



## THE SHOPS AT ASPEN CREEK

*Broken Arrow, Oklahoma*

### DEVELOPER



1401 Woodlands Parkway  
The Woodlands, Texas 77380

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### LEASING INFORMATION



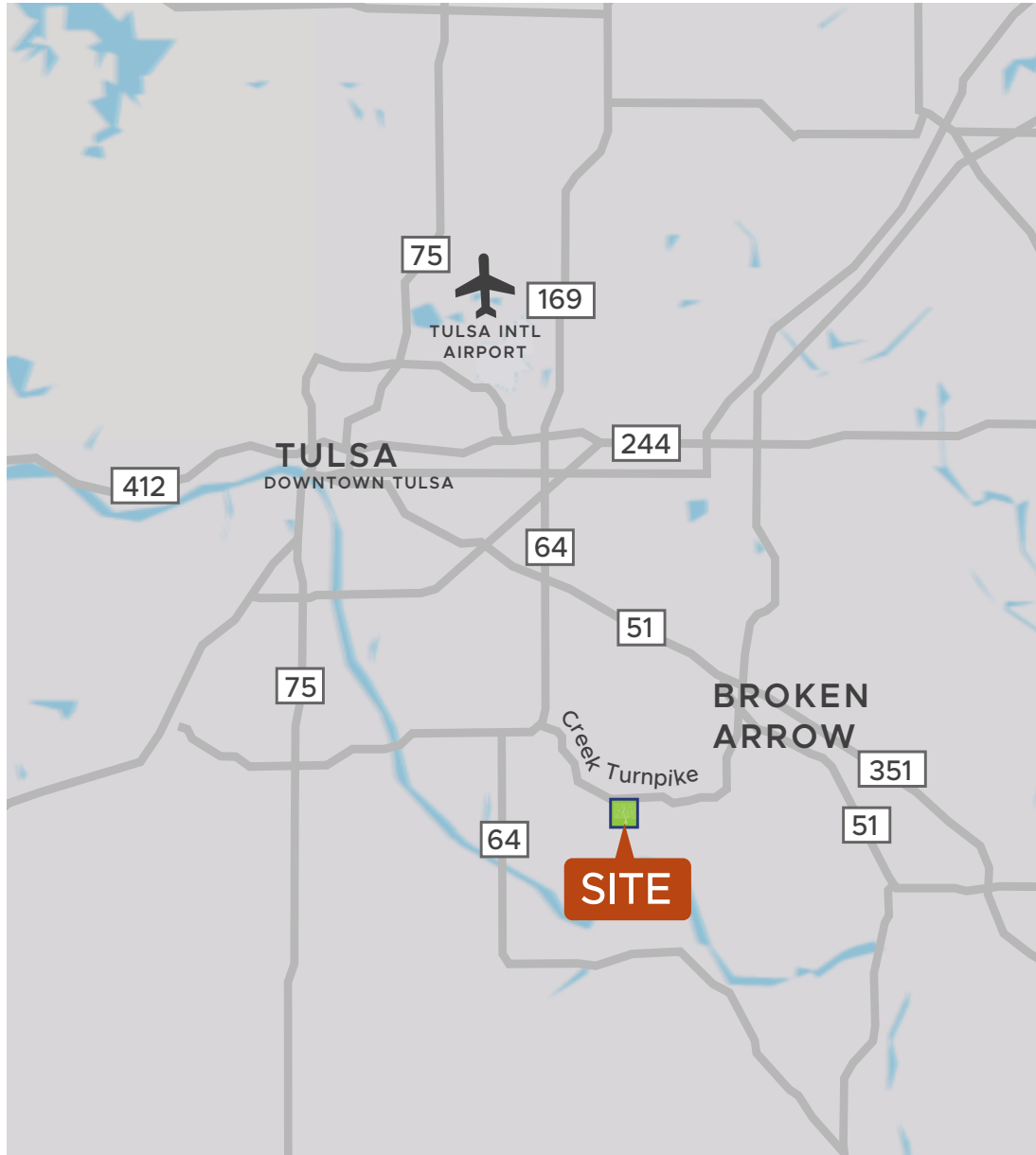
### JUSTIN BROWN

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## OVERVIEW

*Anchor, Jr. Anchor and Shop Space Available*



Located in Broken Arrow, Oklahoma, The Shops at Aspen Creek is a 150-acre regional mixed-use development at the intersection of 121st, Elm St. and The Creek Turnpike. Masterfully designed with walkability and connectivity in mind, The Shops at Aspen Creek offers a true live, work and play environment, delivering a harmonious blend of retail, multi-family, dining, and entertainment options at South Broken Arrow's main intersection.

The Shops at Aspen Creek's first phase included the development of the 150,000 SF state-of-the art Warren Theater and Dream at Aspen Creek, a 240-unit multi-family development. Phase 2 is planned to bring a collection of Jr. Anchor, retail shops, restaurants, and entertainment options to the project.

From coffee shops, local stores and daily services to restaurants, lounge bars and the existing world class 18-screen Warren Theater, The Shops at Aspen Creek offers an elevated quality of life to this rapidly growing corridor.





**36 Acres Build-to-Suit Available**

**Legend:**  
■ Retail  
■ Pad Site  
■ Acres

**Retail Spaces:**  
 67,000 SF  
 22,000 SF  
 15,000 SF  
 5,000 SF  
 13,500 SF  
 32,000 SF  
 35,500 SF  
 28,000 SF  
 55,000 SF  
 17,500 SF

**Pad Sites:**  
 2.62 Acres  
 1.36 Acres  
 2.3 Acres  
 1.33 Acres

**Other Labels:**  
 CREEK TURNPIKE  
 WEST ASPEN CREEK DR.  
 WEST TUCSON ST.  
 240 Units  
 Dream ASPEN CREEK APARTMENTS  
 WARDEN  
 Walmart  
 SONIC  
 STARBUCKS COFFEE  
 CVS pharmacy  
 RUSSOS  
 LESLIE'S  
 SWEETWATER  
 PAPA JOHN'S  
 MAYTUNA  
 GREAT CLIPS





## AVAILABLE RETAIL SPACE

*Anchor, Jr. Anchor and Shop Space Available*

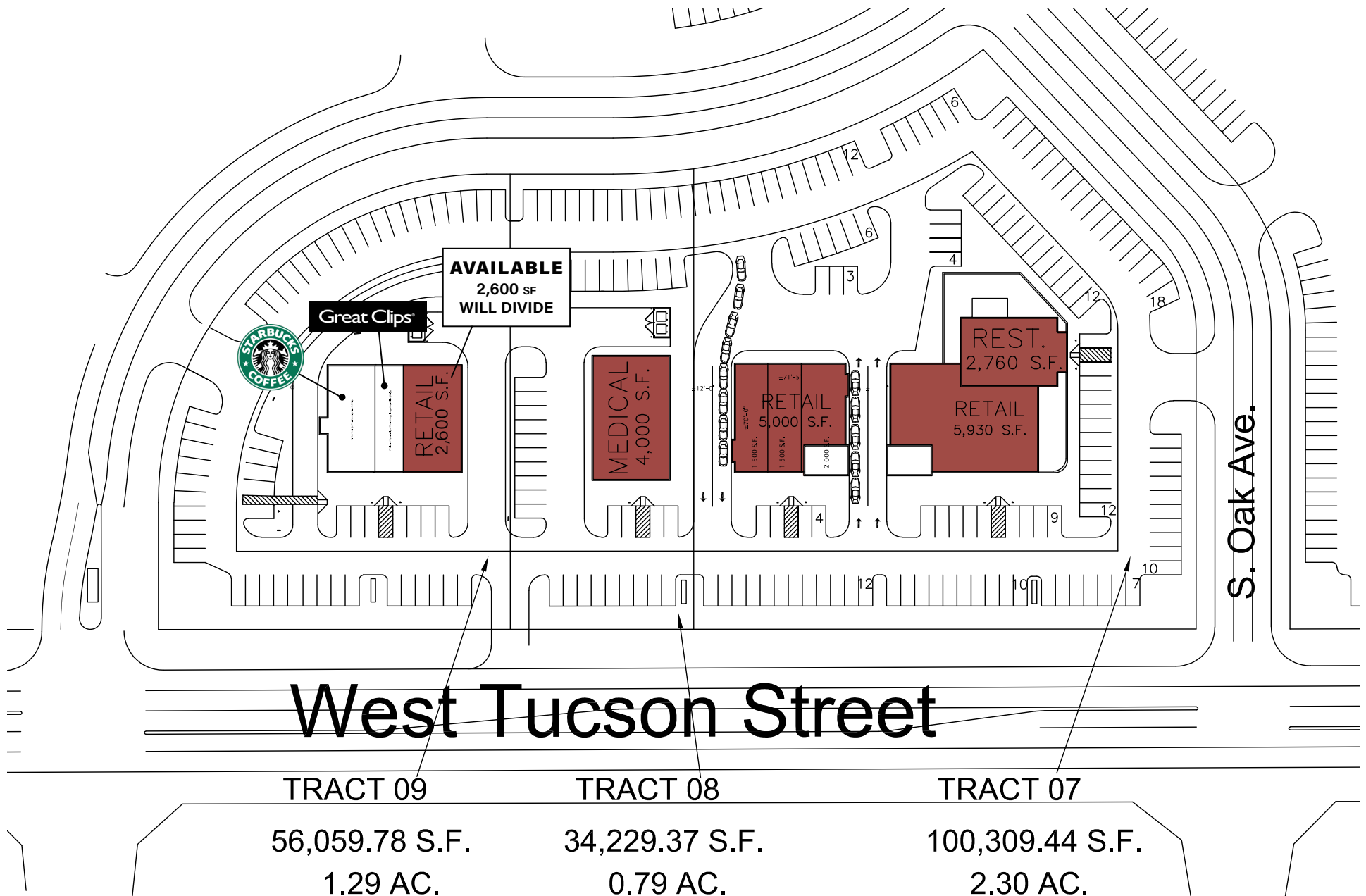
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## AVAILABLE RETAIL SPACE







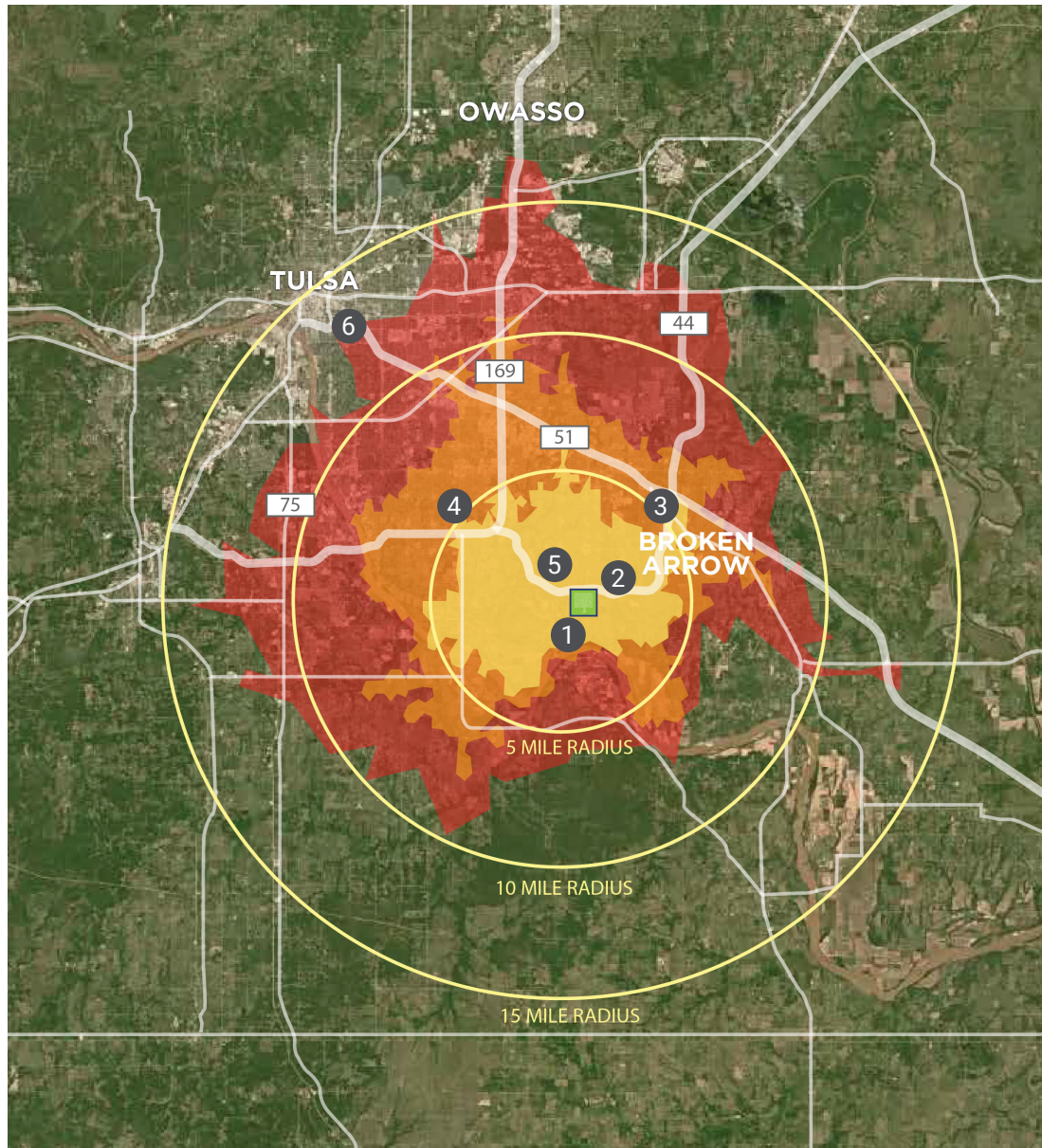
## AVAILABLE SHOP SPACE







# DRIVE TIME MAP



DRIVE TIMES	AVERAGE HOUSEHOLD INCOME	2017 POPULATION
10 MINS.	\$92,792	80,294
15 MINS.	\$90,202	193,090
20 MINS.	\$82,433	348,458

## LOCAL ATTRACTIONS

- 1 INDIAN SPRINGS SPORTS COMPLEX
- 2 TULSA COMMUNITY COLLEGE
- 3 NORTHEASTERN STATE UNIV.
- 4 ORAL ROBERTS UNIV.
- 5 TULSA TECH (Broken Arrow)
- 6 TULSA COMMUNITY COLLEGE





# *the shops at* ASPEN CREEK

## LEASING INFORMATION:



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