

TURNKEY RESTAURANT FOR LEASE - THE VIEW AT ARCHER - TULSA, OK



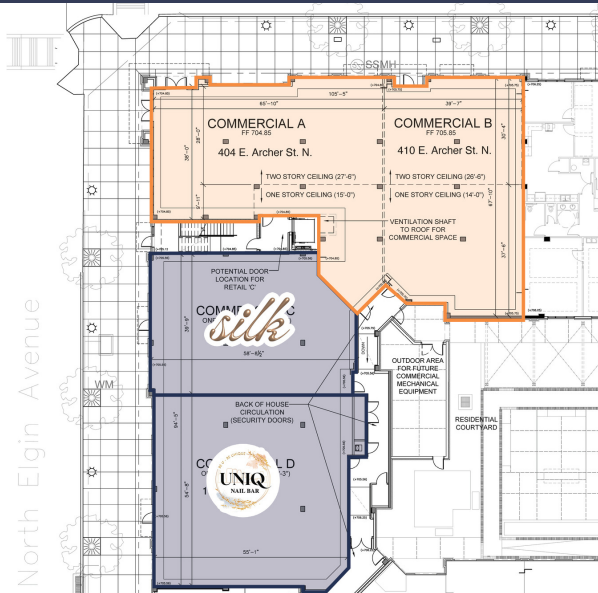
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AREA ATTRACTIONS

ONEOK FIELD

BOK CENTER

Tulsa THEATER

TULSA PERFORMING ARTS CENTER
TPAC
ARTS. ELEVATED.

WOODY GUTHRIE
CENTER | TULSA, OK

BLACK WALL STREET
GREENWOOD
EST. 2021
RISING
HISTORY CENTER

WILD
SUSHI

BOB DYLAN CENTER®
TULSA, OK

NOCHE

FRENCH HEN
Established 1979

Location Description

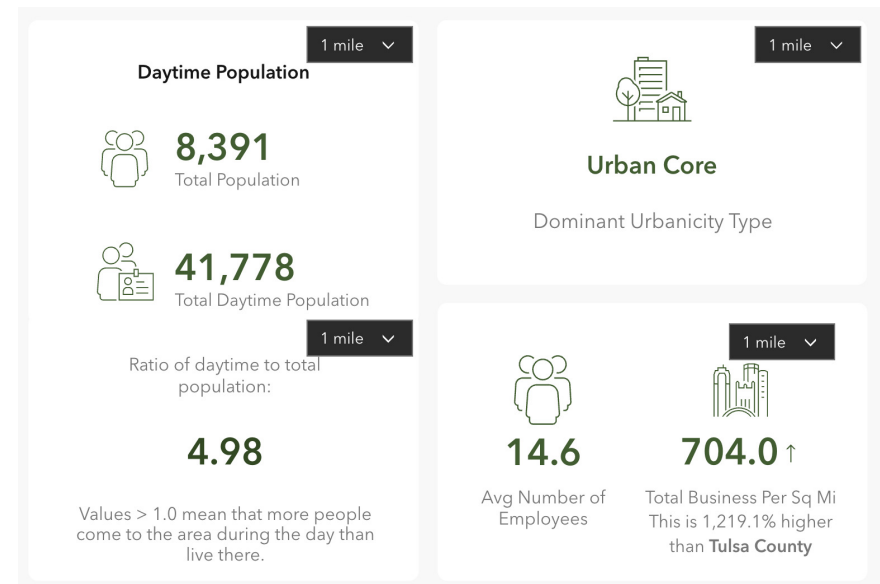
Second generation restaurant opportunity at The View in the thriving Tulsa Arts District, walking distance from OneOk Field, Cain's Ballroom, and the BOK Center. The Tulsa Arts District has been the epicenter of a substantial downtown renaissance adding multiple class A office developments that have attracted Tulsa's most prestigious corporations. The robust 1-mile daytime population of ~42,000, coupled with major entertainment and cultural attractions, have added to this emerging restaurant corridor. The space includes all FF&E, a 2nd floor Mezzanine, and space for a patio.

Offering Summary

| | |
|----------------|----------------------|
| LEASE RATE: | \$29.00 SF/yr (NNN) |
| AVAILABLE SF: | 5,420 SF (Divisible) |
| BUILDING SIZE: | 10,790 SF |

Critical Restaurant Infrastructure In Place

- Grease Trap, Hood
- Cold Prep, Walk In Freezer, Walk in Cooler
- Commercial Dishwasher



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LEGACY
COMMERCIAL PROPERTY ADVISORS

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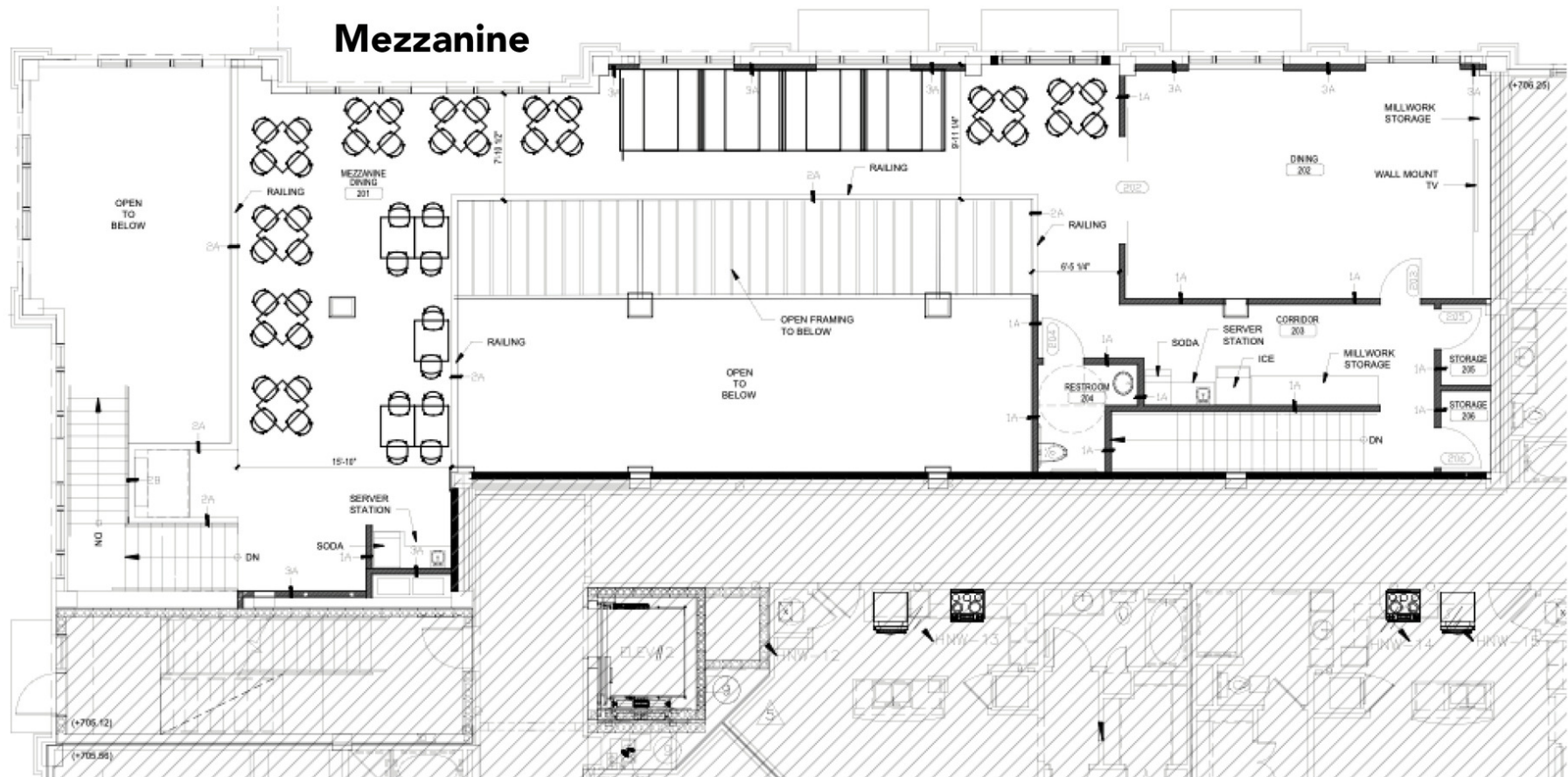
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Entrance / Hostess Stand



Ground Floor Dining Room



Bar



Cobee Shop & Bakery

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Mezzanine Dining Room



Private Event Room



Kitchen



Large Walk-in Cooler and Freezer

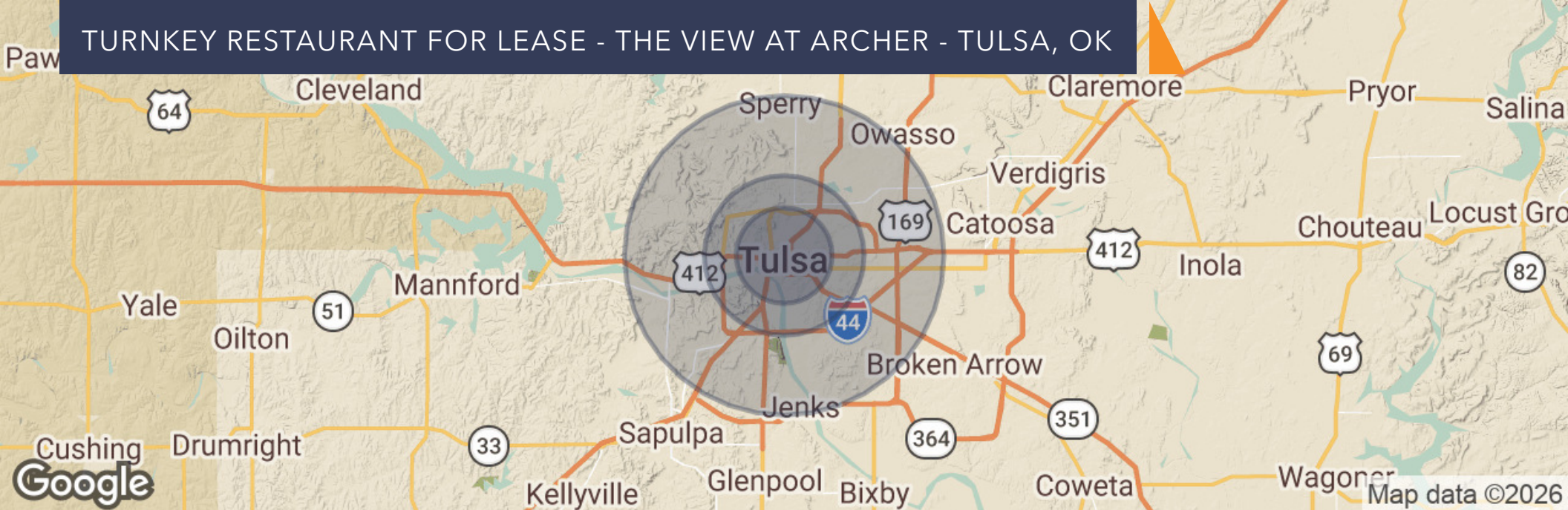
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Population

TOTAL POPULATION

AVERAGE AGE

AVERAGE AGE (MALE)

AVERAGE AGE (FEMALE)

3 Miles

5 Miles

10 Miles

69,762

141,517

368,744

39

39

39

38

38

38

39

40

40

Households & Income

TOTAL HOUSEHOLDS

OF PERSONS PER HH

AVERAGE HH INCOME

AVERAGE HOUSE VALUE

3 Miles

5 Miles

10 Miles

29,533

60,634

155,009

2.4

2.3

2.4

\$75,833

\$77,194

\$77,476

\$267,506

\$262,991

\$239,625

Demographics data derived from AlphaMap

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