



Tulsa Retail For Sale

MCP MCGRAW
COMMERCIAL
PROPERTIES

NEIL DAILEY, SIOR
Executive Vice President
918.853.7337
ndailey@mcgrawcp.com

KALVIN BURGHOFF
Vice President
832.689.7095
kburghoff@mcgrawcp.com

DAKOTA BRASHER
Senior Associate
918.948.5778
dbrasher@mcgrawcp.com

313 E. 2nd St.
Tulsa, OK 74120

PROPERTY



INFORMATION



PROPERTY DESCRIPTION

Positioned in the heart of downtown Tulsa's vibrant entertainment corridor, 313 E. 2nd Street presents a rare opportunity to acquire a prime, character-rich retail/restaurant building with immediate occupancy and established tenancy. The property consists of approximately 7,000 square feet on a 0.16-acre site, with 4,500 square feet available for an owner-user or tenant and 2,500 square feet currently leased to the acclaimed restaurant La Tertulia.

This property offers a compelling opportunity for an owner-operator with built-in stabilized income, near two of Tulsa's most active downtown districts, the Blue Dome District and Tulsa Arts District. The surrounding area is characterized by a dense cluster of restaurants, nightlife, cultural venues, and downtown residential developments, creating strong daytime and evening foot traffic.

Recent capital improvements and renovations enhance the value of this building, with many of the major items recently replaced or repaired.

PROPERTY HIGHLIGHTS

- Built in 1929, renovated in 2022
- +/- 7,000 SF on 0.16 Acres
- Zoned CBD (Central Business District)
- FEMA Flood Zone - Zone X (Area of Minimal Hazard)
- Masonry construction, with concrete slab foundation and TPO roof system, and an enclosed outdoor seating area
- Parking - Street parking, and pay-to-park American Parking lots to the East & South
- Fire Suppression System
- Fully Climate Controlled
- Wired Security System
- Four (4) ADA Restrooms
- FF&E can be included - Contact Broker for List

OFFERING SUMMARY	
Sale Price:	\$3,300,000
Number of Suites:	2
Lot Size:	0.16 Acres
Building Size:	7,000 SF

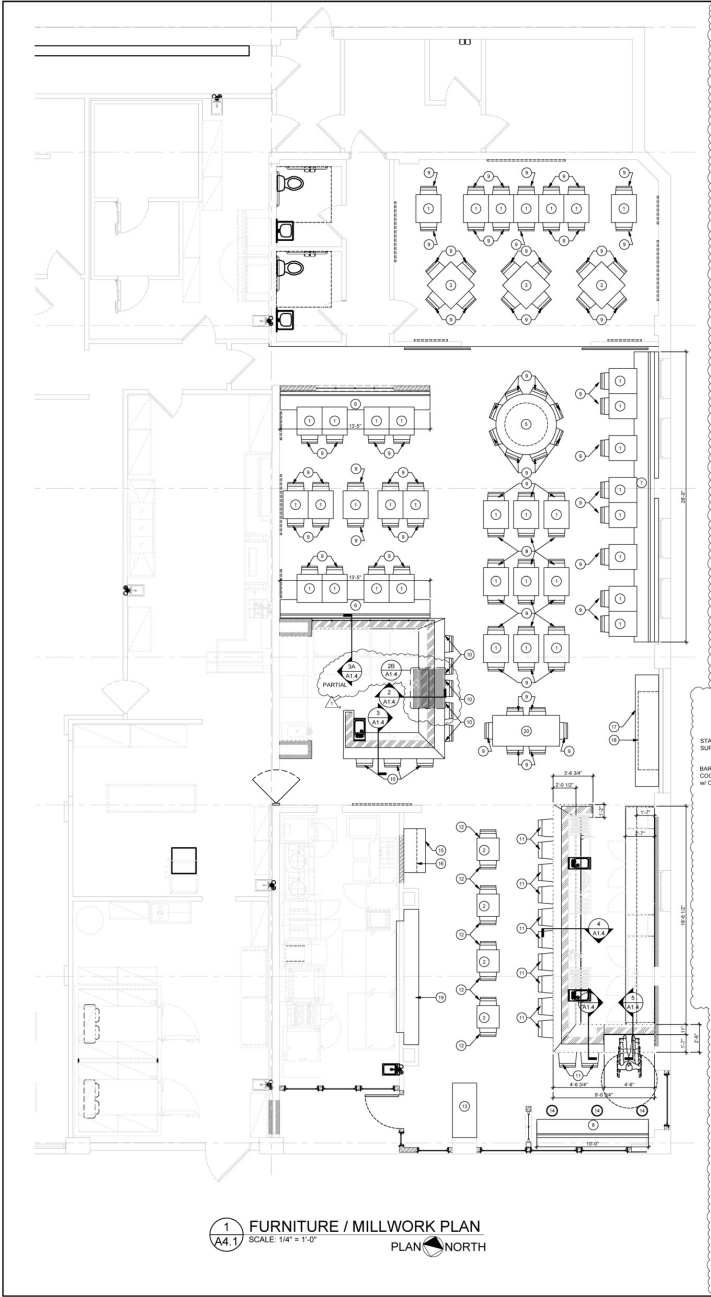
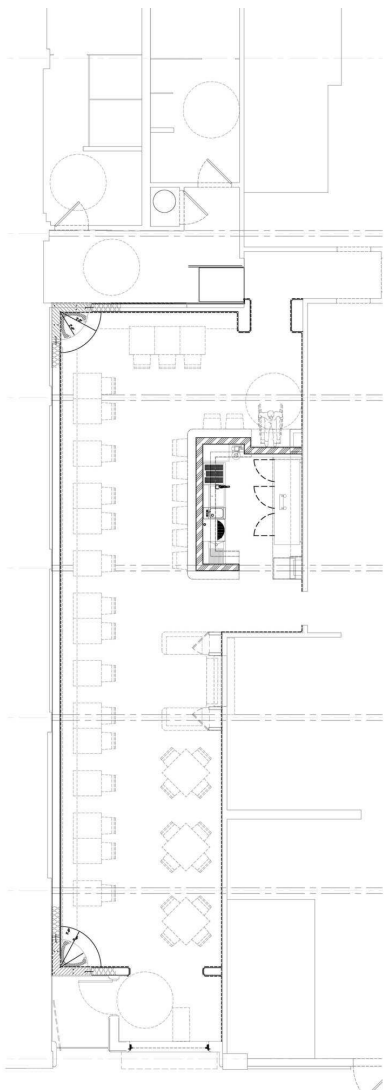
AADT TRAFFIC COUNTS
4,425 (E. 2nd St)
5,421 (Detroit Avenue)

Additional Photos



Additional Photos





LOCATION



INFORMATION

Market Map / Demographics



Tulsa in the News

- #2 most affordable city for renters in 2023. (Policygenius, 12/30/2022)
- One of the top 20 growing US Counties where homeownership is still affordable. (MoneyGeek)
- One of the 10 most affordable cities to live in for 2022. (American Home Shield, 22)
- No. 1 in GDP for mid-sized MSA's. (Business Facilities, 7/27/21)
- 4th best U.S. city for small businesses. (USA Today, 7/12/20)

<p>Top 15 Emerging Tech-Talent Cities in North America (CBRE, 2021)</p>	<p>6th Lowest Cost of Living in the U.S. (move.org)</p>	<p>#1 State with the Lowest Tax Burden (Anderson Economic Group)</p>
<p>10 Up-And-Coming Cities Across America That Are Expected To Thrive In 2026 (www.islands.com)</p>	<p>#6 Most Recession-Proof City in the U.S. (livability.com)</p>	<p>MSA Population of 1,059,803 (2024 U.S. census estimates)</p>

Meet the Team



NEIL DAILEY, SIOR

Executive Vice President

ndailey@mcgrawcp.com

Cell: 918.853.7337



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Vice President

kburghoff@mcgrawcp.com

Cell: 832.689.7095



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