

1603-1615

east 3rd street

studio row district



CBRE

Conceptual artwork

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STUDIO ROW FLORALS

EXECUTIVE
SUMMARY



executive summary

1615 offers outstanding occupiers the opportunity to Lease a fully remodeled building in the growing Studio Row District.

Originally constructed in 1950, this property was used as a Shell station, automotive repair, storage and a host of other uses over the decades. Located across the street from the famed Church Studio, the property is undergoing a full renovation and is poised to offer outstanding occupiers the opportunity to lease storied space in the burgeoning Studio Row District just outside of Downtown Tulsa.

Once complete, the building will offer excellent views of Downtown Tulsa to the west, complete with large glass windows allowing natural light, new ADA compliant facilities, bright LED lighting, tasteful landscaping and other stylish building accents.

This convenient 3rd Street location is just blocks away from the booming downtown Blue Dome District, close to the ONEOK Field, BOK Center and a host of other dining, brewpubs, retail, nightlife and year round events.



Not representative of actual interior

HIGHLIGHTS

- › Walking distance to restaurants
 - › Fully revitalized building
 - › Excellent visibility
 - › Front door parking
 - › Convenient location
 - › Bright, open building
- Potential Tenant Uses:
- › Event Venue
 - › Art Gallery
 - › Boutique Retail
 - › Dining / Coffee
 - › Collaborative Space



**STUDIO
DISTRICT
LOCATION**



**WALKABLE
RESTAURANTS**



PARKING



PROPERTY DESCRIPTION

property highlights



FULLY
REVITALIZED



SINGLE OR
MULTI-TENANT
OPPORTUNITIES



HARD CORNER
LOCATION



WALKABLE
RESTAURANTS



CHURCH STUDIO
LOCATION



E 3RD STREET
LOCATION, JUST
EAST OF DOWNTOWN



EXCELLENT
CURB APPEAL



ALL NEW
BUILDING SYSTEMS



IDEAL FOR
COLLABORATIVE
SPACES, RETAIL, ETC.

conceptual floor plan



conceptual site plan







HILLCREST
MEDICAL
CENTER

ARKANSAS
RIVER

HARDESTY FAMILY
ADAPTIVE SPORTS
COMPLEX

STUDIO
RECORDS

OAKHART
BARBEQUE

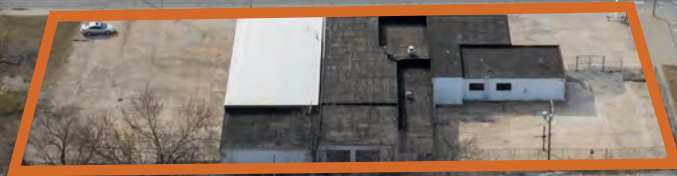
THE CHURCH
STUDIO

EAST 3RD STREET

FREWAY
CAFE

SOUTH TRENTON AVENUE

SOUTH UTICA AVENUE







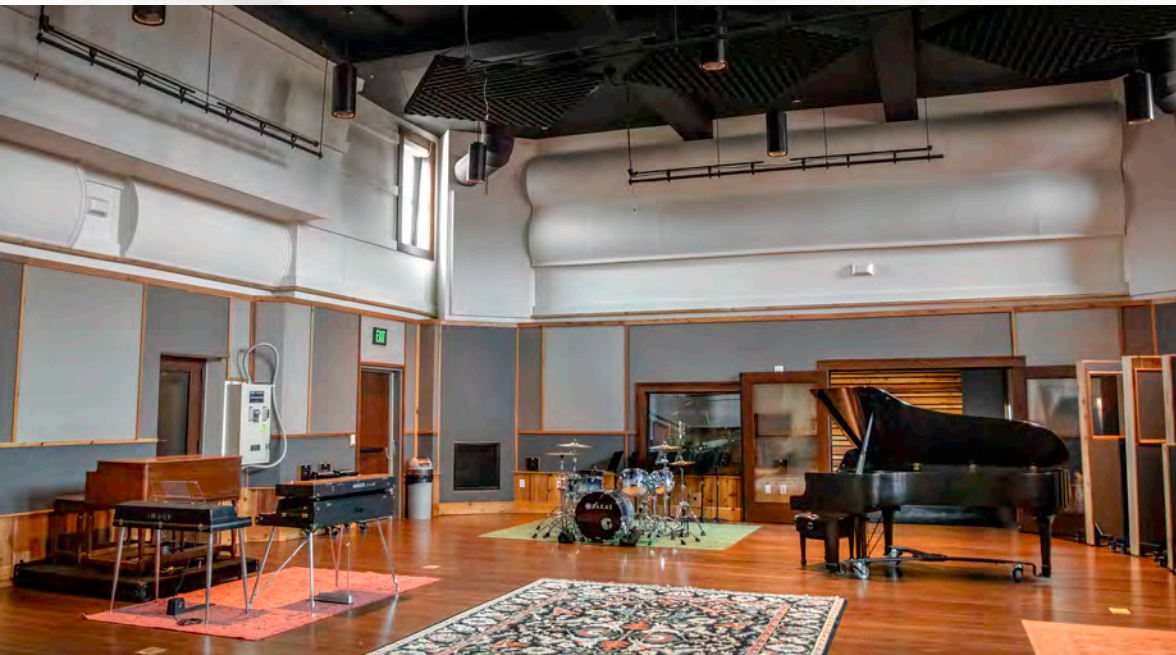
AREA OVERVIEW



STUDIO ROW DISTRICT

The property located at 1603-1615 E 3rd St in Tulsa, Oklahoma is situated in a unique and culturally rich area known as the Studio Row District. This district is a vibrant and diverse blend of creativity and culture, where art and life intertwine in a lively dance of expression and inspiration. It is an area that is not just known for its artistic tendencies, but also for its rich historical background, as it is home to many landmarks and historical sites that tell the story of the city's past.

The Church Studio, has seen a significant transformation, from being the Grace Methodist Episcopal Church in 1915 to becoming The Church Studio in 1972, a recording studio and creative workshop for many award-winning artists including Leon Russell, Tom Petty, Eric Clapton, Willie Nelson, and Stevie Wonder. The church, which survived the 1921 race riots and underwent a significant exterior change in the mid-1950s, has changed its name several times before becoming a hub for artists. After Leon Russell's time, the studio continued to inspire artists under different ownerships.



STUDIO ROW DISTRICT CONTINUED



The current owners, Ivan Acosta and Teresa Knox, focused on restoration and rehabilitation before turning the venue into a recording studio, audio engineering school, museum, and event space, with the renovation completed in 2022. The new owners are dedicated to preserving Leon's legacy and creating a collaborative space and entertainment network. The Church Studio has become a monumental landmark in the Studio Row District of Tulsa, boasts a rich musical heritage that attracts artists and music enthusiasts from around the world. The building was originally constructed as a church in 1915, but its destiny was forever changed when it was purchased by rock and roll.

The property itself is strategically positioned diagonally across from a historical and cultural gem of Tulsa, the Church Studio. This location adds an additional layer of charm and allure to the property, enhancing its appeal to those who are drawn to areas steeped in history and culture. The proximity to the Church Studio also adds a unique musical element to the area, creating a harmonious blend of visual and auditory arts that is sure to inspire creativity and innovation.





DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	2 MILES	3 MILES
POPULATION			
2023 Population	9,171	45,574	88,295
2028 Population - Projection	9,932	46,970	89,603
2020-2023 Annual Population	0.73%	0.65%	0.46%
GENERATIONS			
Generation Alpha	9.2%	8.1%	9.0%
Generation Z	26.9%	25.8%	24.4%
Millennials	27.2%	26.9%	25.5%
Generation X	18.2%	18.3%	18.2%
Baby Boomers	14.5%	16.9%	18.6%
Greatest Generations	4.1%	4.0%	4.2%
HOUSEHOLD INCOME			
Average Household Income	\$53,922	\$73,682	\$78,165
Median Household Income	\$36,315	\$45,095	\$46,463
HOUSING VALUE			
Median Home Price	\$112,385	\$205,460	\$190,864
Average Home Price	\$201,252	\$272,127	\$278,461
HOUSING UNITS			
Owner-Occupied Housing	26.7%	35.3%	43.4%
Renter-Occupied Housing	54.7%	48.8%	43.4%

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