

# 17 WEST 7TH ST | 1ST FLOOR RESTAURANT SPACE



BUILDING ENTRANCE

## Location Description

Located at 17 West 7th Street in downtown Tulsa, this 3,570 SF turnkey restaurant space offers a unique opportunity for operators seeking a high-visibility location within a first-class mixed-use development. The space includes an existing bar, kitchen infrastructure, modern interior buildout, and a dedicated patio. Positioned on the ground floor with 117 multifamily units currently under construction above, this location offers a built-in customer base and the infrastructure to support your concept from day one.

## Property Highlights

- ±3,570 SF Restaurant Space Available
- Corner of W 7th Street & S Boulder Avenue
- Fully built-out interior and bar layout
- Contact broker regarding in-place FF&E
- Dedicated patio
- Shared restrooms
- Zoning: CBD
- Traffic Counts (2024): W 7th Street (3,265 AADT); S Boulder Avenue (2,832 AADT) - Source: City of Tulsa
- Seating Capacity: 135 (Interior Dining); 40 (Patio)
- 117 fully-renovated and newly completed rental units above



PATIO SEATING AREA

Ben Ganzkow, CCIM

PRINCIPAL

918.946.5855

ben@legacypadvisors.com

Sam Mitchell, CCIM

SENIOR ASSOCIATE

817.565.9601

sam@legacypadvisors.com

Will Enright

ASSOCIATE

405.474.4681

will@legacypadvisors.com





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918.946.5855  
ben@legacypadvisors.com

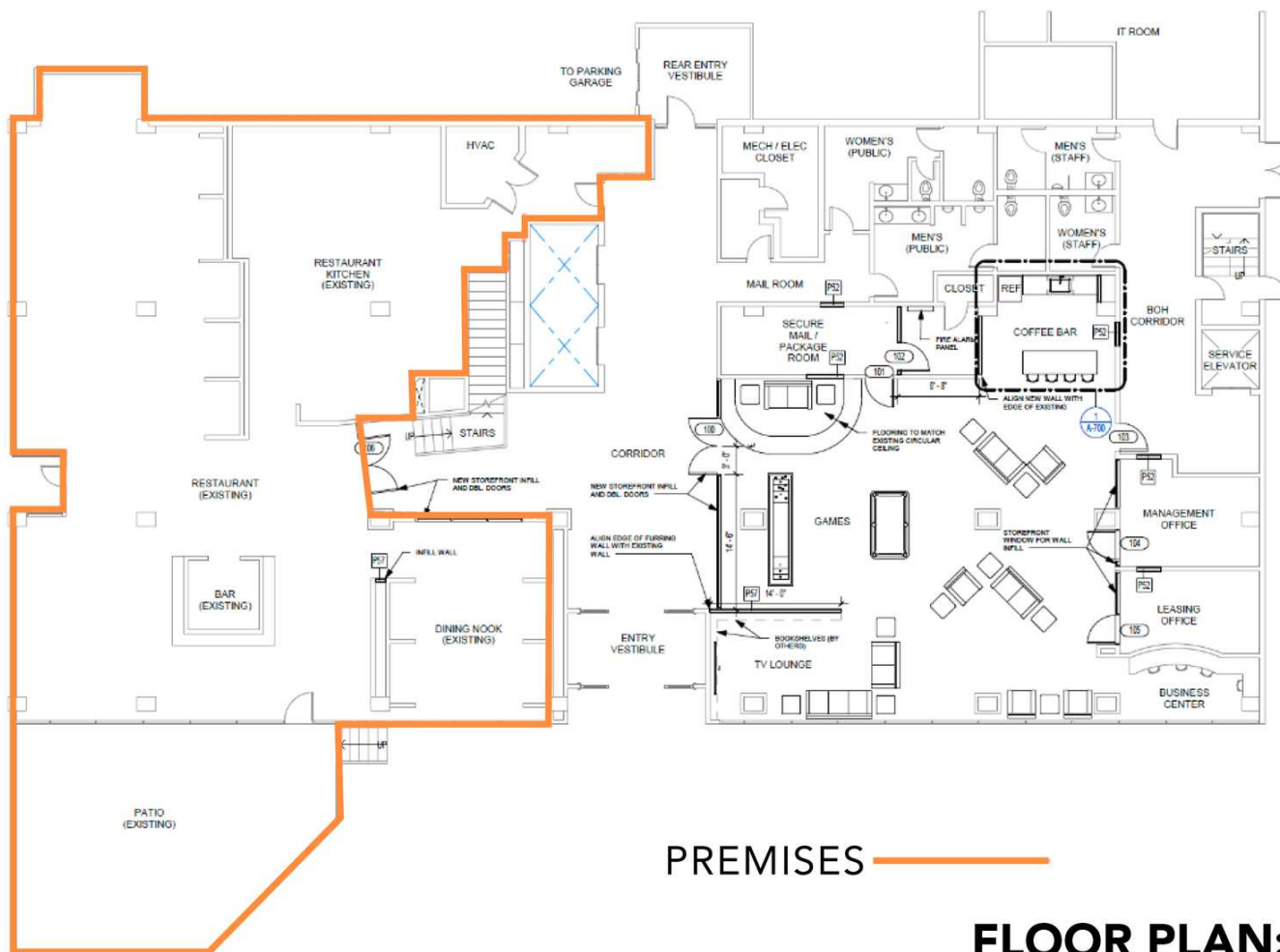
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PREMISES

**FLOOR PLAN: ±3,570 SF**

**SEATING CAPACITY:**  
135 INTERIOR | 40 PATIO

1 1ST FLOOR EXISTING PLAN - OVERALL  
1/8" = 1'-0"

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# 17 WEST 7TH ST | 1ST FLOOR RESTAURANT SPACE



BOK CENTER

ARVEST

THE WILLIAMS GROUP

FIRST PLACE TOWER

ONEOK

ART DECO  
LOFTS  
(117 UNITS)

3,570 SF

S BOULDER AVENUE  
(2,832 AADT)

W. 6TH ST

MAIN ST



Located in downtown Tulsa, this restaurant space is situated near dense office buildings, hotels, and entertainment venues, all within walking distance.

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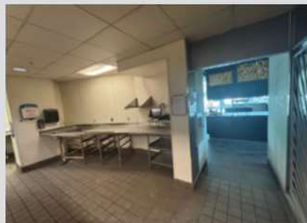
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## EQUIPMENT



**Stainless Prep Table** - Stainless prep/work table with undershelf

**Hand/Utility Sink - Prep Area** - Sink adjacent to prep area



**Sink** - Dishwashing Station

**Pre-Rinse Spray** - Sprayer at dish station



**Pass-Through Counter** - Service pass with stainless counter

**Heat Lamps (Over Pass-Through)** - Overhead warmers above service line



**Dry Storage Shelving Unit #1** - Metal shelving for dry goods



**Flat-Top Grill/Griddle** - Commercial griddle on cook line

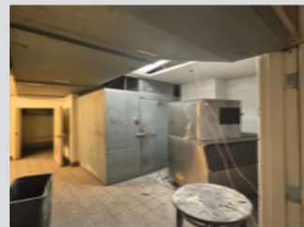
**6-Burner Range** - Gas range, 6 burners

**Deep Fryer #1** - Commercial fryer on cook line

**Deep Fryer #2** - Commercial fryer on cook line

**Salamander** - Mounted broiler above cook line

**Vent Hood System** - Type I hood over cooking equipment



**Walk-In Cooler** - Walk-in cooler room

**Ice Machine** - Commercial ice machine adjacent to cooler



**Make Table / Refrigerated Drawers** - Cold prep station with refrigerated base

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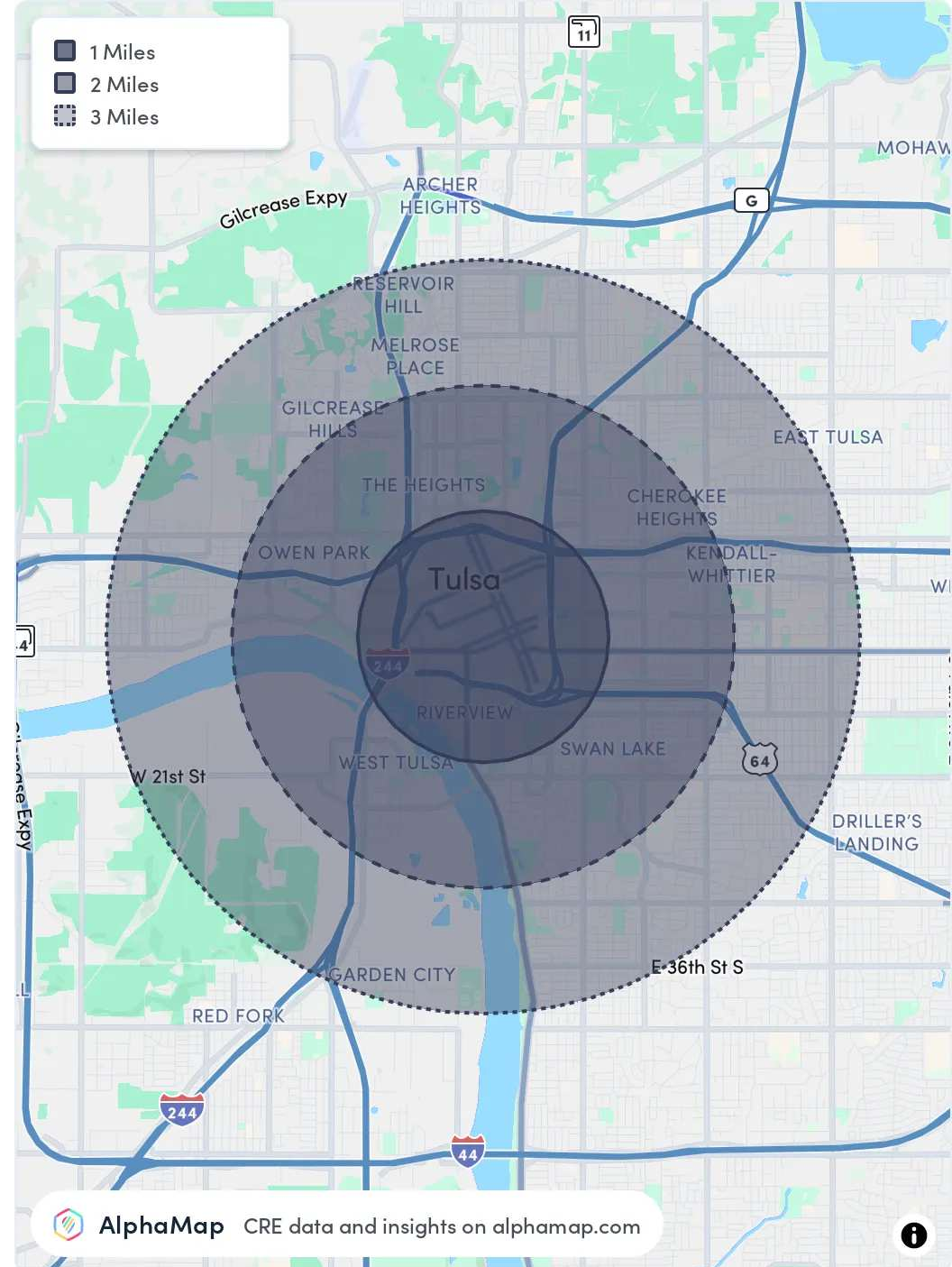
# 17 WEST 7TH ST | RESTAURANT SPACE

Population	1 Mile	2 Miles	3 Miles
TOTAL POPULATION	9,979	35,156	68,300
AVERAGE AGE	41	40	39
AVERAGE AGE (MALE)	41	39	39
AVERAGE AGE (FEMALE)	41	40	40

Household & Income	1 Mile	2 Miles	3 Miles
TOTAL HOUSEHOLDS	4,809	16,304	29,847
PERSONS PER HH	2.1	2.2	2.3
AVERAGE HH INCOME	\$86,392	\$86,755	\$84,466
AVERAGE HOUSE VALUE	\$339,401	\$328,307	\$303,241
PER CAPITA INCOME	\$41,139	\$39,434	\$36,724

Map and demographics data derived from AlphaMap

Daytime Employment	1 Mile	2 Miles
EMPLOYEES	32,285	59,398
BUSINESSES	3,303	6,715



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# REAL ESTATE TEAM

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