



## 1660 East 71st Street Tulsa, OK 74136

The Shops & Offices at Bridgepointe is a 53,300 SF Retail and Office property in Southeast Tulsa along one of the most heavily traveled retail and traffic corridors in the Tulsa Metro area. Bridgepointe has MX3V55 mixed-use zoning and sits on 3.22 acres. There is an adjacent 2.14 acres of MX3V55 vacant development land on the South. Close to Tulsa Hills, Oral Roberts University, The Sherwin Miller Museum of Jewish Art, Southern Hills Country Club, River Parks, and River Spirit Casino Resort, the property has ±5,000 apartment units within a 1 mile radius. Great access along 71st Street and within 1/2 mile of Riverside Drive and within 2 miles of both US75 and I-44. Notable retailers nearby- McDonalds, Starbucks (complete renovation), FedEx Kinkos, Planet Fitness, QuikTrip, Dunkin' Donuts, Firestone, Walgreens, Bank of America, Marriott Hotels.

### Property Highlights

- High visibility on 71st & Trenton (28,790 VPD 2020)
- On-site Management
- 5,000+ multi-family units within 1 mile radius
- Solid suburban market
- Large pylon & front fascia signage

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### OFFERING SUMMARY

LEASE RATE:	\$12.00 SF/yr (NNN)
AVAILABLE SF:	1,000 - 3,450 SF
PROPERTY TYPE:	Office/Retail
PROPERTY SUBTYPE:	Neighborhood Center
LOT SIZE:	5.36 Acres
BUILDING SIZE:	53,300 SF

### Spaces

Spaces	Lease Rate	Space Size
1660 EAST 71ST STREET, 2E	\$12.00 SF/yr	1,000 SF
1660 E 71ST STREET, 2I/J	\$12.00 SF/yr	3,450 SF
1660 E 71ST STREET, 2L	\$12.00 SF/yr	1,950 SF



## THE SHOPS & OFFICES AT BRIDGEPOINTE



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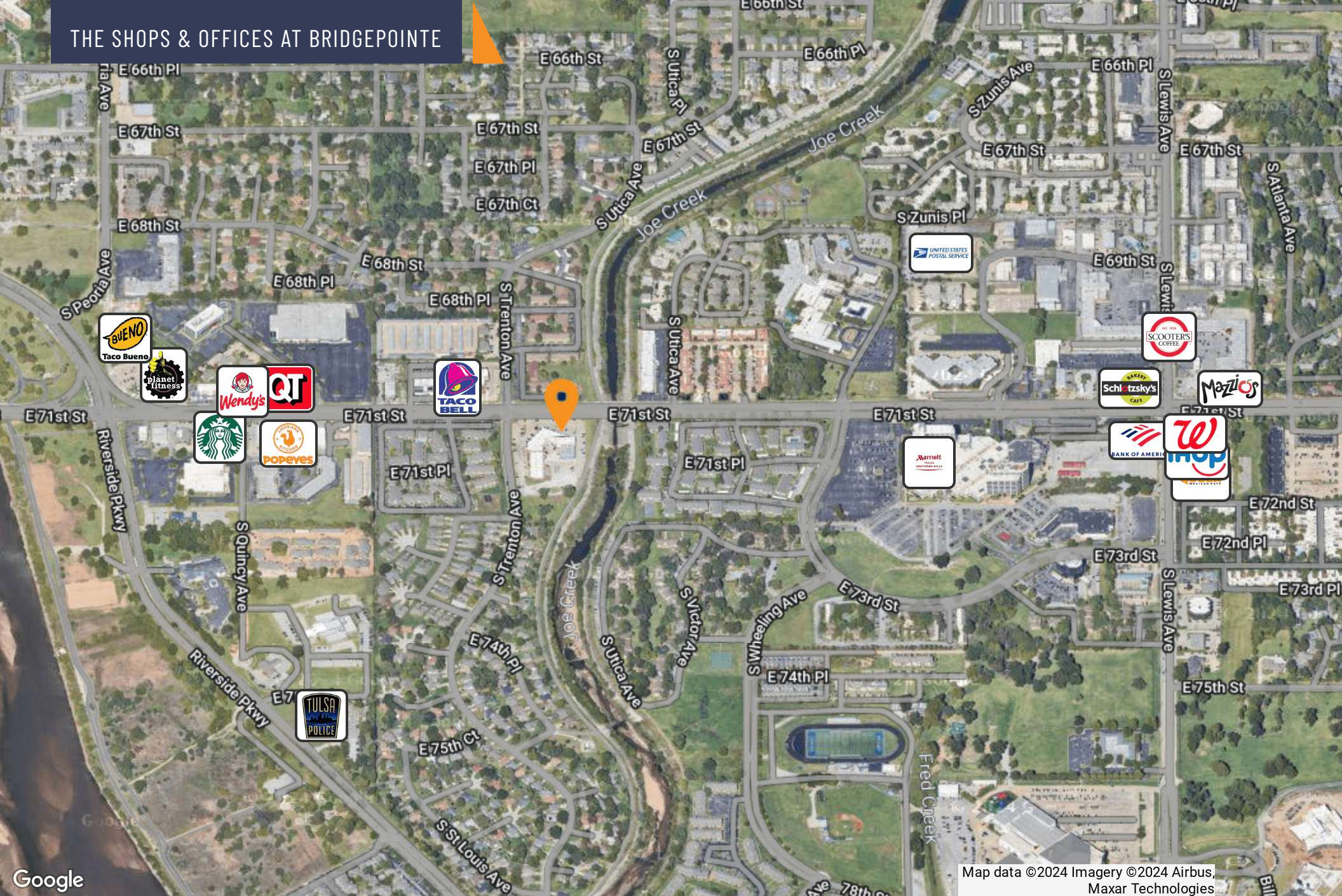
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# THE SHOPS & OFFICES AT BRIDGEPOINTE



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## POPULATION

TOTAL POPULATION

1 Mile

3 Miles

5 Miles

13,951

71,564

166,956

AVERAGE AGE

29.3

36.9

38.8

AVERAGE AGE (MALE)

28.2

35.2

37.1

AVERAGE AGE (FEMALE)

31.3

38.7

40.5

## HOUSEHOLDS & INCOME

TOTAL HOUSEHOLDS

1 Mile

3 Miles

5 Miles

6,905

32,300

73,940

# OF PERSONS PER HH

2.0

2.2

2.3

AVERAGE HH INCOME

\$36,178

\$63,183

\$77,116

AVERAGE HOUSE VALUE

\$136,143

\$195,583

\$247,978

2020 American Community Survey (ACS)

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