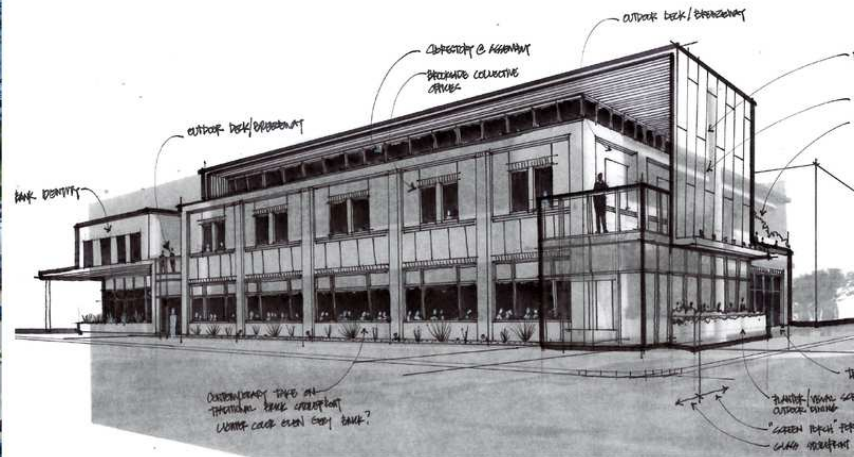


NEW BROOKSIDE MIXED-USE DEVELOPMENT



Property Description

Situated at 3737 S Peoria Avenue, Tulsa, OK 74105, this newly constructed infill development offers a premier opportunity in the heart of Brookside—one of Tulsa's most established and sought-after neighborhoods. Positioned just south of the city's first Trader Joe's and within walking distance of Center 1, home to Tulsa's only Lululemon, the location benefits from exceptional visibility and foot traffic. With approximately 15,200 vehicles per day along South Peoria Avenue, the property attracts both affluent local residents and visitors from the greater trade area who frequent Brookside for its renowned shopping and dining offerings. This represents a rare chance to secure a presence in one of Tulsa's most prestigious and vibrant commercial corridors.

Offering Summary

LEASE RATE:	\$42-\$45 + NNN
AVAILABLE SF (SUITE A):	Restaurant Space: 4,500 SF
AVAILABLE SF (SUITE B):	Restaurant/Retail: 4,050 SF
AVAILABLE SF (SUITE C):	Restaurant/Retail: 3,300 SF
AVAILABLE SF (SUITE 2A):	2nd Floor Office: 3,300 SF

Demographics	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,845	37,811	85,903
TOTAL POPULATION	9,482	76,015	190,695
AVERAGE HH INCOME	\$142,937	\$101,625	\$85,058

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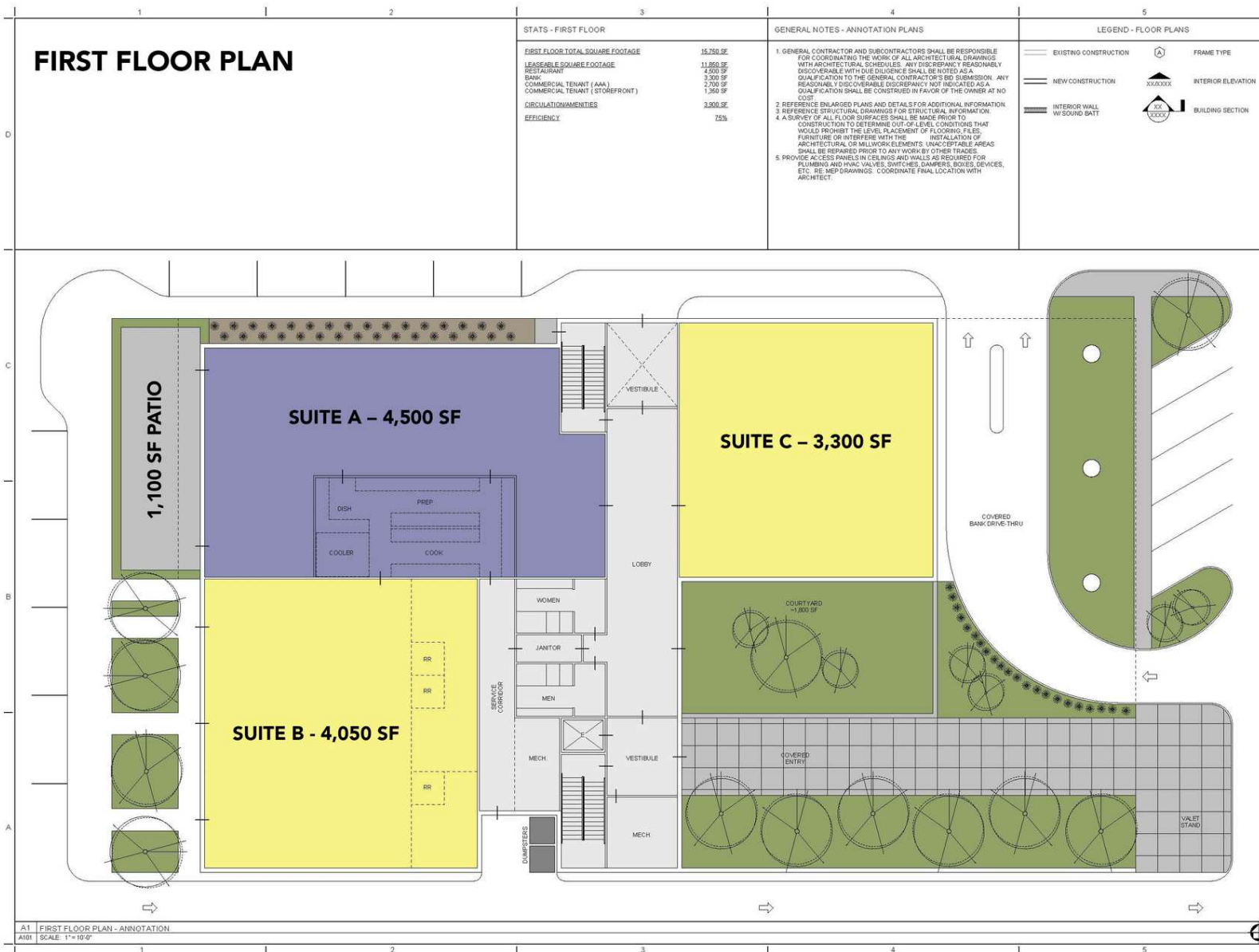
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PRELIMINARY
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CONSTRUCTION
10.09.2024

FISHLESS DESERT
37TH PLACE & PEORIA
3737 SOUTH PEORIA AVENUE
TULSA, OKLAHOMA 74105

FIRST FLOOR PLAN
RESTAURANT
ANCHOR

PROJECT NO.: 24-005

DATE: 10.09.2024

REVISED:

SHEET:

A101

CONCEPT

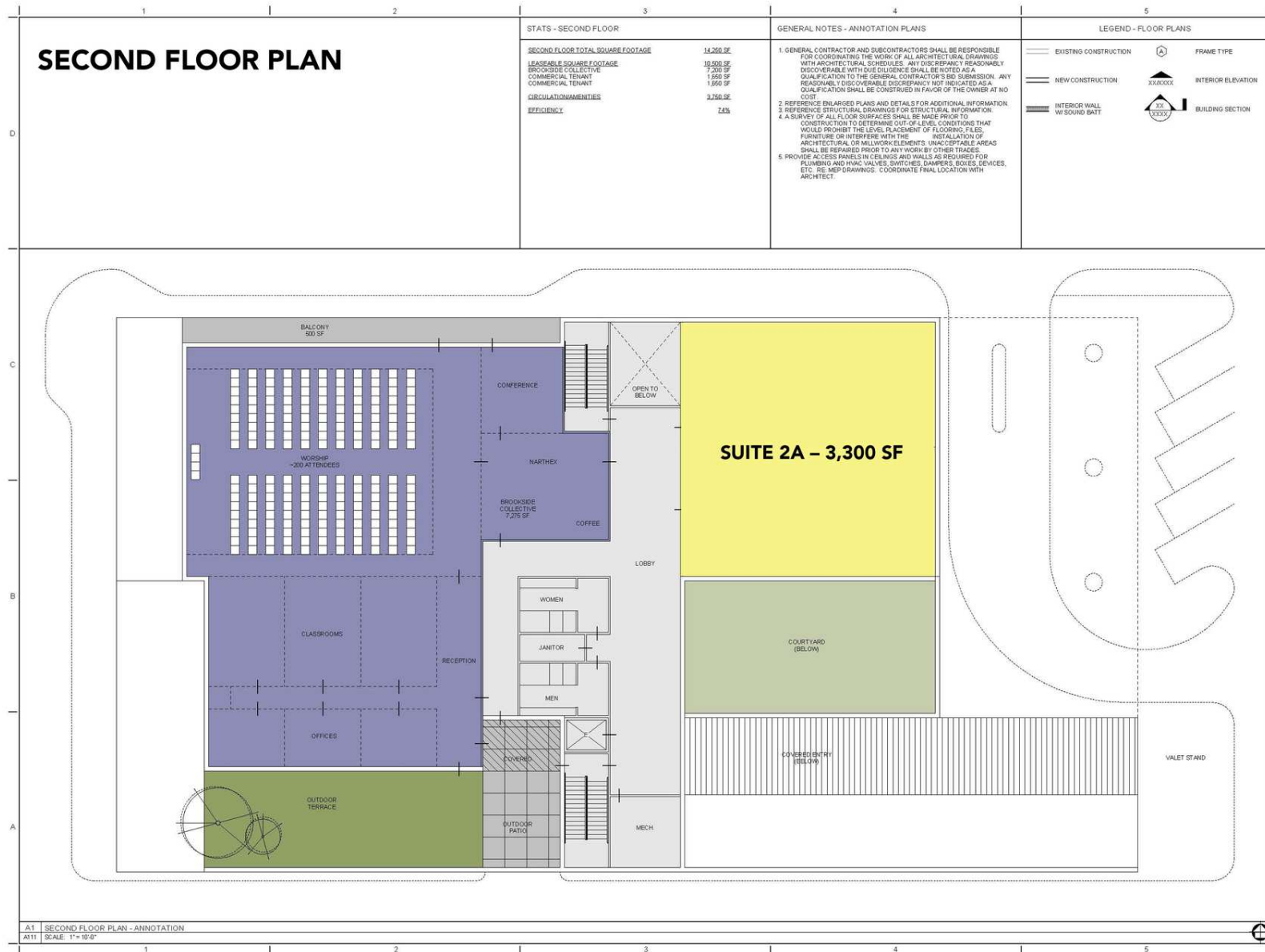
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LEGACY
COMMERCIAL PROPERTY ADVISORS



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10.09.2024

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37TH PLACE & PEORIA
3737 SOUTH PEORIA AVENUE
TULSA, OKLAHOMA 74105**

**SECOND FLOOR
PLAN**

PROJECT NO.: 24-005
DATE: 10.09.2024
REVISED:
SHEET:
A111
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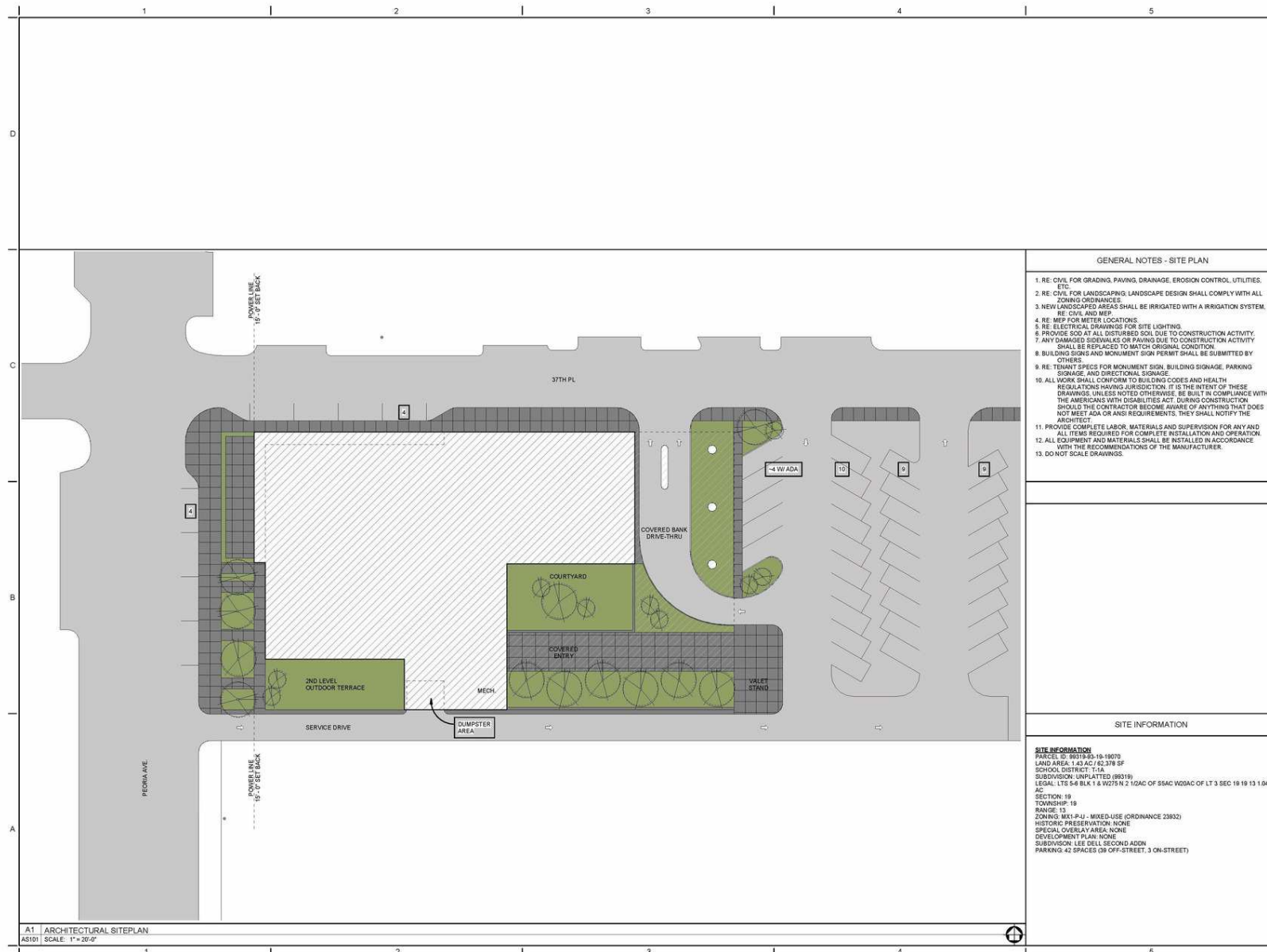
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NEW BROOKSIDE MIXED-USE DEVELOPMENT



GENERAL NOTES - SITE PLAN

1. RE. CIVIL FOR GRADING, PAVING, DRAINAGE, EROSION CONTROL, UTILITIES, ETC.
2. RE. CIVIL FOR LANDSCAPING, LANDSCAPE DESIGN SHALL COMPLY WITH ALL ZONING ORDINANCES.
3. NEW LANDSCAPED AREAS SHALL BE IRRIGATED WITH A IRRIGATION SYSTEM, RE. CIVIL AND MEP.
4. RE. MEP FOR METER LOCATIONS.
5. RE. ELECTRICAL DRAWINGS FOR SITE LIGHTING.
6. PROVIDE SOD AT ALL DISTURBED SOIL DUE TO CONSTRUCTION ACTIVITY.
7. ANY DAMAGED SIDEWALKS OR PAVING DUE TO CONSTRUCTION ACTIVITY SHALL BE REPLACED TO MATCH ORIGINAL CONDITION.
8. BUILDING SIGNAGE AND MONUMENT SIGN PERMIT SHALL BE SUBMITTED BY OTHERS.
9. RE. TENANT SPECS FOR MONUMENT SIGN, BUILDING SIGNAGE, PARKING SIGNAGE, AND DIRECTIONAL SIGNAGE.
10. ALL WORK SHALL CONFORM TO BUILDING CODES AND HEALTH REGULATIONS HAVING JURISDICTION. IT IS THE INTENT OF THESE DRAWINGS, UNLESS NOTED OTHERWISE, BE BUILT IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. DURING CONSTRUCTION, SHOULD THE CONTRACTOR BECOME AWARE OF ANYTHING THAT DOES NOT MEET ADA OR ANSI REQUIREMENTS, THEY SHALL NOTIFY THE ARCHITECT.
11. PROVIDE COMPLETE LABOR, MATERIALS AND SUPERVISION FOR ANY AND ALL ITEMS REQUIRED FOR COMPLETE INSTALLATION AND OPERATION.
12. ALL EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.
13. DO NOT SCALE DRAWINGS.

SITE INFORMATION

SITE INFORMATION
 PARCEL ID: 99319-03-16-19070
 LAND AREA: 1.42 AC / 62,378 SF
 SCHOOL DISTRICT: T-1A
 SUBDIVISION: UNPLATTED (99319)
 LEGAL: LITS 548 B/LA 1 & 1/2 OF 55AC W/50% OF LT 3 SEC 18 19 13 104 AC
 SECTION: 19
 TOWNSHIP: 19
 RANGE: 13
 ZONING: MIX-PJ - MIXED-USE (ORDINANCE 23932)
 HISTORIC PRESERVATION: NONE
 SPECIAL OVERLAY AREA: NONE
 DEVELOPMENT PLAN: NONE
 SUBDIVISION: LEE DELL SECOND ADDN
 PARKING: 42 SPACES (38 OFF-STREET, 3 ON-STREET)

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**ARCHITECTURAL
 SITE PLAN &
 DETAILS**

PROJECT NO.: 24-005

DATE: 10.09.2024

REVISED:

SHEET:

AS101

CONCEPT

This document, and the plan and design incorporated herein, are an integral part of the contract between the owner and the architect. It is to be used in whole or in part, for any other project, without the written consent of the architect.

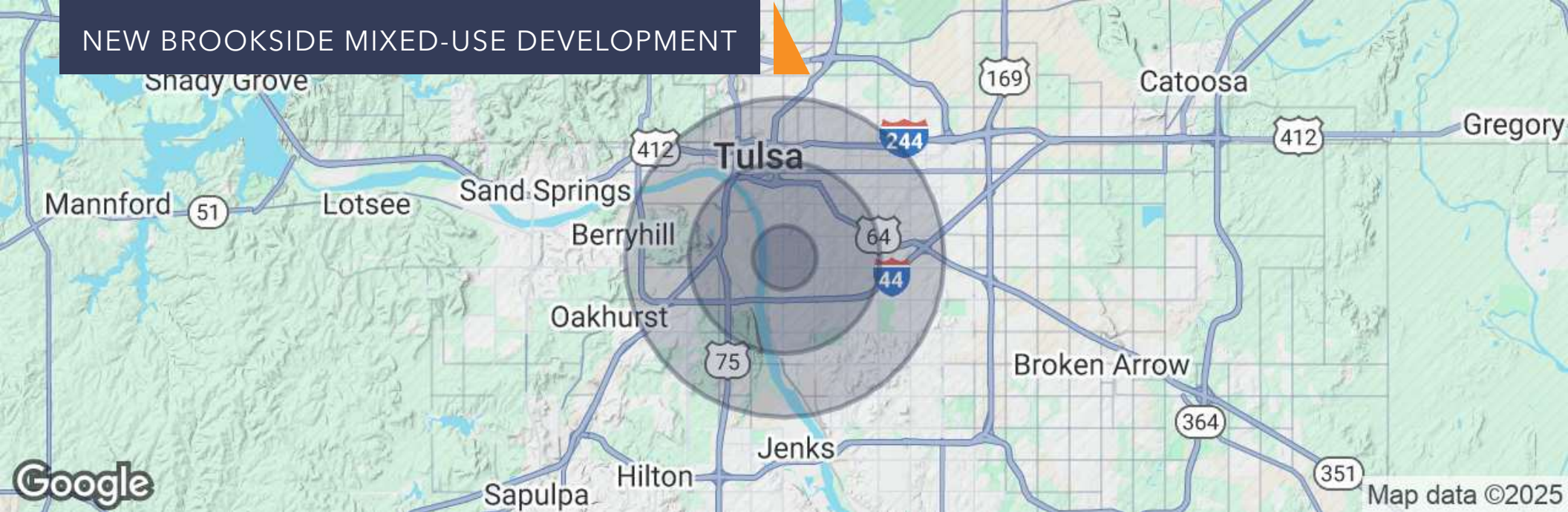
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Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	9,482	76,015	190,695
AVERAGE AGE	43	42	40
AVERAGE AGE (MALE)	42	41	39
AVERAGE AGE (FEMALE)	43	43	41
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,845	37,811	85,903
# OF PERSONS PER HH	2	2	2.2
AVERAGE HH INCOME	\$142,937	\$101,625	\$85,058
AVERAGE HOUSE VALUE	\$486,949	\$370,856	\$281,602

Demographics data derived from AlphaMap



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