

FOR LEASE: DOWNTOWN RESTAURANT

1121 S Elgin Ave, Tulsa OK 74120

Rate: \$2500/Mo NNN



OVERVIEW: Turn-Key 2nd Gen Restaurant

This Turn-Key unique shipping-container restaurant concept was completed January 1st, 2023 as an outdoor taco restaurant. Located on the North end of the Gunboat Park neighborhood it is adjacent to RT 66 and the RT 66 dog park and is just South of the Downtown Home Depot at the SE entrance to Downtown Tulsa. The restaurant consists of a ~1500 sqft patio, 250 sqft kitchen, and ~400 sqft indoor dining area. Occupancy is listed at 88. Restaurant features include 9' vent hood w/ suppression and make-up air, 1000 gallon grease interceptor, 6 hand sinks w/ floor drains, ample electrical recepts, gas service, gas fireplace, hose hook-ups, TV hookups, 2 ADA restrooms, roll-up glass doors, ordering window, and more.

The Gunboat neighborhood consists of over 40 businesses, 65 apartments, and 9 single family homes. It is centrally located between Cherry St, Sobo, Blue Dome, and NOMA. The Neighborhood is easily accessed off 11th (RT 66), 13th St, HWY 64/51, HWY 244, the Midland Valley walking trail, and the BRT.

HIGHLIGHTS

- Turn-Key 2nd Gen Restaurant w/ large patio.
- Downtown; next to RT66 (11th St), RT 66 Dog Park, Midland Valley Trail, BRT, and Home Depot.
- Ample Street Parking, evening access to large parking lot.
- 15K Daily Traffic Counts on 11th.
- Great Neighbors: Tonsorial Barber Shop, Koda crossfit, Engine Room, Updog, Leadership, Etc..

Lease Rate

\$2500/mo NNN

Building

Occupancy 88

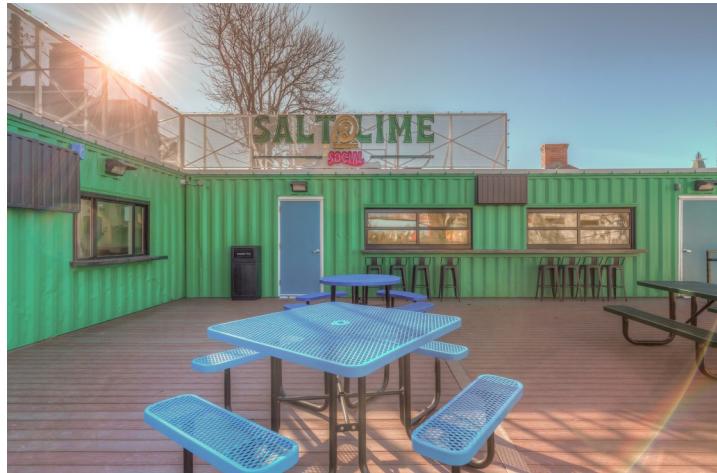
Location

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KITCHEN CONTAINER

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SEATING CONTAINER

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GUNBOAT AREA

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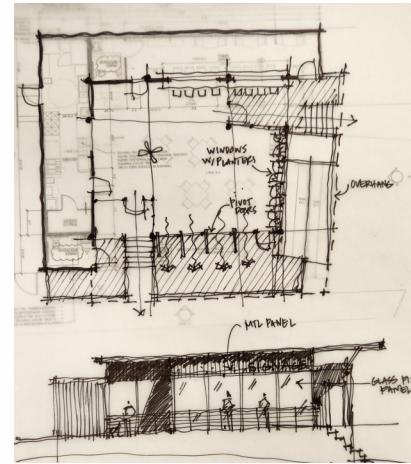
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POSSIBLE ENCLOSURE MODIFICATIONS

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AERIAL—SE CORNER OF DOWNTOWN

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