



University Town Center

1600 24th Avenue NW • Norman, OK 73069

Property Highlights

- » 416,766 square foot Class A super regional shopping center
- » Shadow-anchored by both SuperTarget and Crest Fresh Market
- » Located along I-35 within the main retail corridor of Norman and the University of Oklahoma campus, approximately twenty miles south of Oklahoma City
- » University Town Center is in the top percentile of major shopping centers in the entire country for foot traffic
- » Out of 7,428 community shopping centers, University Town Center ranks #17 with approximately 10 million visits per year
- » 67% of the people who have shopped at University Town Center in the last 12 months live more than 5 miles away
- » Norman’s population is 125,000, therefore visits outnumber city residents by 40x

Key Tenants

- » Academy Sports
- » DSW
- » Dollar Tree
- » Guitar Center
- » HomeGoods
- » Kohl’s
- » Michaels
- » TJ Maxx

Demographics

2024 Est. Demographics	3-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population	56,010	117,913	276,327
Total Households	23,600	46,418	107,043
Median Household Income	\$62,414	\$58,808	\$67,282
Median Age	37.4	32.8	35.1



Space Available

SUITE	SF
1806	6,978
1361	2,100
1680	1,359

Area Traffic Counts

- » I-35 - 160,618 VPD
- » Robinson St - 29,452 VPD
- » 24th Ave - 18,794 VPD

Property Aerial



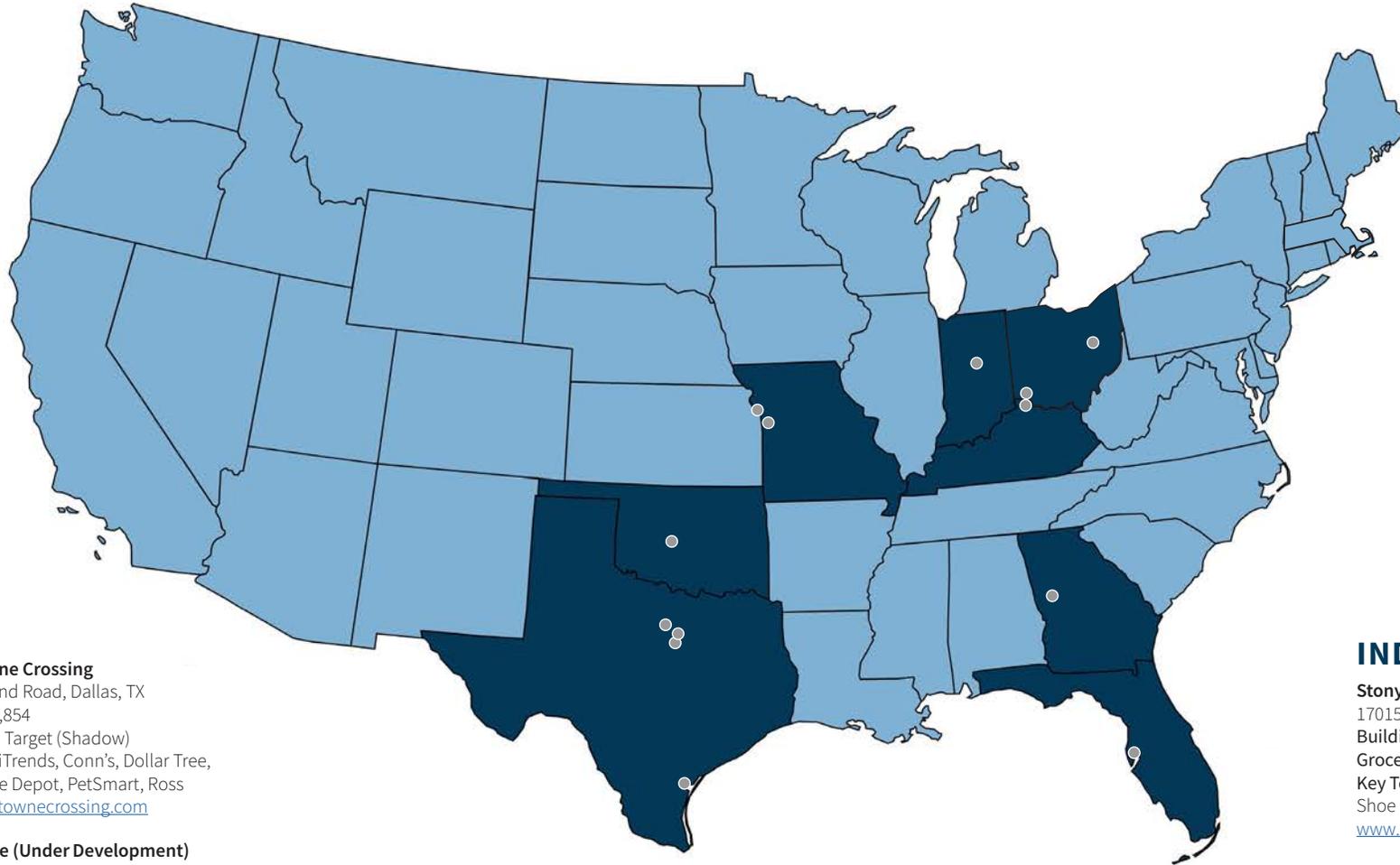
University Town Center Site Plan



**Available Square Feet:
1,359 - 6,978**



The Rainier Companies Retail Portfolio



TEXAS

Wheatland Towne Crossing

2525 W. Wheatland Road, Dallas, TX
Building SF: 206,854

Grocery Anchor: Target (Shadow)
Key Tenants: CitiTrends, Conn's, Dollar Tree, Five Below, Office Depot, PetSmart, Ross
www.wheatlandtownecrossing.com

Coit Marketplace (Under Development)

SW Corner of HWY 121 & Coit, Plano, TX
Building SF: 178,675

Grocery Anchor: Kroger
Key Tenants: Starbucks, Chipotle, Great Clips, Jersey Mike's, Frost Bank, Bojangles

Sanger Crossing (Under Development)

I-35 E & W. Chapman Road, Sanger, TX
Building SF: 75,556

Grocery Anchor: Tom Thumb
Key Tenants: AT&T, Jimmy John's, Whataburger, Tropical Smoothie Cafe

Moore Plaza

5425 Padre Island Drive, Corpus Christi, TX
Building SF: 377,985

Grocery Anchor: HEB Plus (Shadow) & Target (Shadow)
Key Tenants: Burlington, Half Price Books, Hobby Lobby, Marshalls, Office Depot
www.mooreplazashopping.com

OKLAHOMA

University Town Center

1690 24th Avenue NW, Norman, OK
Building SF: 448,643

Grocery Anchor: Target (Shadow)
Key Tenants: Academy Sports, DSW, HomeGoods, Kohls, Michaels, Ulta
www.theuniversitytowncenter.com

KENTUCKY

Newport Pavilion

130 Pavilion Parkway, Newport, KY
Building SF: 332,311

Grocery Anchor: Kroger, Target (Shadow)
Key Tenants: Dick's Sporting Goods, Michael's, TJ Maxx, Ulta
www.newportpavilion.com

GEORGIA

Dawson Marketplace

GA 400 & Dawson Market Way, Dawsonville, GA
Building SF: 353,270

Grocery Anchor: Kroger (Shadow)
Key Tenants: Burlington, Hobby Lobby, HomeGoods, Marshall's, Ross
www.dawsonshopping.com

FLORIDA

Woodlands Square

3150 Tampa Road, Oldsmar, FL
Building SF: 315,084

Grocery Anchor: Earth Fare
Key Tenants: AMC, Beall's, Five Below, Marshall's, PetSmart, Ulta
www.woodlandssquare.com

MISSOURI

Summit Woods Crossing

1700 NW Chipman Road, Lee Summit, MO
Building SF: 545,218

Grocery Anchor: Target (Shadow)
Key Tenants: Best Buy, Kohl's, Lowe's, TJ Maxx, Ulta
www.summitwoodsshopping.com

Truman's Marketplace

12400 15th Street, Grandview, MO
Building SF: 309,130

Grocery Anchor: Price Chopper
Key Tenants: Burlington, Dollar Tree, Five Below, Ross, TJ Maxx
www.trumansmarketplace.com

INDIANA

Stony Creek Marketplace

17015 Mercantile Blvd, Noblesville, IN
Building SF: 204,811

Grocery Anchor: Meijer
Key Tenants: Best Buy, HomeGoods, Ross, Shoe Carnival, TJ Maxx
www.stonycreekshopping.com

OHIO

32 Eastgate

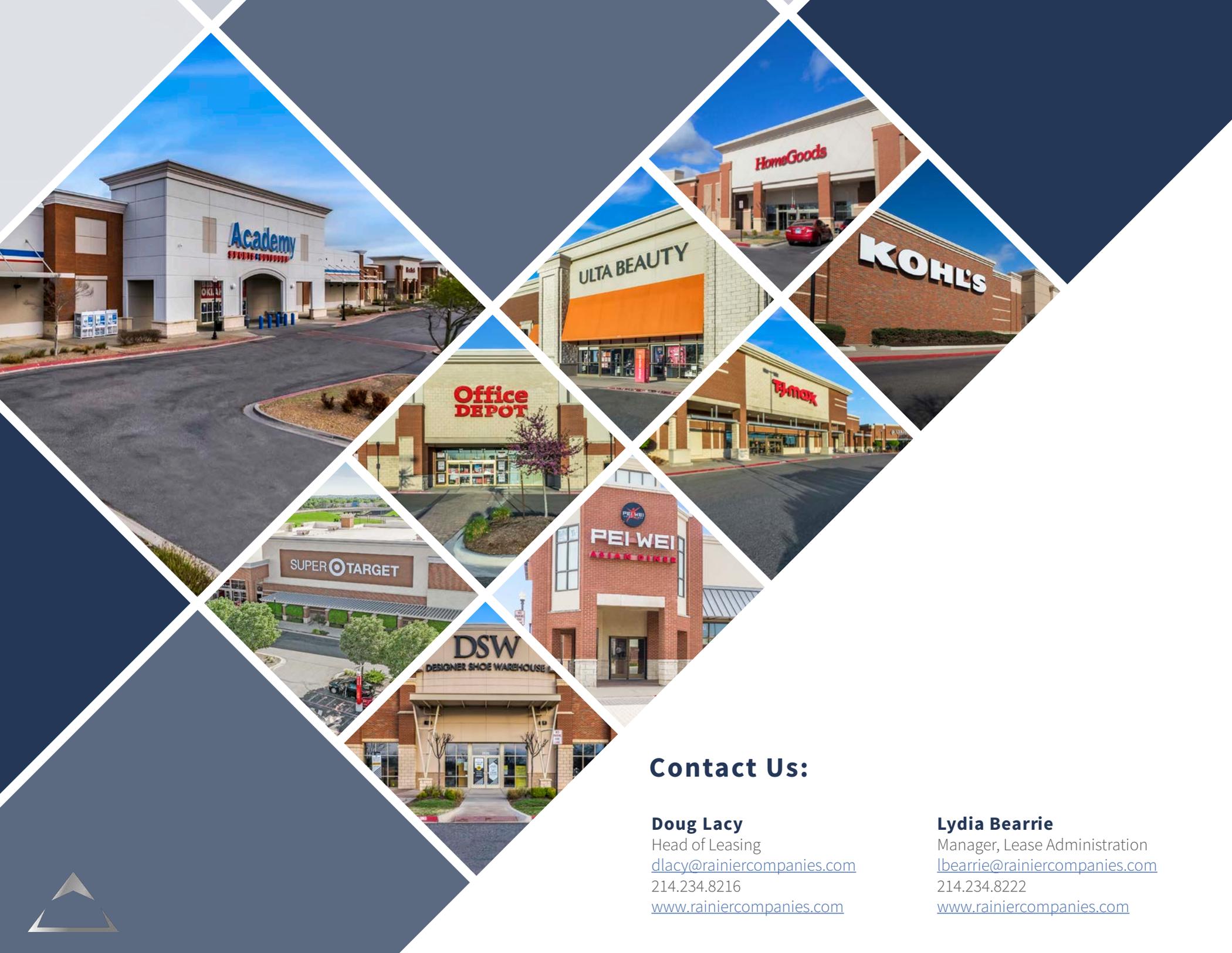
Eastgate S Dr, Cincinnati, OH
Building SF: 188,912

Grocery Anchor: Jungle Jim's Market (Shadow)
Key Tenants: Burlington, Five Below, HomeGoods, Kirkland's, Michaels, Ulta

Belden Park Crossings

I-77 & Everhard Rd NW, North Canton, OH
Building SF: 484,360

Grocery Anchor: Target (Shadow)
Key Tenants: Cost Plus World Market, DSW, Fresh Thyme Supermarket, Joann's, Kohl's



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