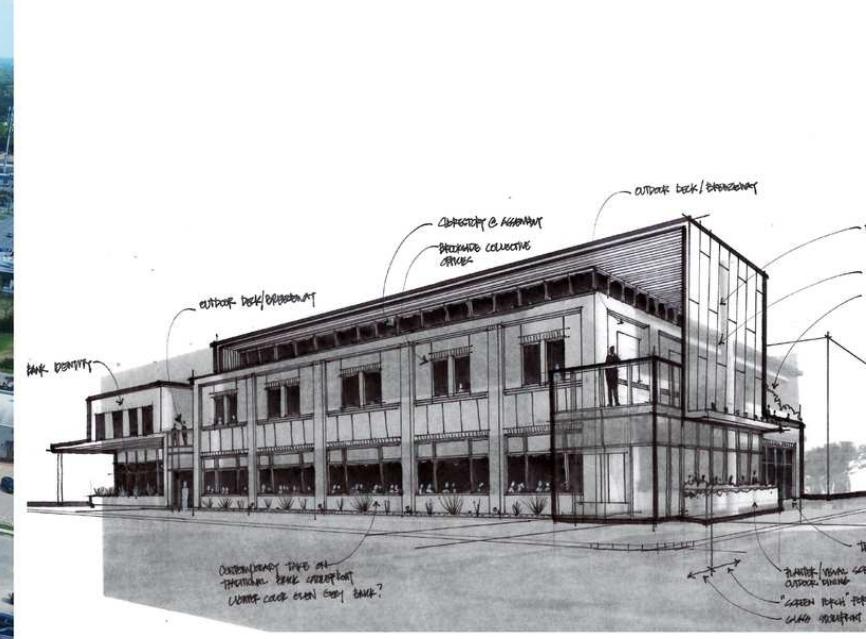


NEW BROOKSIDE MIXED-USE DEVELOPMENT



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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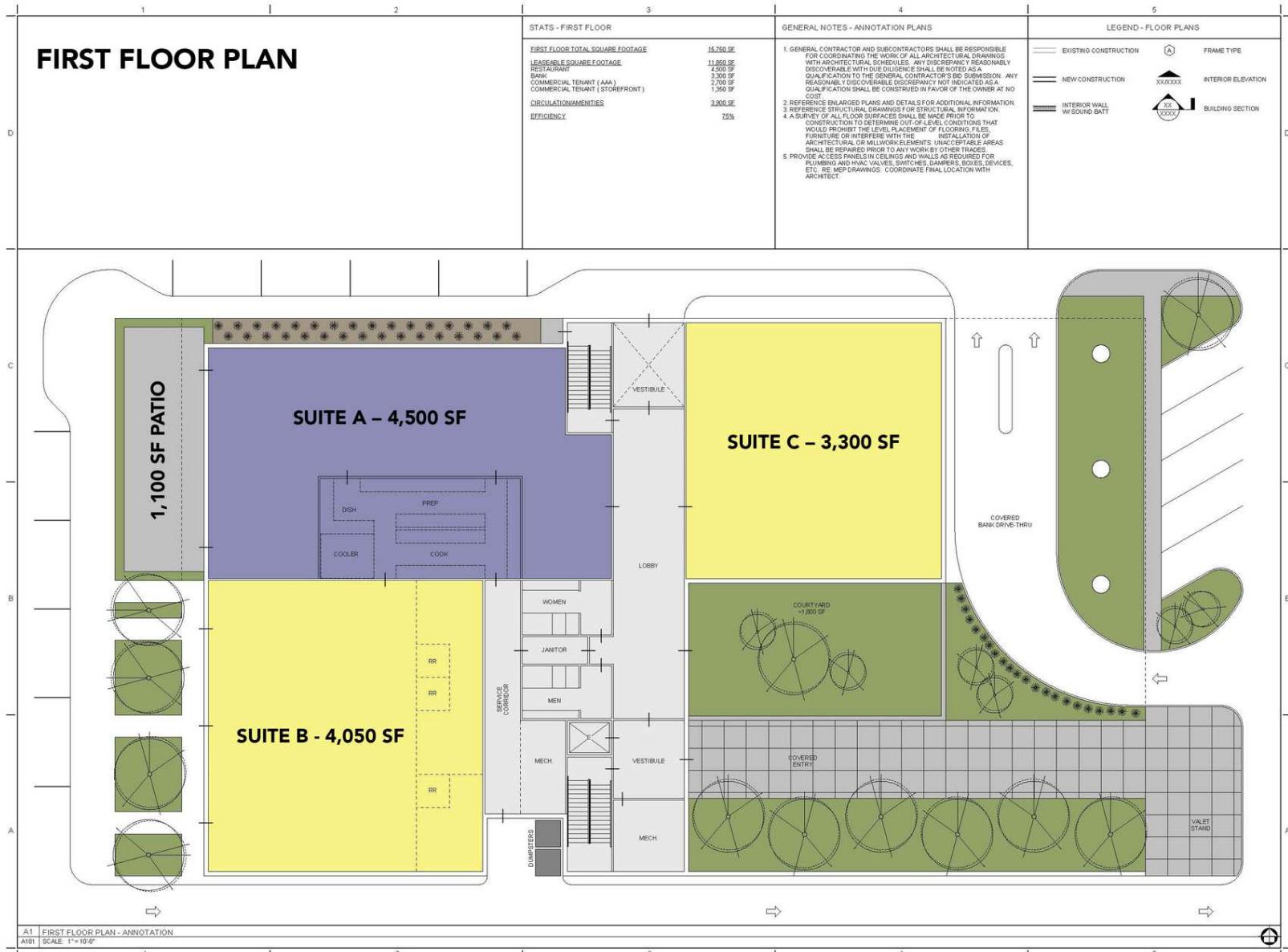


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PfJ/A

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TULSA, OKLAHOMA 74103
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PRELIMINARY
NOT FOR
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

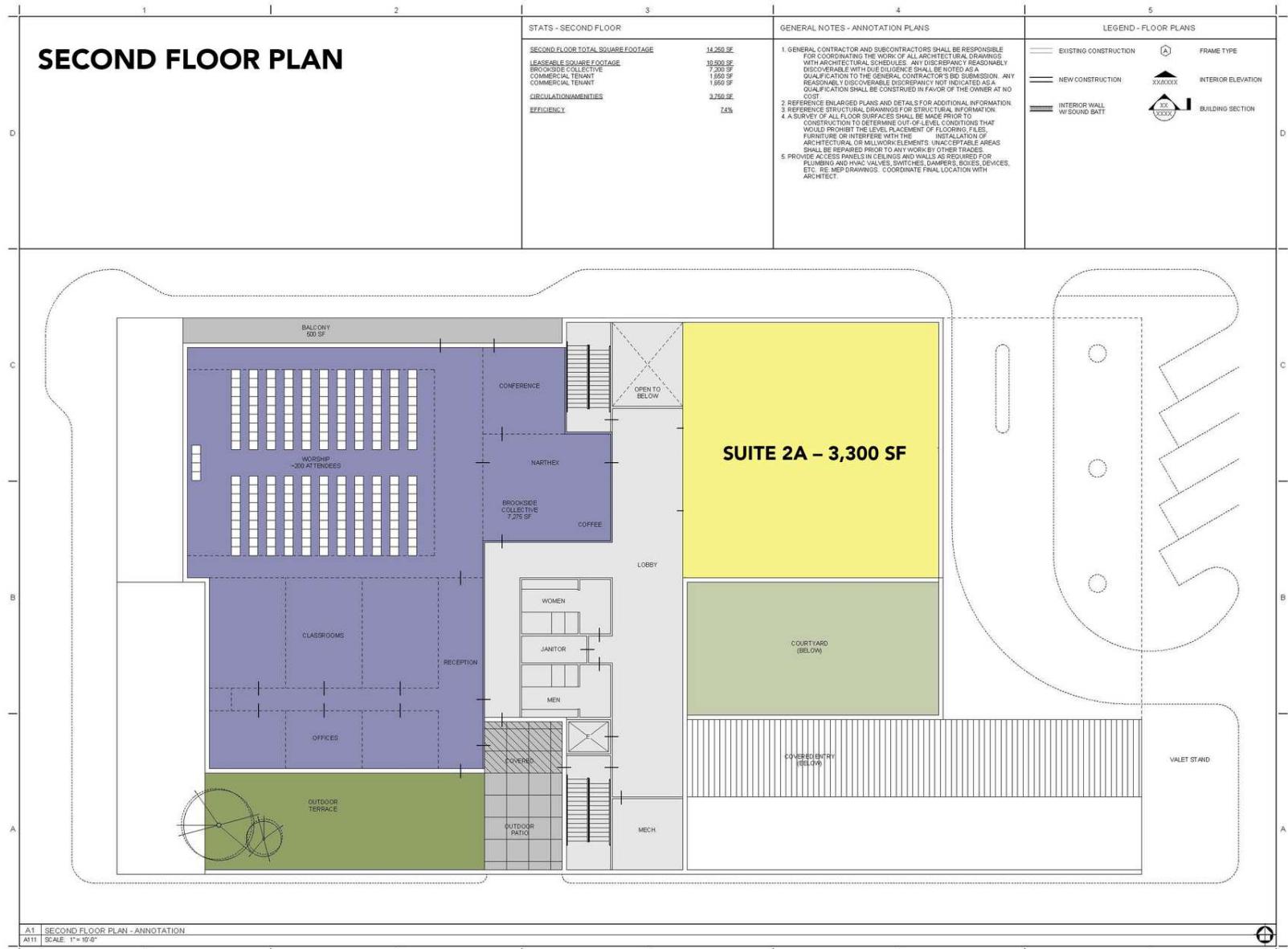
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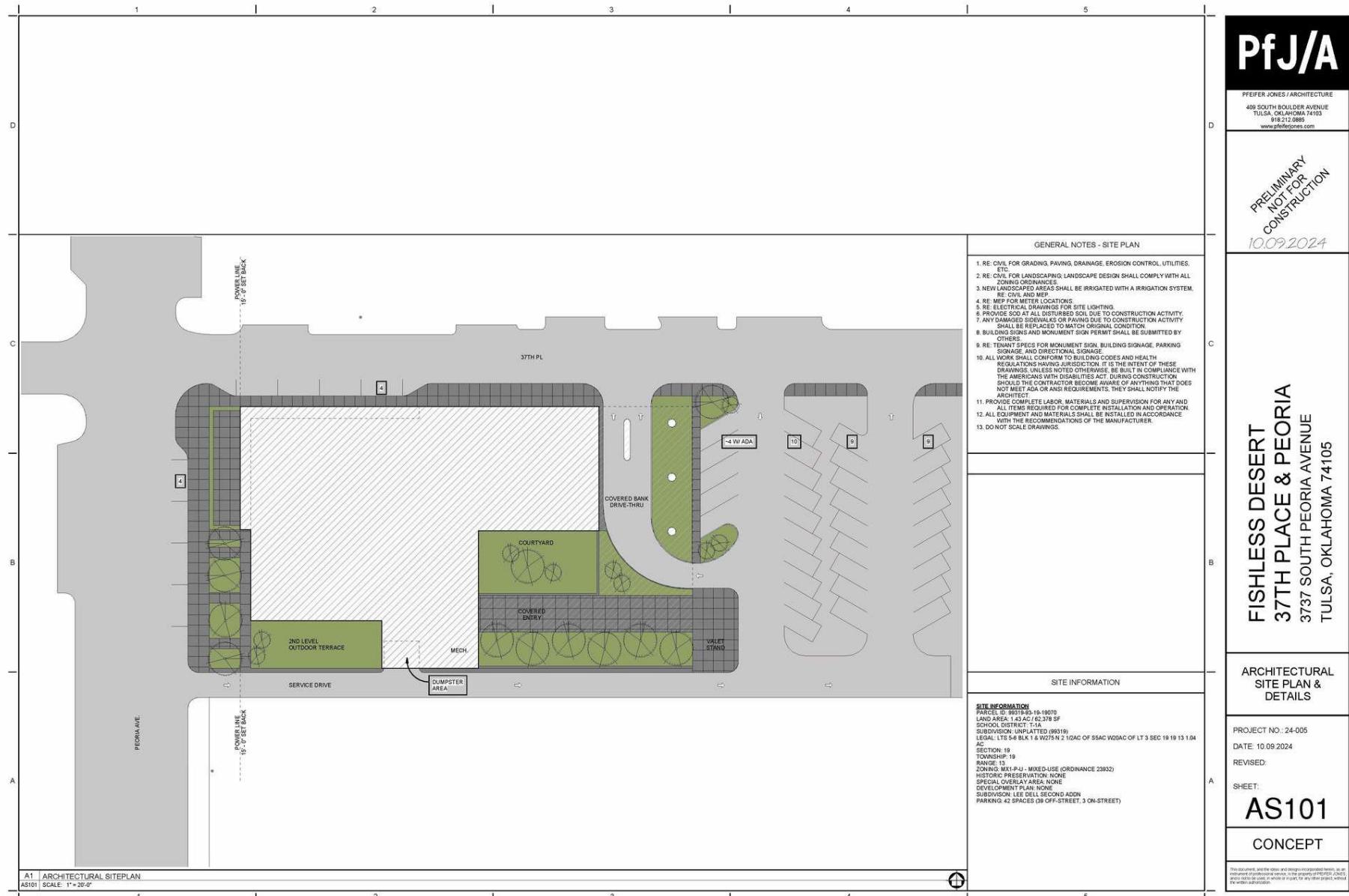
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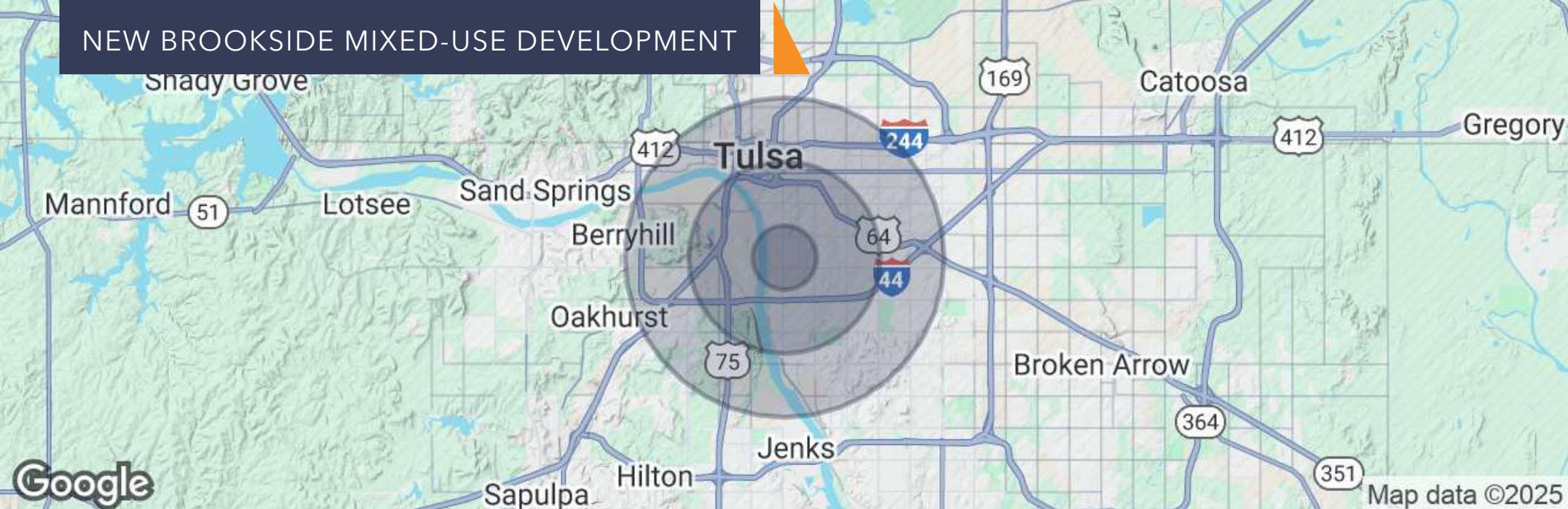
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NEW BROOKSIDE MIXED-USE DEVELOPMENT



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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