

FOR LEASE

Classen Landing Shopping Center

1915 CLASSEN BLVD NORMAN, OK 73071

RETAIL

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2019 Demographics

	1 Mile	3 Miles	5 Miles
Population	18,151	79,945	111,992
Households	6,597	32,349	45,161
Average Household Income	\$48,309	\$61,558	\$72,564
Daytime Employment	9,265	41,190	59,213

Traffic Counts

Lindsey Street	15,700 ADT
Classen Boulevard	13,800 ADT

Source: Oklahoma Department of Transportation



NEW RETAIL CENTER IN THE HEART OF NORMAN

SOUTH ENDCAP WITH DRIVE-THRU AVAILABLE

Located at the northeast corner of Classen Boulevard and Lindsey Street in Norman, Oklahoma. This site is perfectly situated to serve students and residents that make up the vibrant east Norman trade area.

- + 2018 OU Enrollment of over 32,000 students
- + OU employs over 2,800 full-time faculty members
- + Shopping Center GLA
 - ±19,271 SF*

- + Space Available
 - ±1,361 SF – ±8,867 SF
- + Lease Price
 - \$20.00-22.00 PSF
 - NNN – \$4.00 PSF
- + Neighbors
 - The University of Oklahoma, OnCue, Smart Saver, Dollar General, Arvest Bank, Republic Bank, AutoZone, Taco Bell, Chicken Express, Sonic, CVS Pharmacy, Braum's, Church's Chicken and more

* Per Landlord

CONTACT US

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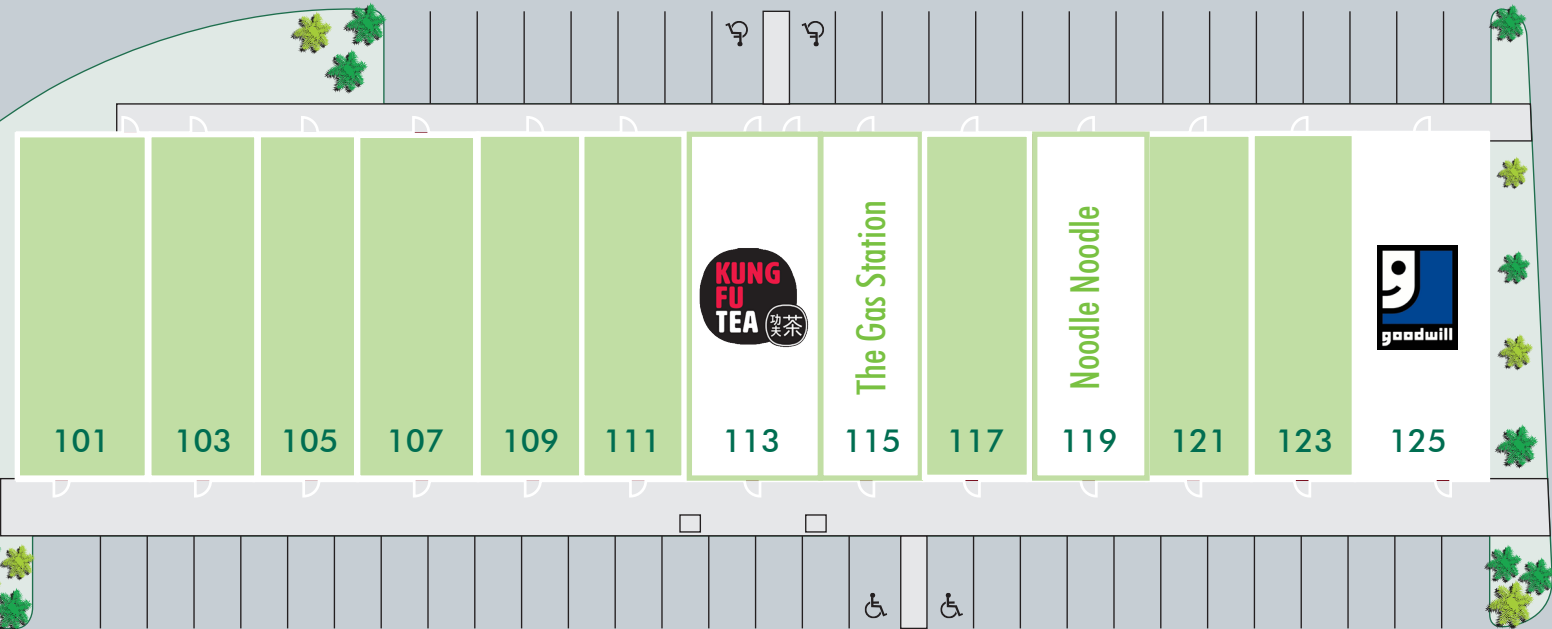
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CONCEPTUAL SITE PLAN
TOTAL GLA: 19,271 SF*



TENANTS/AVAILABLE SPACE*:

101	AVAILABLE	1,795 SF
103	AVAILABLE	1,361 SF
105	AVAILABLE	1,361 SF
107	AVAILABLE	1,566 SF
109	AVAILABLE	1,362 SF
111	AVAILABLE	1,422 SF
113	KUNG FU TEA	1,598 SF
115	THE GAS STATION	1,273 SF
117	AVAILABLE	1,450 SF
119	NOODLE NOODLE	1,566 SF
121	AVAILABLE	1,361 SF
123	AVAILABLE	1,361 SF
125	GOODWILL	1,795 SF



OKLAHOMA REAL ESTATE COMMISSION

DISCLOSURE TO SELLER OR BUYER OF BROKERAGE DUTIES, RESPONSIBILITIES AND SERVICES

This notice may be part of or attached to any of the following:

- ☐ Buyer Brokerage Agreement ☐ Listing Brokerage Agreement ☐ Option Agreement
☐ Sales Agreement ☐ Exchange Agreement ☐ Other _____

1. Duties and Responsibilities. A Broker who provides Brokerage Services to one or both parties shall describe and disclose in writing the Broker's duties and responsibilities prior to the party or parties signing a contract to sell, purchase, option, or exchange real estate.

A Broker shall have the following duties and responsibilities which are mandatory and may not be abrogated or waived by a Broker, whether working with one party, or working with both parties:

- A. treat all parties to the transaction with honesty and exercise reasonable skill and care;
- B. unless specifically waived in writing by a party to the transaction:
 - 1) receive all written offer and counteroffers;
 - 2) reduce offers or counteroffers to a written form upon request of any party to a transaction; and
 - 3) present timely all written offers and counteroffers.
- C. inform, in writing, the party for whom the Broker is providing Brokerage Services when an offer is made that the party will be expected to pay certain closing costs, Brokerage Service costs and the approximate amount of the costs;
- D. keep the party for whom the Broker is providing Brokerage Services informed regarding the transaction;
- E. timely account for all money and property received by the Broker;
- F. keep confidential information received from a party or prospective party confidential. The confidential information shall not be disclosed by a Broker without the consent of the party disclosing the information unless consent to the disclosure is granted in writing by the party or prospective party disclosing the information, the disclosure is required by law, or the information is made public or becomes public as the result of actions from a source other than the Broker. The following information shall be considered confidential and shall be the only information considered confidential in a transaction:
 - 1) that a party or prospective party is willing to pay more or accept less than what is being offered,
 - 2) that a party or prospective party is willing to agree to financing terms that are different from those offered,
 - 3) the motivating factors of the party or prospective party purchasing, selling, optioning or exchanging the property, and
 - 4) information specifically designated as confidential by a party unless such information is public.
- G. disclose information pertaining to the Property as required by Residential Property Condition Disclosure Act;
- H. comply with all requirements of the Oklahoma Real Estate Code and all applicable statutes and rules;
- I. when working with one party or both parties to a transaction, the duties and responsibilities set forth in this section shall remain in place for both parties.

2. Brokerage Services provided to both parties to the transaction. The Oklahoma broker relationships law (Title 59, Oklahoma Statutes, Section 858-351 – 858-363) allows a real estate Firm to provide brokerage services to both parties to the transaction. This could occur when a Firm has contracted with a Seller to sell their property and a prospective Buyer contacts that same Firm to see the property. If the prospective Buyer wants to make an offer on the property, the Firm must now provide a written notice to both the Buyer and Seller that the Firm is now providing brokerage services to both parties to the transaction. The law states that there are mandatory duties and responsibilities that must be performed by the broker for each party.

3. Broker providing fewer services. If a Broker intends to provide fewer Brokerage Services than those required to complete a transaction, the Broker shall provide written disclosure to the party for whom the Broker is providing services. The disclosure shall include a description of those steps in the transaction that the Broker will not provide and state that the Broker assisting the other party in the transaction is not required to provide assistance with these steps in any manner.

4. Confirmation of disclosure of duties and responsibilities. The duties and responsibilities disclosed by the Broker shall be confirmed in writing by each party in a separate provision, incorporated in or attached to the contract to purchase, option or exchange real estate.

I understand and acknowledge that I have received this notice on _____ day of _____, 20_____.

(Print Name) _____ (Signature) _____

(Print Name) _____ (Signature) _____