

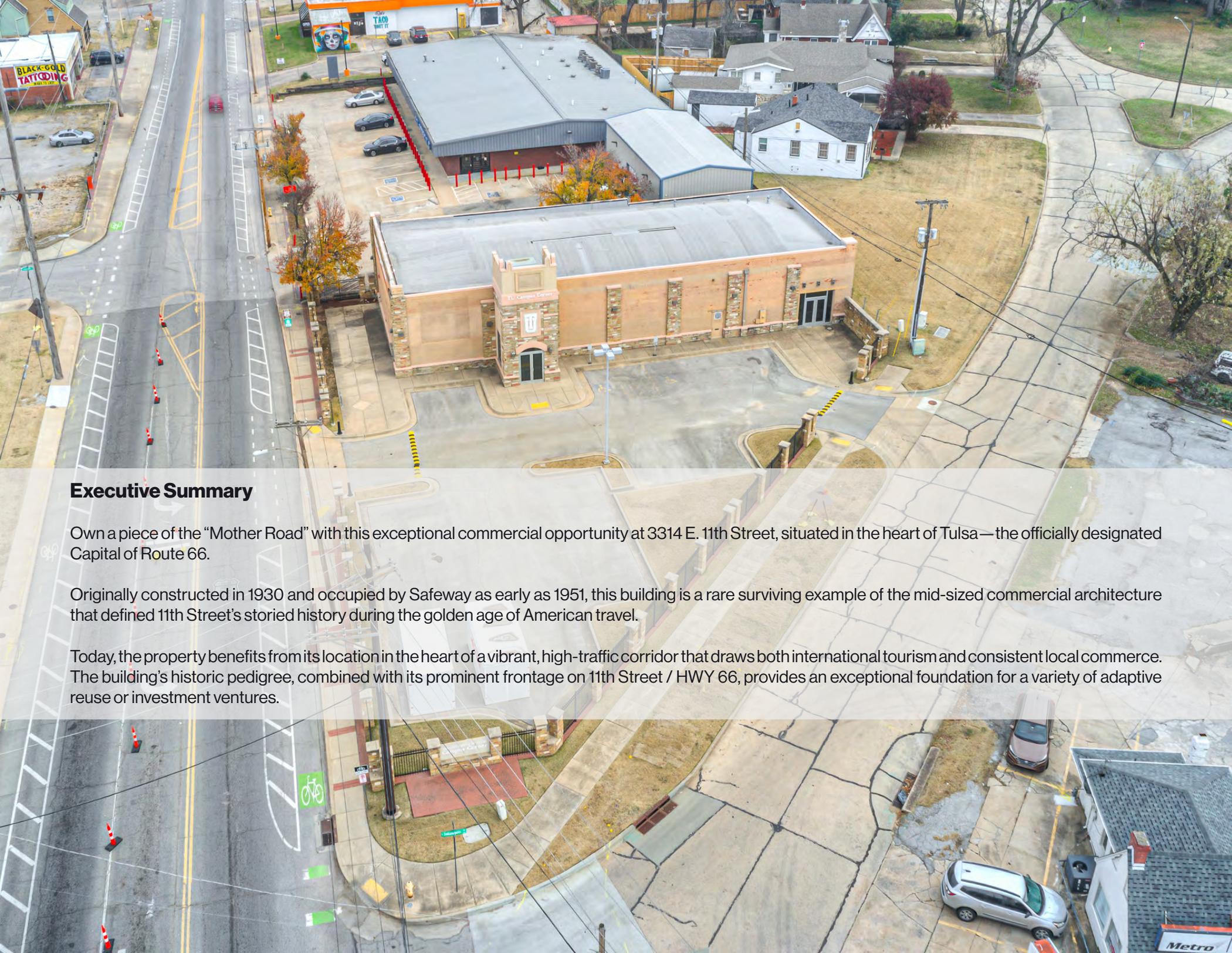
# HISTORIC ROUTE 66 COMMERCIAL BUILDING 6,132± SF for Sale

3314 E 11TH STREET / TULSA, OK 74112



Commercial Heavy (CH) Zoning

CBRE



## Executive Summary

Own a piece of the “Mother Road” with this exceptional commercial opportunity at 3314 E. 11th Street, situated in the heart of Tulsa—the officially designated Capital of Route 66.

Originally constructed in 1930 and occupied by Safeway as early as 1951, this building is a rare surviving example of the mid-sized commercial architecture that defined 11th Street’s storied history during the golden age of American travel.

Today, the property benefits from its location in the heart of a vibrant, high-traffic corridor that draws both international tourism and consistent local commerce. The building’s historic pedigree, combined with its prominent frontage on 11th Street / HWY 66, provides an exceptional foundation for a variety of adaptive reuse or investment ventures.

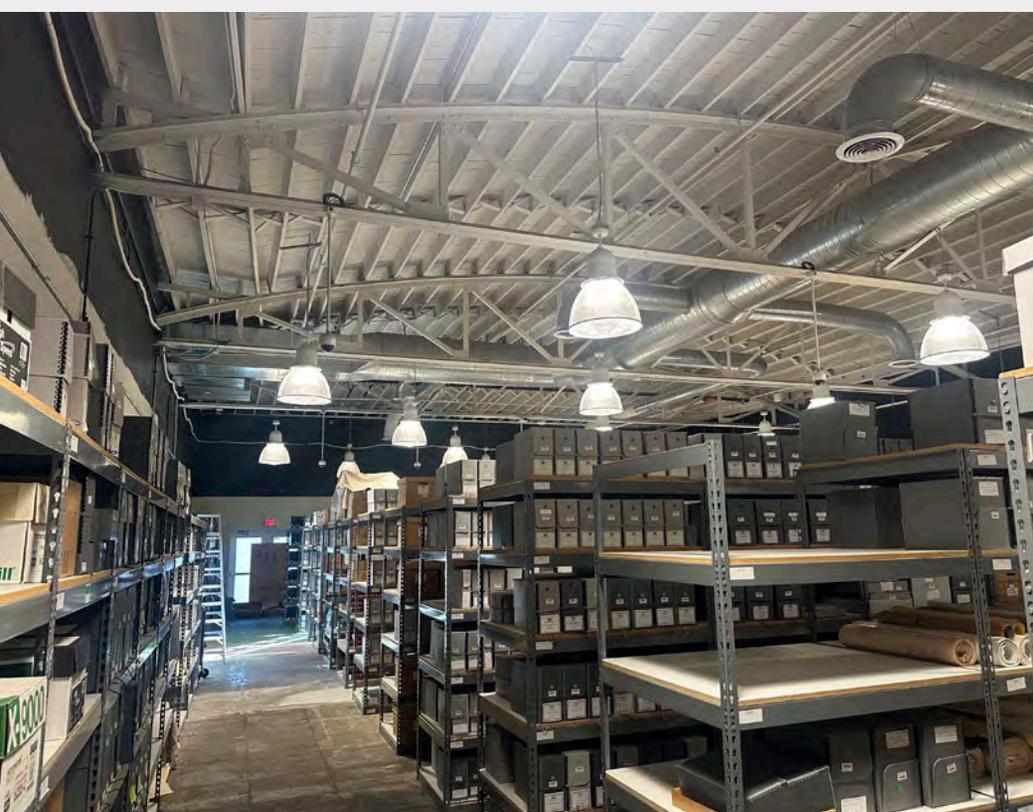
# Building Specifications

Building Size	6,132± SF*
Lot Size	0.46± Acres*
Year Built	1930
HVAC	Fully Climate Controlled
Height	17' Sidewalls
Sprinkler	Wet Sprinkler
Zoning	CH (Commercial Heavy)
Fencing	Extensive Wrought Iron Fencing
Restrooms	(2) ADA Restrooms
Parking Capability	(23) Parking Spaces
Frontage	Historic Route 66 Frontage

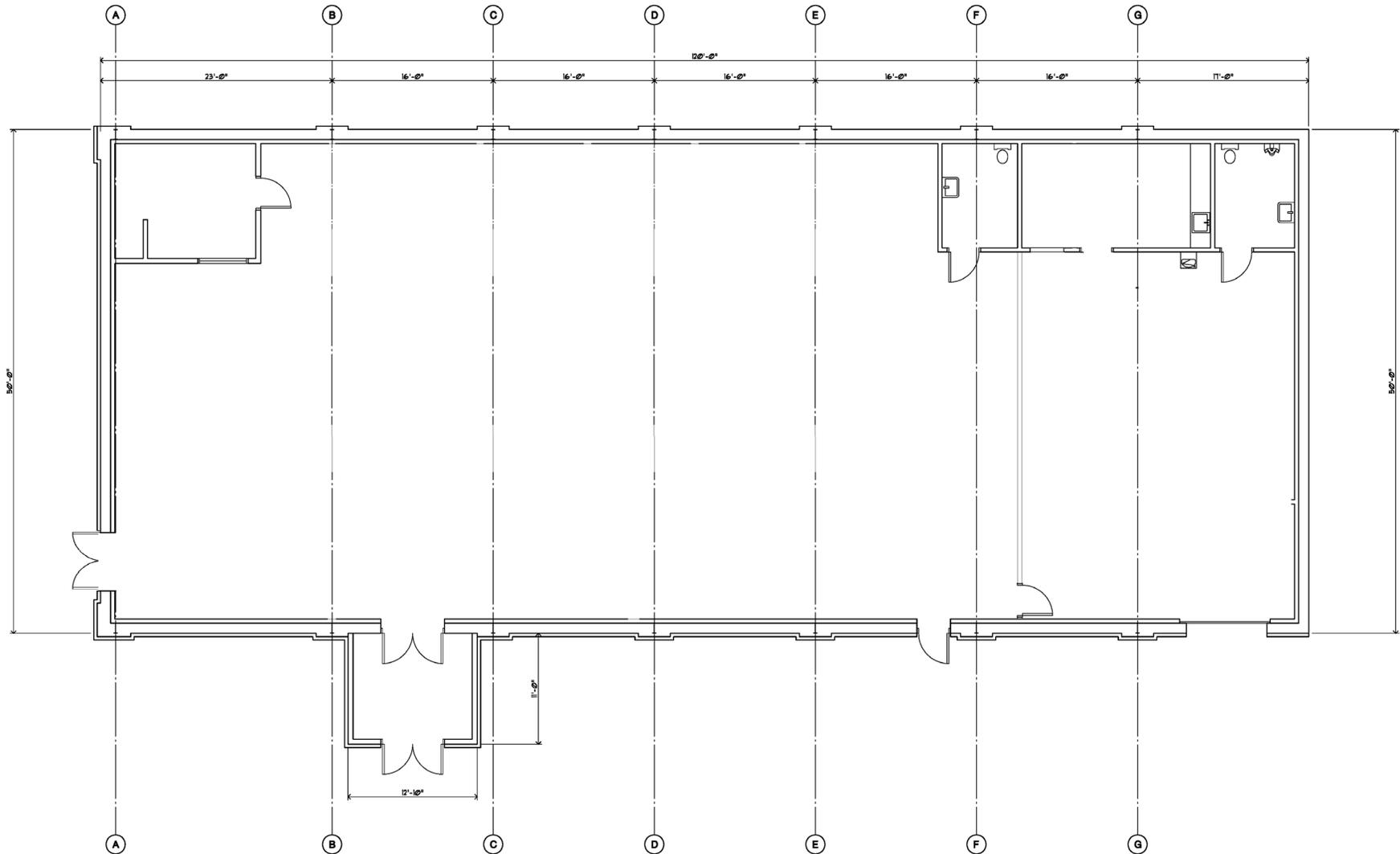
\*Source: Assessor & Owner







# Floor Plan

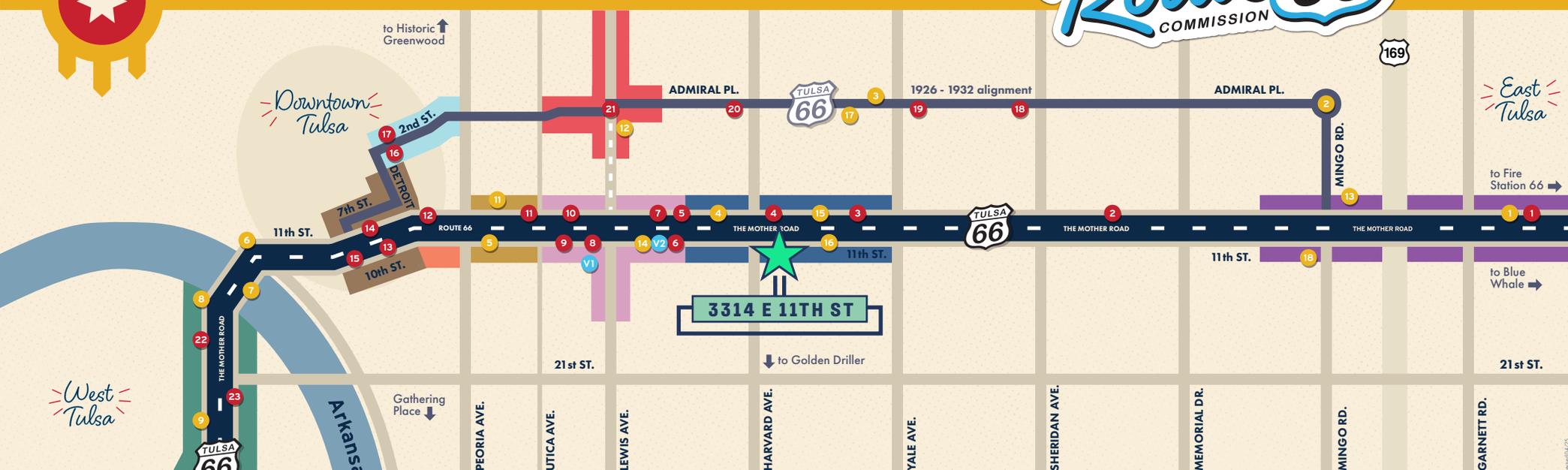


**A FLOOR PLAN**  
3/16"=1'-0"



# Tulsa: Route 66 Highlights

## TULSA: THE CAPITAL OF ROUTE 66® HIGHLIGHTS MAP



### Route 66 Historical Markers

- |  |  |
|--|--|
| <b>11th STREET</b><br>1. Motels<br>2. Rose Bowl Lanes<br>3. Auto Dealerships<br>4. Wolf Robe Hunt's Indian Trading Post<br>5. Bama Pie Company<br>6. Casa Loma Hotel<br>7. Bordens Restaurant<br>8. The Beatrice Creamery Company<br>9. Dry Cleaners<br>10. Tulsa Monument Company<br>11. Leyh Building<br><b>DOWNTOWN TULSA</b><br>12. Warehouse Market<br>13. Bishop's Driv-Inn<br>14. 10th Street & Main Street<br>15. Cathedral Square<br>16. Blue Dome District<br>17. The Green Book | <b>ADMIRAL PLACE</b><br>18. McIntyre Airport<br>19. Cyrus Avery<br>20. Admiral Place<br>21. Whittier Square<br><b>SOUTHWEST</b><br>22. West Tulsa<br>23. Quannah Retail Center<br>24. Tulsa's First Oil Strike<br>25. Sapulpa Motor Court<br>26. Route 66 Village<br>27. Clinton Heights<br>28. Red Fork<br>29. Crystal City |
|--|--|

### Places of Interest

- Route 66 Eastern Gateway
- "Route 66 Rising" Sculpture
- Rose Hill Cemetery (Resting Place of Cyrus Avery)
- HA Chapman Stadium at Skelly Field (English Gothic stadium at the University of Tulsa)
- Meadow Gold Sign (Historic Neon Billboard)
- East Meets West Sculpture / Avery Centennial Plaza
- Cyrus Avery Route 66 Memorial Bridge
- Avery Plaza Southwest Neon Sign Park
- Howard Park / Monuments
- Route 66 Western Gateway and "Floating Hangar" Mosaic
- Land of Giants (Buck Atoms Space Cowboy, Stella Atom, Meadow Gold Mack, and more!)
- Kendall Whittier Murals
- Graffiti Collage
- OK 66 Centennial Mural
- Sinclair Service Station
- "I Simply Can't Get My Kicks Without a Coney" Mural
- Fire Station No. 15 (Art Deco)
- Route 66 Interpretive Plaza
- The Route 66 Christmas Tree Farm

### Visitors Centers

- Visit Tulsa
- Oklahoma Route 66 Association
- Route 66 Historical Village



#VisitTulsa  
#TulsaRoute66

### Neon Signs

Tulsa has 70+ historic, vintage, and new neon signs!  
For a self-guided tour, scan the QR Code below with your smartphone.



LEARN MORE

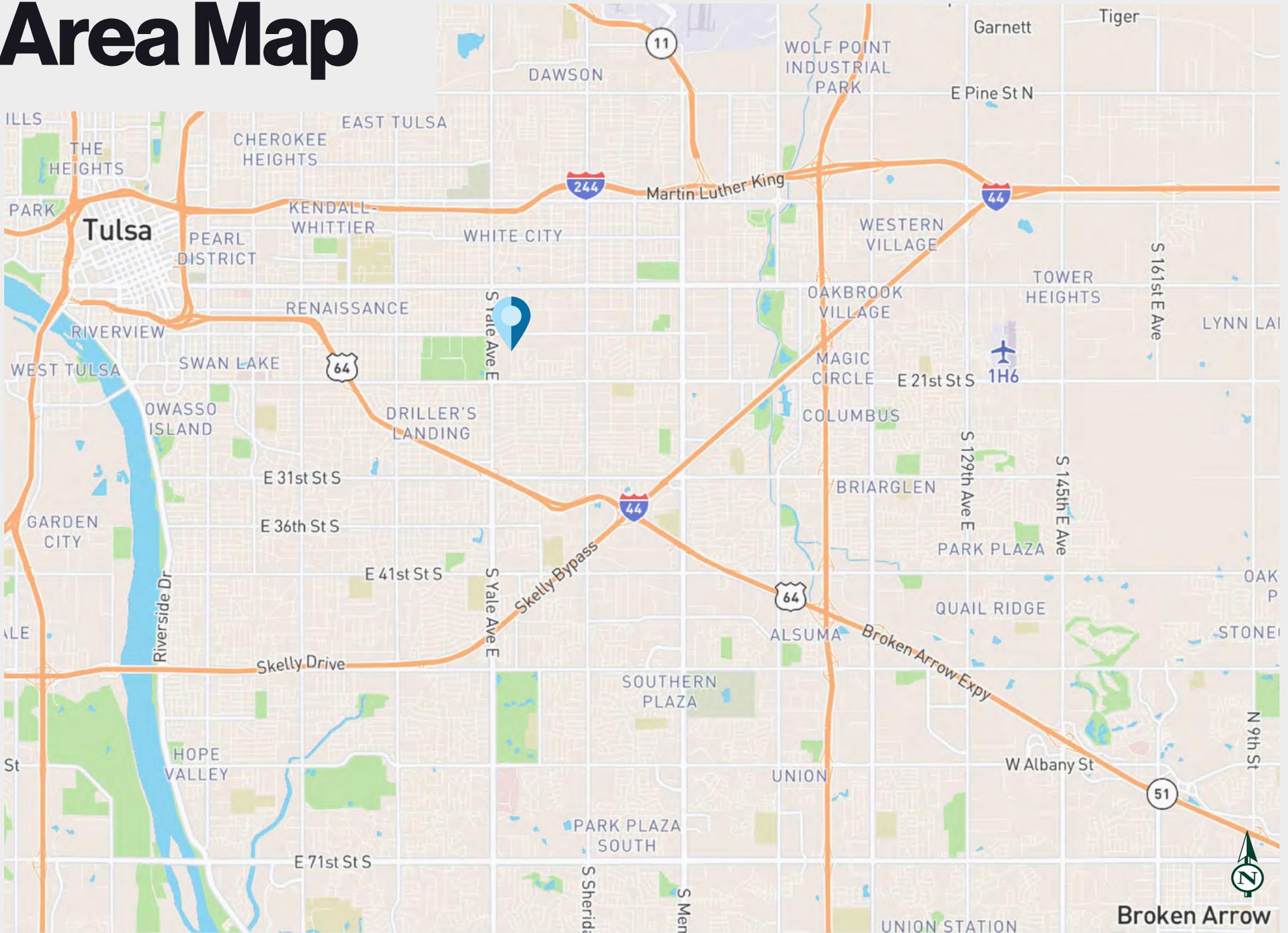
### Districts

- Gateway District
- University District
- Tulsa Market District
- Kendall-Whittier District
- Meadow Gold District
- Blue Dome District
- Gunboat District
- Cathedral District
- Crystal City / Red Fork District

# Location Aerial



# Area Map



3314 E 11TH STREET / TULSA, OK 74112

# Historic Route 66 Commercial Building

6,132± SF for Sale

**Jamie Hill, SIOR, CCIM**  
First Vice President  
+1918 392 7206  
jamie.hill@cbre.com

**Spencer Sheets**  
Senior Associate  
+1918 392 7240  
spencer.sheets@cbre.com



© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.