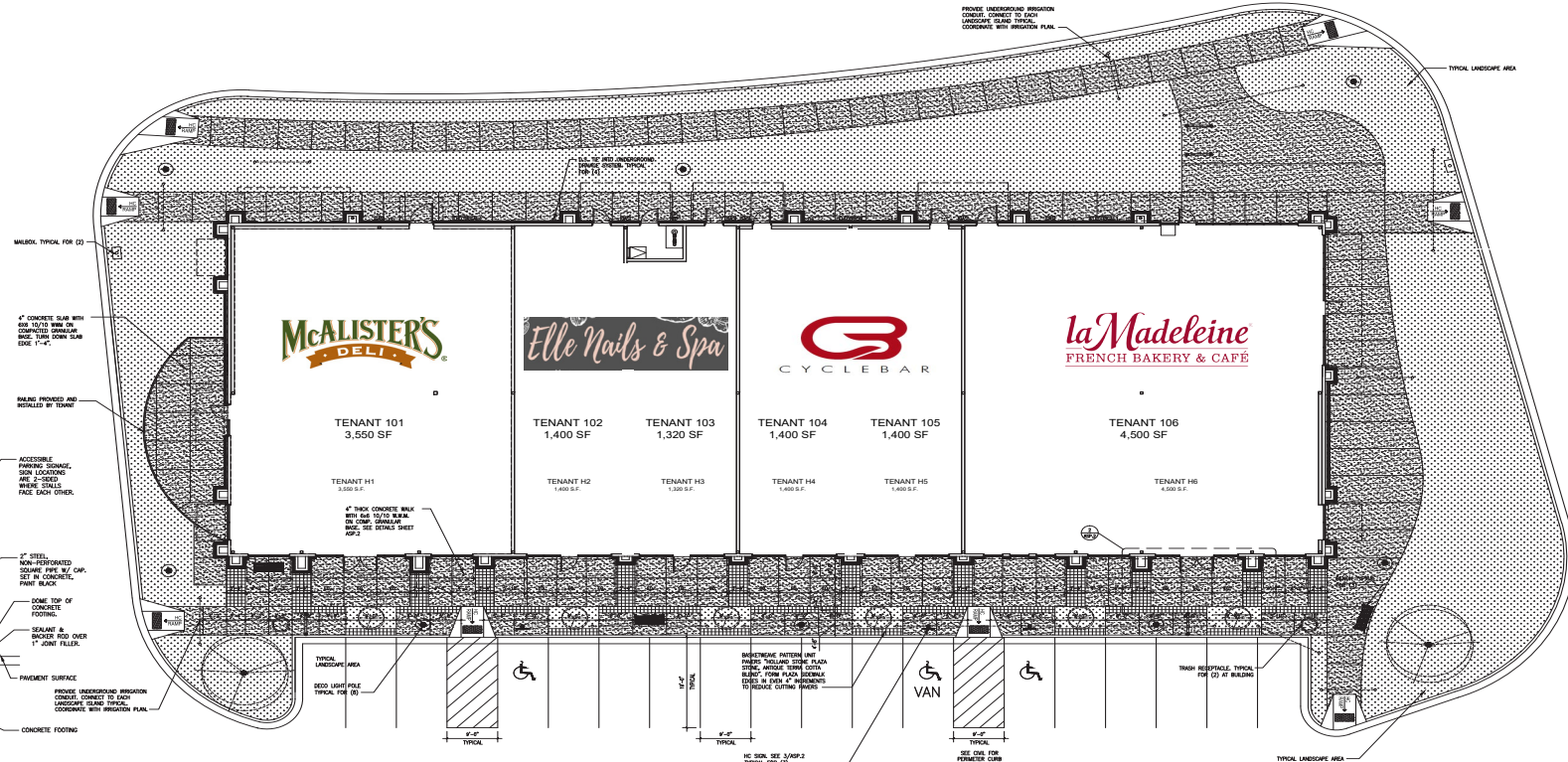
4 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



5 HANDICAPPED SIGNAGE DETAIL
SCALE: 1/2" = 1'-0"



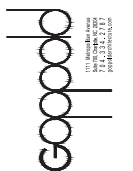
2 BROOM FINISH PATTERN
SCALE: 1/4" = 1'-0"



1 PLAZA PLAN
SCALE: 3/32" = 1'-0"



architecture



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UTC BUILDING H SHOPS
UNIVERSITY TOWN PARK
SHELL BUILDING - 1908 24TH AVENUE NW
NORMAN, OKLAHOMA
PLAZA PLAN AND DETAILS

REVISION	DATE
PROJECT NO. 15.013.10.H	
DATE 08.26.16	
SHEET ASP.2	

PHOTOS

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