

# Tulsa Retail For Lease

68th & Memorial  
Woodland Hills Mall  
Pad Site & Restaurant

- 5,592 SF Restaurant
- 43,993 SF of Land

8104 East 68th Street, Tulsa, OK 74133

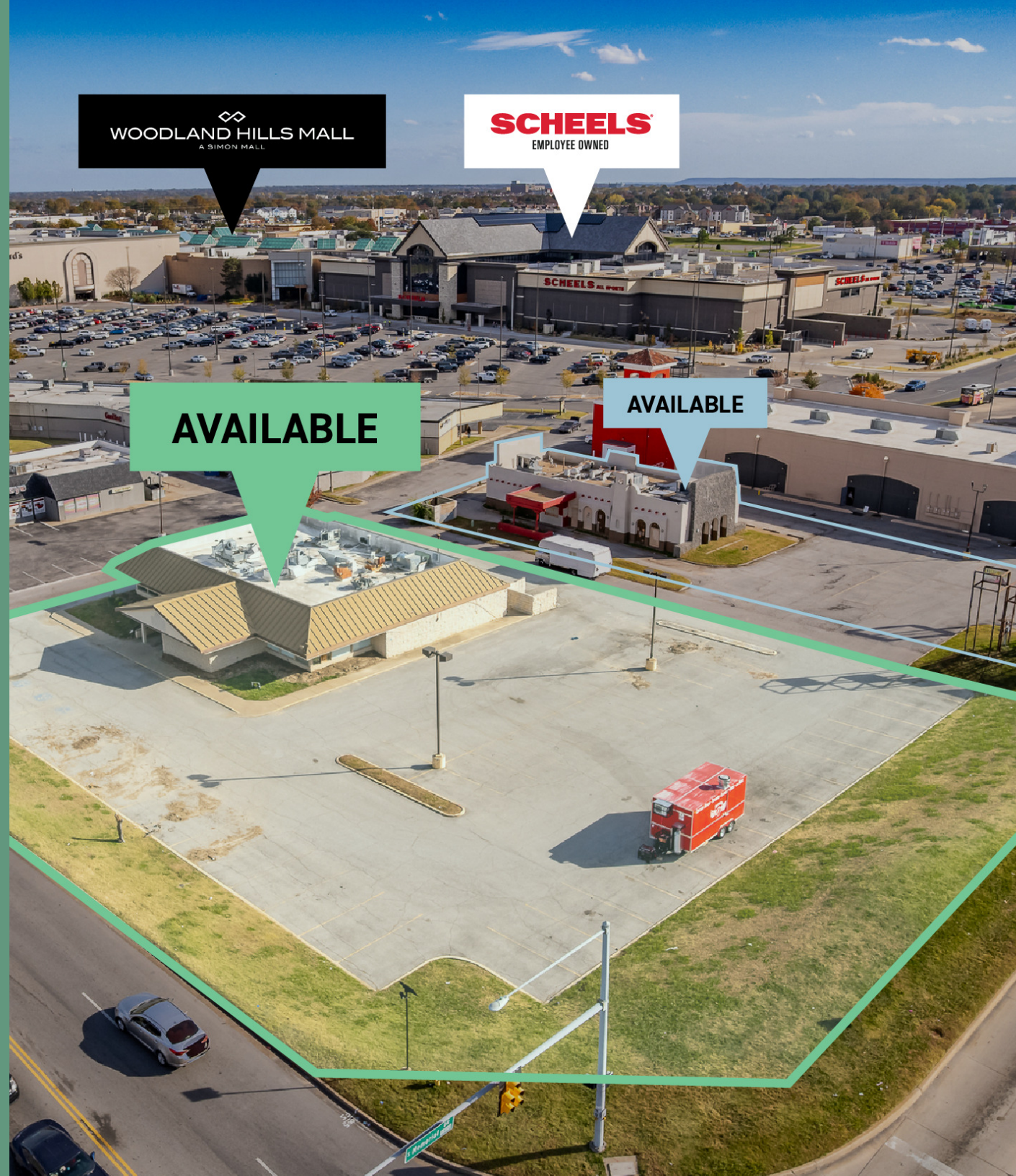
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**MCP** MCGRAW  
COMMERCIAL  
PROPERTIES





# Property Summary



## Location Description

Prime freestanding site located at the corner of 68th & Memorial in the Woodland Hills regional retail corridor. Steps from Woodland Hills Mall and Walmart Supercenter with easy access to US-169; surrounded by top nationals driving all-day traffic.

Nearby activity generators include: Walmart Supercenter, 1.1 million square foot Woodland Hills Mall (Dillard's, JCPenney, Macy's, Scheels), The Cheesecake Factory, Take 5 Oil, Barnes & Noble, Sun & Ski Sports, Starbucks, WinCo Foods, Burlington, Ross Dress for Less, Ulta Beauty, Nordstrom Rack, Old Navy, Ihop, Ashley Furniture, Sam's Club, Outback, Holiday Express, Courtyard Marriott, Hampton Inn, etc.

## Offering Summary

<b>Lease Rate:</b>	\$115,000.00 per year (NNN)
<b>Available SF:</b>	5,592 SF
<b>Lot Size:</b>	1.01 Acres
<b>Building Size:</b>	5,592 SF

# Property Details & Highlights

Building Name	Former First Watch Restaurant
Property Type	Retail
Property Subtype	Restaurant
Building Size	5,592 SF
Lot Size	1.01 Acres

Former First Watch freestanding restaurant positioned at 71st & Memorial within the Woodland Hills trade area, one of Tulsa's most active and high-performing retail corridors.

This site features approximately 222 feet of frontage on E 68th Street and 160 feet on S Memorial Drive, offering exceptional visibility, easy access, and strong exposure to both commuter and shopper traffic. With 31,000–36,500 vehicles per day and a dense daytime population, the property is ideally suited for casual dining, fast-casual, or full redevelopment.

This parcel can also be combined with the adjacent former Taco Beuno property, located at 6825 S Memorial Dr, Tulsa, OK 74133. The two sites combined have over 72,500 SF of land.

Located in the Woodland Hills Mall trade area, the corridor recorded approximately 640,000 visits in October 2025, reflecting steady, high-volume consumer activity.

Directly in front of the new Scheels flagship sporting goods store—a \$132 million development that opened in 2024—generating over 146,000 visits in October 2025. The adjacent Walmart Supercenter ranks #1 in Tulsa and Oklahoma and #122 of 3,560 nationwide.

With 36,532 vehicles per day (VPD) within 0.34 miles, this location offers premier exposure, strong co-tenancy, and unmatched visibility in one of Tulsa's top-performing QSR and retail corridors.



- **Prime Location: Corner of 71st & Memorial—one of Tulsa's highest-performing retail corridors.**
- Strong Frontage: ±222' on E 68th St and ±160' on S Memorial Dr with exceptional visibility.
- High Traffic Counts: 31,000–36,500 VPD, including 36,532 VPD within 0.34 mi.
- Proven Retail Corridor: Within Woodland Hills Mall trade area—640,000 visits (Oct 2025).
- **Major Anchor Adjacency: Backed by Scheels (\$132M buildout, ±240,000 SF) and #1-ranked Walmart Supercenter in Oklahoma.**
- Dense Daytime Population: Surrounded by top QSR, national retailers, and service tenants generating all-day demand.
- **Ideal Reuse Opportunity: Freestanding restaurant with existing infrastructure for casual dining, fast-casual, or drive-thru concepts.**
- Easy Accessibility: Excellent ingress/egress from Memorial Drive and E 68th Street with high shopper and commuter exposure.



# Location Map



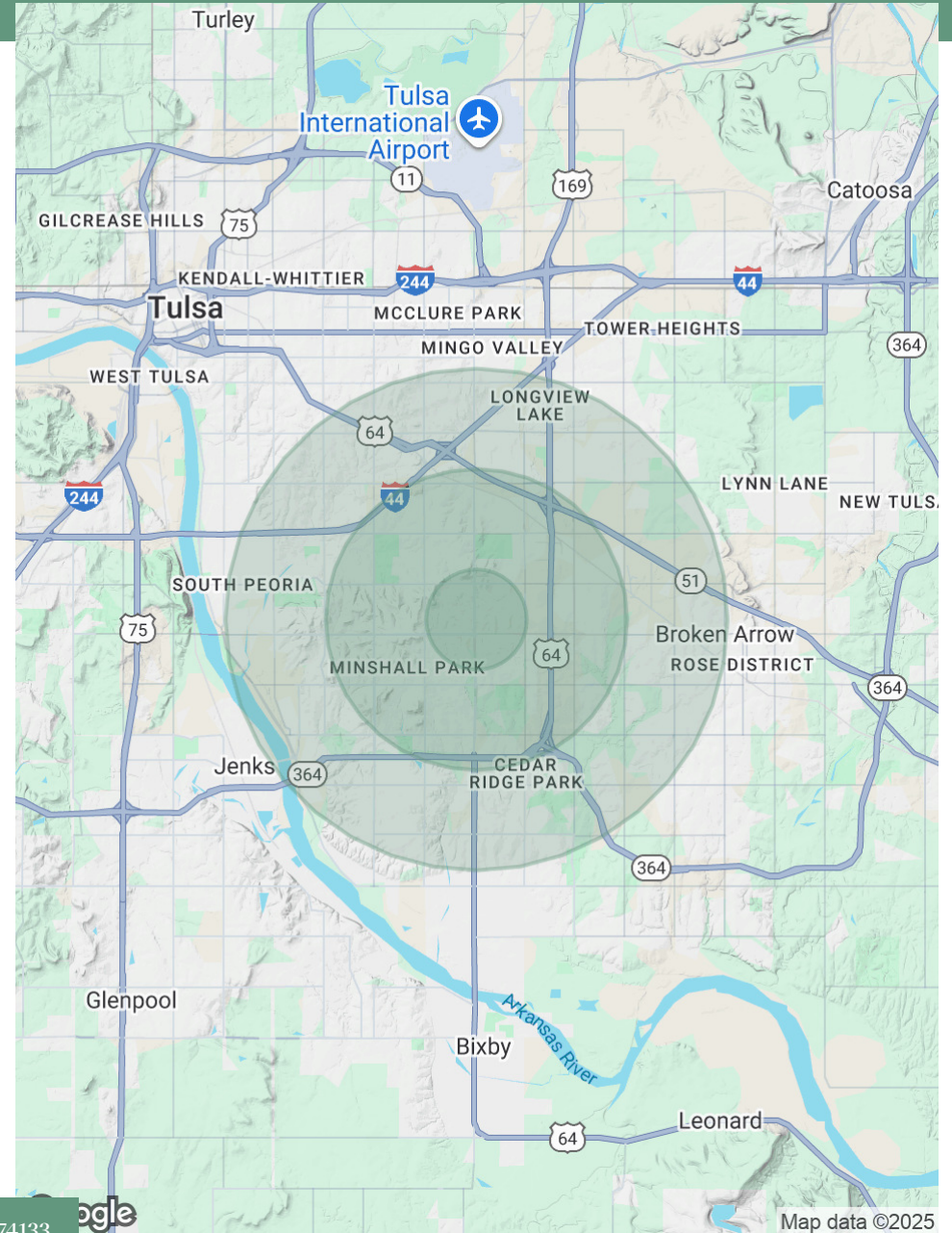


# Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	14,346	95,467	248,543
Average Age	43	41	40
Average Age (Male)	40	39	39
Average Age (Female)	45	42	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,673	41,799	103,799
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$79,786	\$93,455	\$95,669
Average House Value	\$219,802	\$259,604	\$278,428

Demographics data derived from AlphaMap





# Contact

WOODLAND HILLS MALL  
A SIMON MALL

**SCHEELS**  
EMPLOYEE OWNED

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COMMERCIAL  
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