

Tulsa Retail For Lease

Former Taco Bueno
68th & Memorial
Woodland Hills Mall
Pad Site & Restaurant

- 2,905 SF Restaurant

- 0.66 acres of Land

6825 South Memorial Drive, Tulsa, OK 74133

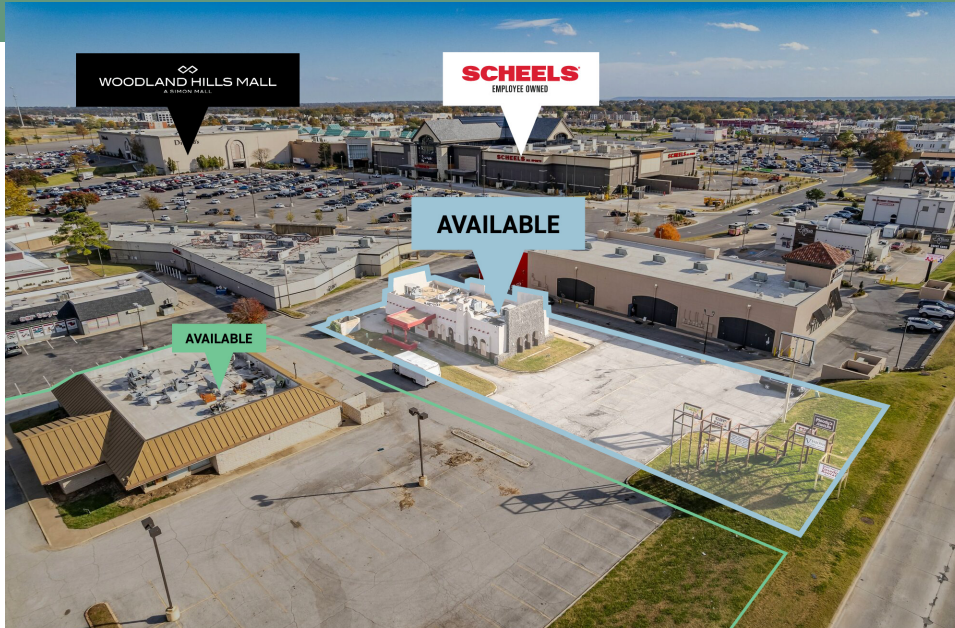
Dick Alaback
Senior Vice President
918.550.4455
rjalaback@mcgrawcp.com

Amanda Cherry
Sales Associate
918.550.4455
acherry@mcgrawcp.com

MCP MCGRAW
COMMERCIAL
PROPERTIES



Property Summary



Location Description

Prime freestanding site located at the corner of 68th & Memorial in the Woodland Hills regional retail corridor. Steps from Woodland Hills Mall and Walmart Supercenter with easy access to US-169; surrounded by top nationals driving all-day traffic.

Nearby activity generators include: Walmart Supercenter, 1.1 million square foot Woodland Hills Mall (Dillard's, JCPenney, Macy's, Scheels), The Cheesecake Factory, Take 5 Oil, Barnes & Noble, Sun & Ski Sports, Starbucks, WinCo Foods, Burlington, Ross Dress for Less, Ulta Beauty, Nordstrom Rack, Old Navy, Ihop, Ashley Furniture, Sam's Club, Outback, Holiday Express, Courtyard Marriott, Hampton Inn, etc.

Offering Summary

Lease Rate:	\$90,000.00 per year (NNN)
Available SF:	2,905 SF
Lot Size:	0.66 Acres
Building Size:	2,905 SF

Property Details & Highlights

Building Name	Former Taco Bueno
Property Type	Retail
Property Subtype	Restaurant
Building Size	2,905 SF
Lot Size	0.66 Acres

Former Taco Bueno freestanding QSR opportunity located within one of Tulsa's highest-performing retail corridors.

The site offers approximately 126 feet of frontage along S. Memorial Drive, offering with exceptional visibility, easy access, and proximity to major regional anchors and dense daytime population centers.

This parcel can also be combined with the adjacent former First Watch property, located at 8104 E 68th St S, Tulsa, OK 74133. The two sites combined have over 72,500 SF of land.

Located within the Woodland Hills Mall trade area, the corridor recorded approximately 640,000 visits in October 2025, demonstrating consistent consumer traffic.

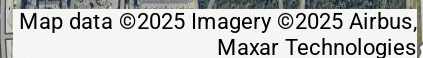
Directly behind the site, the new Scheels flagship sporting-goods store—a ±240,000 SF, \$132 million development that opened in 2024—attracted over 146,000 visits in October 2025 alone.

The adjacent Walmart Supercenter ranks #1 in Tulsa and Oklahoma, and #122 out of 3,560 nationwide among Walmart supercenter locations, further enhancing traffic and retail synergy.

With 36,532 vehicles per day (VPD) within 0.34 miles, this site provides premier exposure and strong co-tenancy—ideal for quick-service, fast-casual, or drive-thru users seeking a high-volume corridor presence.



- **High-Traffic Corridor: E. 71st Street** sees up to **36,532 VPD** within **0.34 mi**, with surrounding counts ranging **31K–36K VPD**.
- Existing Drive-Thru Infrastructure: Ideal for immediate QSR
- **Premier Memorial Dr / Woodland Hills Trade Area: Anchored by Scheels (\$132 M buildout) and #1-ranked Walmart in Oklahoma, delivering sustained regional draw.**
- Prime Frontage + Visibility: Direct Memorial Drive exposure with strong shopper/commuter visibility.
- **Daytime Population: Surrounded by big-box retail, national restaurants, and service uses that generate consistent destination traffic throughout the day.**

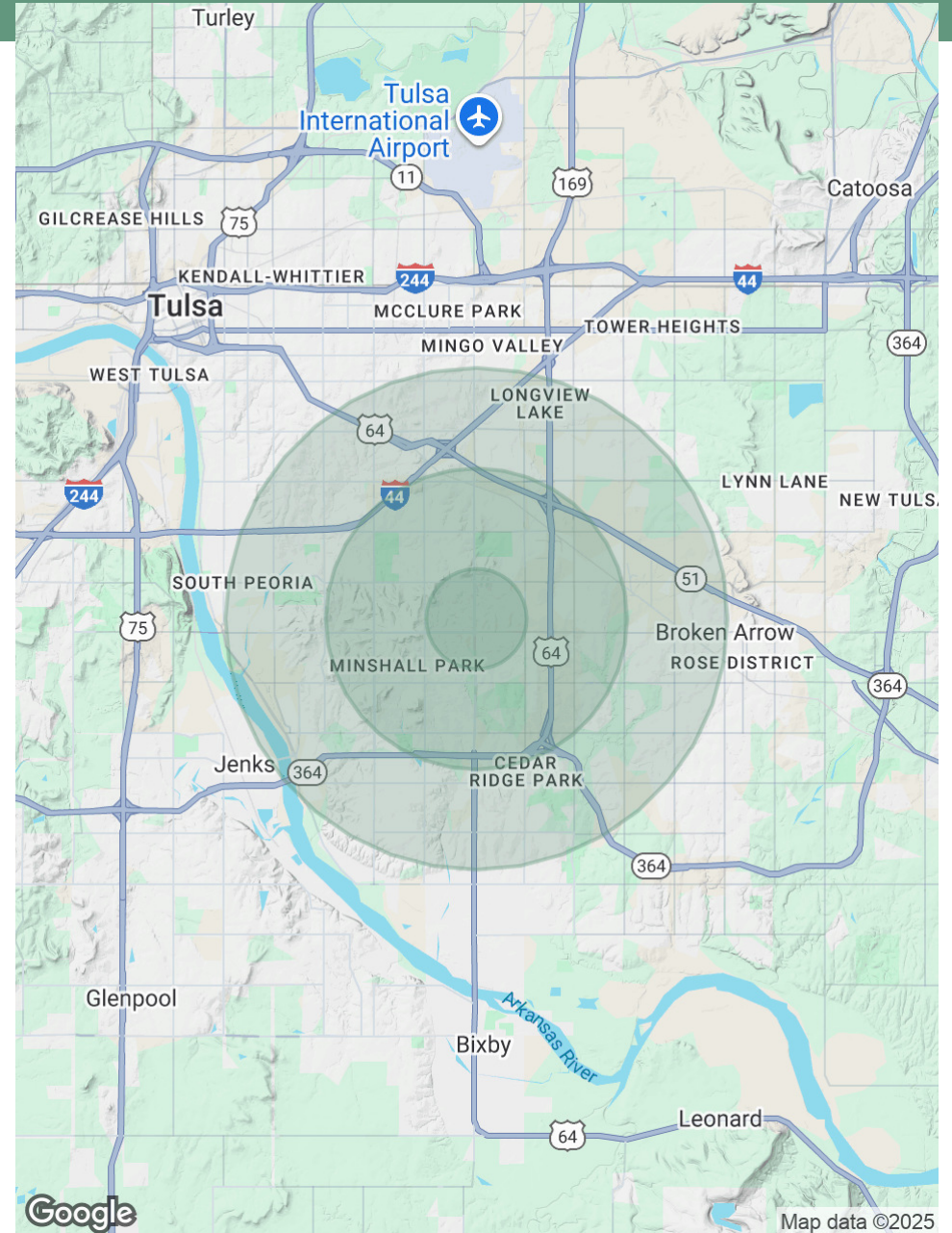


Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	14,346	96,605	248,543
Average Age	43	41	40
Average Age (Male)	40	39	39
Average Age (Female)	45	42	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,673	42,195	103,799
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$79,786	\$94,540	\$95,669
Average House Value	\$219,802	\$261,405	\$278,428

Demographics data derived from AlphaMap



Contact

Dick Alaback

Senior Vice President
918.550.4455 x4620
rjalaback@mcgrawcp.com

Amanda Cherry

Sales Associate
918.550.4455 x5519
acherry@mcgrawcp.com

WOODLAND HILLS MALL
A SIMON MALL

MCP

MCGRAW
COMMERCIAL
PROPERTIES

MCP - McGraw Commercial Properties

4105 S. Rockford Ave.
Tulsa, OK 74105
SCHIEFFEL
EMPLOYEE OWNED
mcgrawcp.com

Walmart

AVAILABLE

AVAILABLE

71ST STREET

DISCLAIMER: This information has been obtained from sources deemed reliable. MCP has not verified this data for accuracy and assumes no responsibility for errors or omissions in any content. You and / or your advisors should conduct a thorough, independent investigation of the property to confirm all information and the suitability of the property for your needs.