



## Marina Shopping Center

9902-9912 E 21st St, Tulsa, OK 74129



**David Riggs**

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# Marina Shopping Center

\$13.00 - \$18.00 /SF/YR

Experience prime visibility with Marina Shopping Center, strategically positioned on the bustling corner of East 21st Street, nestled between South 99th East Avenue and South 101st East Avenue. Boasting a signalized intersection and a dedicated turn lane, accessibility is unparalleled. With ample parking and recently...

- Prominently situated along Interstate 44, providing excellent visibility to capture high traffic volume.
- Ideally positioned at a corner with a signalized intersection, offering convenient access and enhanced exposure for your business.
- A lucrative investment opportunity featuring multiple long-term tenants, ensuring stable returns and sustained profitability.
- Premises are safeguarded by private patrol officers, ensuring a secure environment for tenants and peace of mind for investors.
- Property is adjacent to a newly renovated medical facility.
- Heavy foot traffic next to high volume medical and Health Department offices.



Rental Rate: \$13.00 - \$18.00 /SF/YR

Total Space Available: 7,655 SF

Max. Contiguous: 6,655 SF

Property Type: Shopping Center

Center Type: Neighborhood Center

Stores: 21

Center Properties: 2

Frontage: 378' on 101st East Ave

Gross Leasable Area: 36,750 SF

Walk Score ®: 47 (Car-Dependent)

Transit Score ®: 27 (Some Transit)

Rental Rate Mo: \$1.50 /SF/MO

## 1st Floor Ste 9912

Space Available	4,300 SF
Rental Rate	\$18.00 /SF/YR
Contiguous Area	6,655 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Healthcare
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

Want to start your new business? Consider our space. At 4,300 sq ft, this retail storefront has room for anything you can imagine. We are in a prime location at the bustling Marina Shopping Center in East Tulsa. 8 exam rooms.

## 1st Floor Ste 9920

Space Available	2,355 SF
Rental Rate	\$15.50 /SF/YR
Contiguous Area	6,655 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

Want to start your new business? Consider our space. At 2,350 sq ft, this retail storefront has room for anything you can imagine. We are in a prime location at the bustling Marina Shopping Center in East Tulsa. The space is vacant on 06/01/2025. Get in touch with us for more information.

## Ste 9934

Space Available	1,000 SF
Rental Rate	\$13.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Office/Retail
Lease Term	Negotiable

Space is currently being used as a bakery and will be available 12/1/2025. Permits by the Tulsa Health Department to cook/prepare food.

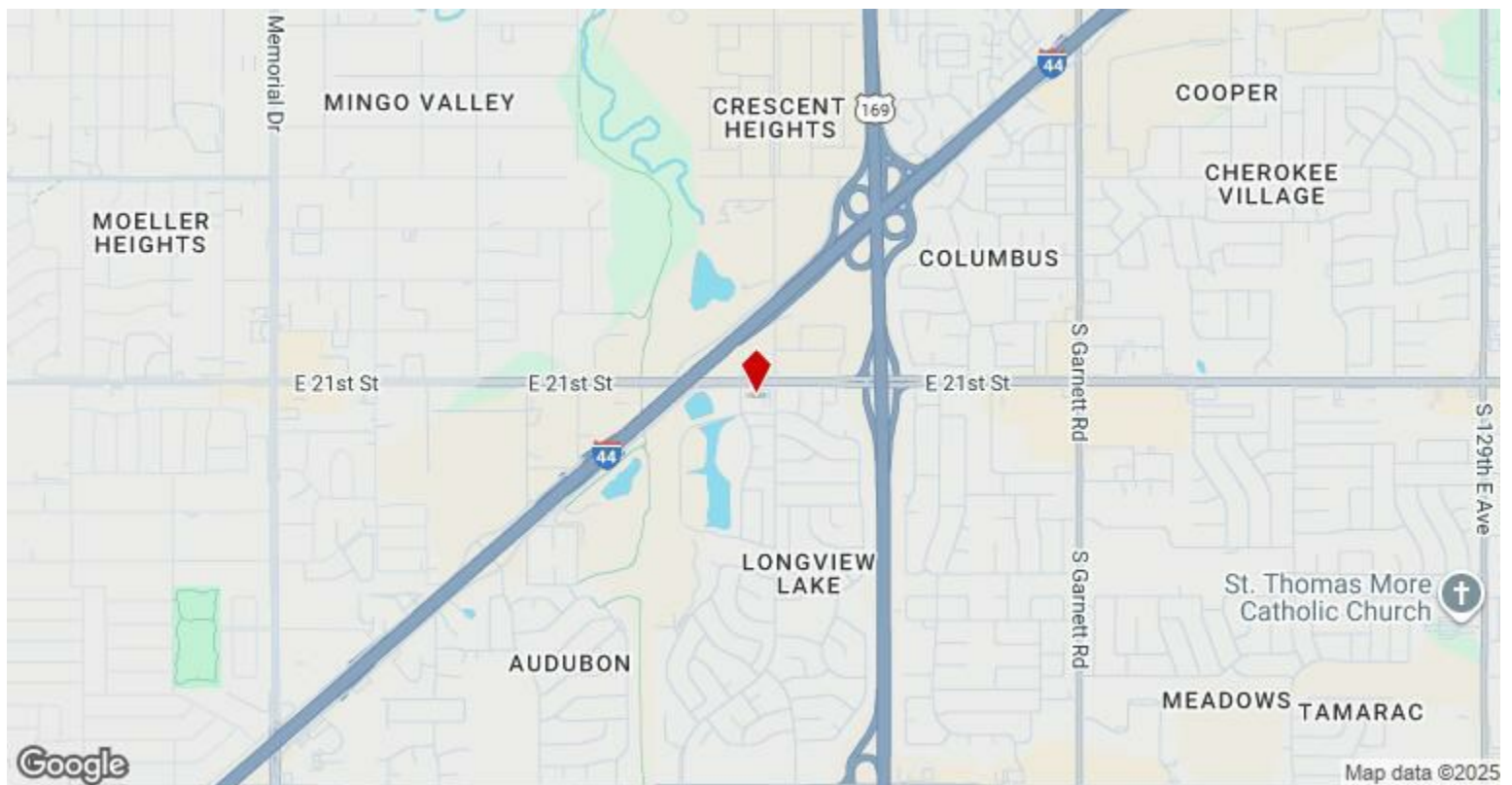
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
AAA Signs	-	
Fred Loya Insurance	-	
Marina Animal Clinic - Veterinary Care	-	
Montoya's Salon	-	
Shortline Dental	-	
Smash House	-	
The Original Look - Barber Shop	-	
Tulsa Health Department - WIC (Women, Infant, Chil	-	
Yogo - Soft Serve Yogurt	-	

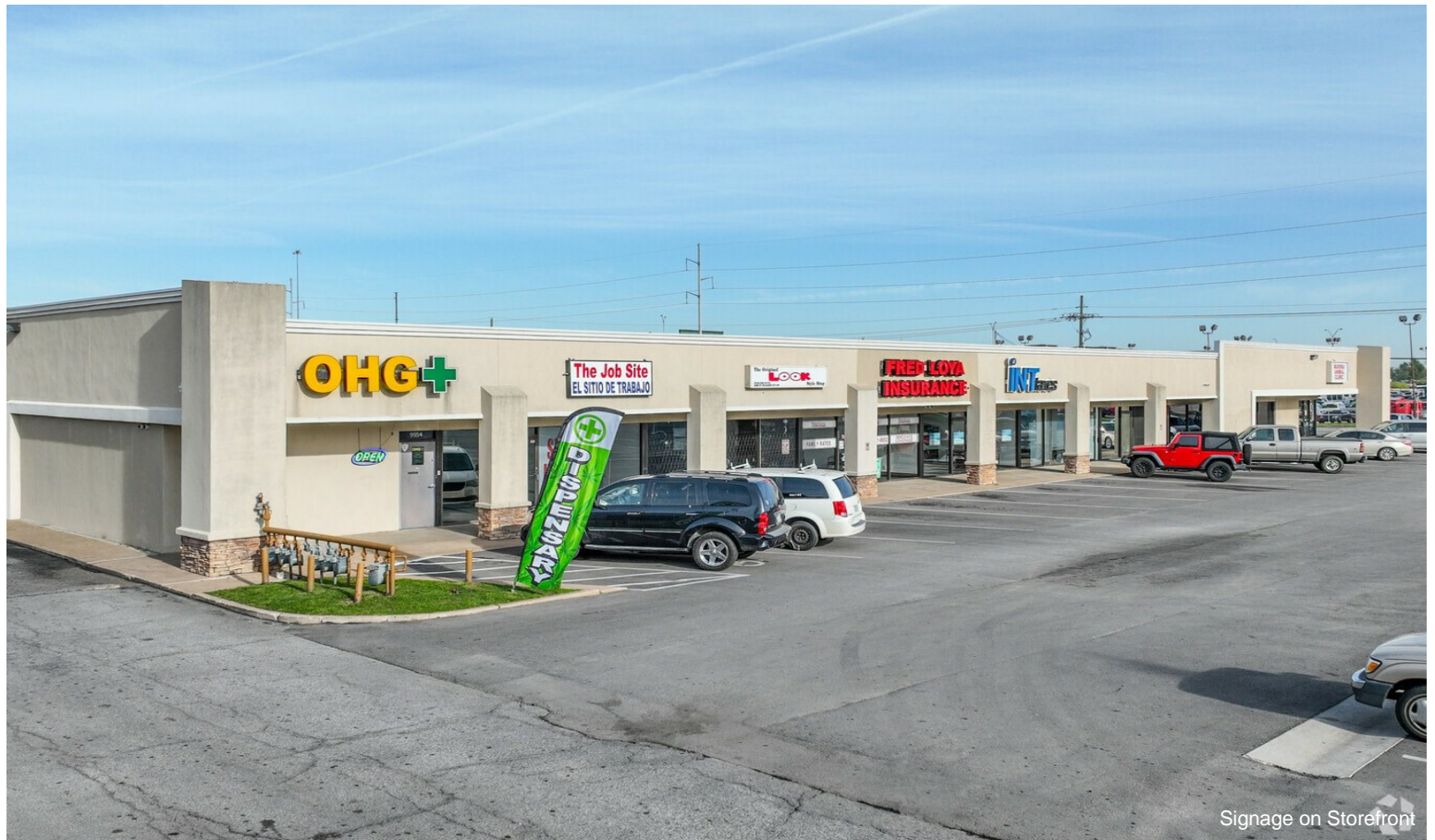




## 9902-9912 E 21st St, Tulsa, OK 74129

Experience prime visibility with Marina Shopping Center, strategically positioned on the bustling corner of East 21st Street, nestled between South 99th East Avenue and South 101st East Avenue. Boasting a signalized intersection and a dedicated turn lane, accessibility is unparalleled. With ample parking and recently upgraded roofs, convenience meets quality. Anchored by long-term tenants drawing substantial foot traffic, the center offers a diverse blend of retail, medical, and professional services. Meticulously maintained, with the owner among its esteemed tenants, Marina Shopping Center presents an exceptional investment opportunity.

## Property Photos





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