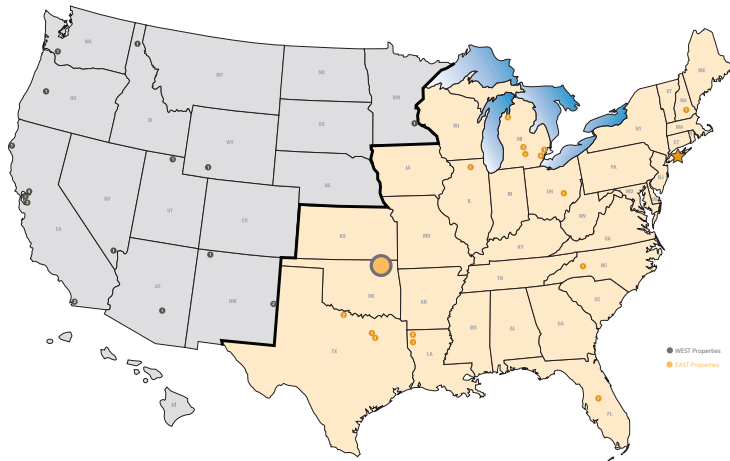


**WASHINGTON PARK MALL**  
2350 SE WASHINGTON BLVD,  
SUITE 315  
BARTLESVILLE, OK

**WASHINGTON PARK MALL** is the only regional mall in a 40-mile radius, and is the dominant mall serving northeastern Oklahoma and southeastern Kansas. Located just north of Tulsa, Bartlesville is one of the most prosperous communities in Oklahoma. Ideally situated, the mall enjoys both high visibility and accessibility from busy Highway 75. The mall features three sit-down restaurants and an eight-screen stadium seating theater complex. New additions to the mall include Cavender's Western Outfitter, rue21 and Buffalo Wild Wings.



*info@rouseproperties.com*  
(212) 608-5108

**ROUSE**  
**PROPERTIES**

1114 AVENUE OF THE AMERICAS  
NEW YORK, NY 10036-7703

**ROUSEPROPERTIES.COM** | NYSE : RSE



# Washington Park Mall

BARTLESVILLE, OKLAHOMA

Located just north of Tulsa, Bartlesville is one of the most prosperous communities in Oklahoma. Ideally situated, the mall enjoys both high visibility and accessibility from busy Highway 75.

**ROUSEPROPERTIES**



# WASHINGTON PARK MALL

STABLE ECONOMY | DINING & ENTERTAINMENT | HIGH TRAFFIC COUNTS

## A DOMINANT LOCATION, IN A PROSPEROUS COMMUNITY.

### 5 COMPELLING REASONS TO LOCATE HERE

#### Destination Center

- Washington Park Mall is the only enclosed regional mall within a 40-mile radius with a trade area that serves northeastern Oklahoma and southeastern Kansas.

#### Prime Location

- Washington Park Mall is conveniently located on busy Highway 75 the main north/south thoroughfare of Oklahoma and Kansas with five million travelers annually.

#### Retail and Entertainment Hub

- Washington Park Mall is the "hub" of retail in Bartlesville with strong occupancy and fresh

offerings including Buffalo Wild Wings, Goody's, Cavender's Western Outfitter and rue21.

- The center has the only first-run, eight-screen stadium seating theater in Bartlesville and the only Gap Outlet within a 200-mile radius.
- Washington Park Mall proudly features the "Wall of Honor" Veterans Memorial and Museum, a permanent tribute to all military personnel, past and present, who have served America.

#### Big Business

- Conoco-Phillips and Phillips 66, major employers in the area, contribute to the city being listed as one of the most prosperous communities in Oklahoma.

#### Cultural Community

- Bartlesville is known for hosting such cultural and sporting events such as OK Mozart, Sun Fest, Indian Summer Festival and Great American Basketball conference, which combined, bring over 100,000 visitors annually.
- Bartlesville has unusual one-of-a-kind attractions such as Frank Lloyd Wright's only skyscraper, the Price Tower; Frank Phillips Home; and Woolaroc Ranch, Museum and Wildlife Preserve which is one of the country's premier western art museums.

## TRADE AREA PROFILE



**2010 Population** 106,349  
**2015 Projected** 106,080



**2010 Households** 43,899  
**2015 Projected** 43,935



**2010 Average HHI** \$54,002  
**2015 Projected** \$58,557



**2010 Median Age** 40.5

## MALL INFORMATION

**Market** Tulsa

**Description** Single-level, enclosed, regional

**Anchors** Dillard's, jcpenny and Sears

**Total Retail Square Footage** 356,691

**Parking Spaces** 1,800

**Opened** August, 1984

**Other Features** Eight-screen movie theater, Buffalo Wild Wings and Garfield's Restaurant & Pub

**Peripheral Land Use** Holiday Inn Express, Staples, Taco Bueno and retail

**Coming soon** maurices and Ruth's Christian Bookstore

## 20-MILE RADIUS

**2010 Population** 65,661  
**2015 Projected** 66,761

**2010 Households** 27,040  
**2015 Projected** 27,601

**2010 Median Age** 40.5

**2010 Average HHI** \$57,780  
**2015 Projected** \$62,208

### Daytime Employment

**3-mile Radius** 10,335

**5-mile Radius** 18,629

Source: Claritas, Inc.

Cross Streets: Highway 75 and Price Road

## AERIAL VIEW



WASHINGTON  
PARK  
MALL

