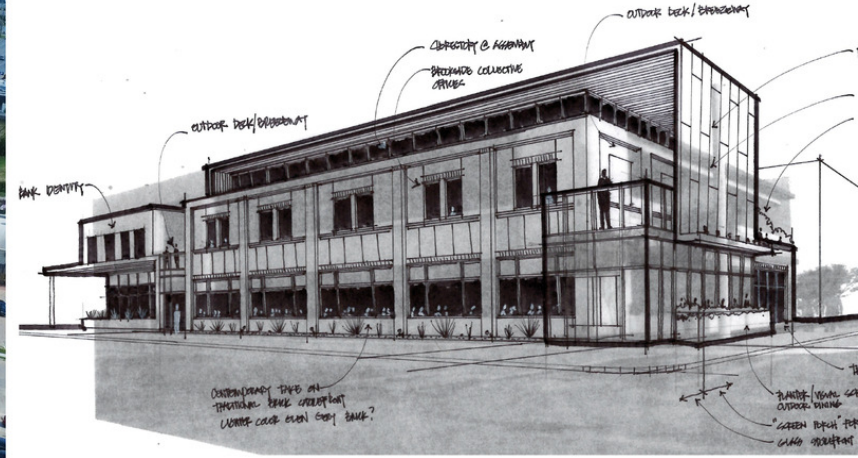


NEW BROOKSIDE MIXED-USE DEVELOPMENT



Property Description

Situated at 3737 S Peoria Avenue, Tulsa, OK 74105, this newly constructed infill development offers a premier opportunity in the heart of Brookside—one of Tulsa’s most established and sought-after neighborhoods. Positioned just south of the city’s first Trader Joe’s and within walking distance of Center 1, home to Tulsa’s only Lululemon, the location benefits from exceptional visibility and foot traffic. With approximately 15,200 vehicles per day along South Peoria Avenue, the property attracts both affluent local residents and visitors from the greater trade area who frequent Brookside for its renowned shopping and dining offerings. This represents a rare chance to secure a presence in one of Tulsa’s most prestigious and vibrant commercial corridors.

Offering Summary

LEASE RATE:	\$42-\$45 + NNN
1ST FLOOR:	
RESTAURANT ENDCAP:	3,322 SF - \$45.00/SF
COMMERCIAL PEORIA:	1,425 to 4275 SF: \$42.00/SF
COMMERCIAL 37TH ST:	2,205 to 4905 SF: \$40.00/SF
2ND FLOOR:	
OFFICE PEORIA:	1,425 to 4,275 SF: \$40.00/SF

Demographics	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,845	37,811	85,903
TOTAL POPULATION	9,482	76,015	190,695
AVERAGE HH INCOME	\$142,937	\$101,625	\$85,058

Sam Mitchell, CCIM
SENIOR ASSOCIATE
 817.565.9601
 sam@legacypadvisors.com

Jordan Helmerich, JD
VICE PRESIDENT - RETAIL & SPECIALTY USES
 918.688.0746
 jordan@legacypadvisors.com

Jonathan Cowan, MBA, CCIM
PRINCIPAL
 918.728.9672
 jonathan@legacypadvisors.com



NEW BROOKSIDE MIXED-USE DEVELOPMENT



Sam Mitchell, CCIM
SENIOR ASSOCIATE
 817.565.9601
 sam@legacypadvisors.com

Jordan Helmerich, JD
VICE PRESIDENT - RETAIL & SPECIALTY USES
 918.688.0746
 jordan@legacypadvisors.com

Jonathan Cowan, MBA, CCIM
PRINCIPAL
 918.728.9672
 jonathan@legacypadvisors.com



NEW BROOKSIDE MIXED-USE DEVELOPMENT

DOWNTOWN TULSA
2.5 MILES AWAY

96,068 DAYTIME POP.
35,000+ EMPLOYEES

Mi Cocina
 Panera BREAD
 Jason's deli
 Roosevelt's
 HIDEAWAY KITCHEN & BAR
 TAZIKIS MEDITERRANEAN CAFE
 SDOCR barby & wine bar
 BRUCE G. WEBER DIAMOND CELLAR
 Orangetheory
 CRIPOTE MEXICAN GRILL
 AMBROSINO'S PIZZERIA
 Nola's CAFE & BAKERY

west elm
 Fleming's PRIME STEAKHOUSE & WINE BAR
 ATHLETA
 Saks Fifth Avenue
 ANTHROPOLOGIE
 WILLIAMS-SONOMA
 POTTERY BARN
 BANANA REPUBLIC
 W
 PF. CHANG'S
 RH
 Starbucks
 G A P

URBAN OUTFITTERS
 WARBY PARKER
 FIVE GUYS BURGERS and FRIES
 Reasor's
 TRADER JOE'S
 STARBUCKS
 CAVA Mezzze Grill
 tropical SMOOTHIE CAFE
 DAVID JEWELRY
 fp
 Cane's CROISSANT PANINIS
 DOC'S WINE SHOP
 WHOLE FOODS MARKET



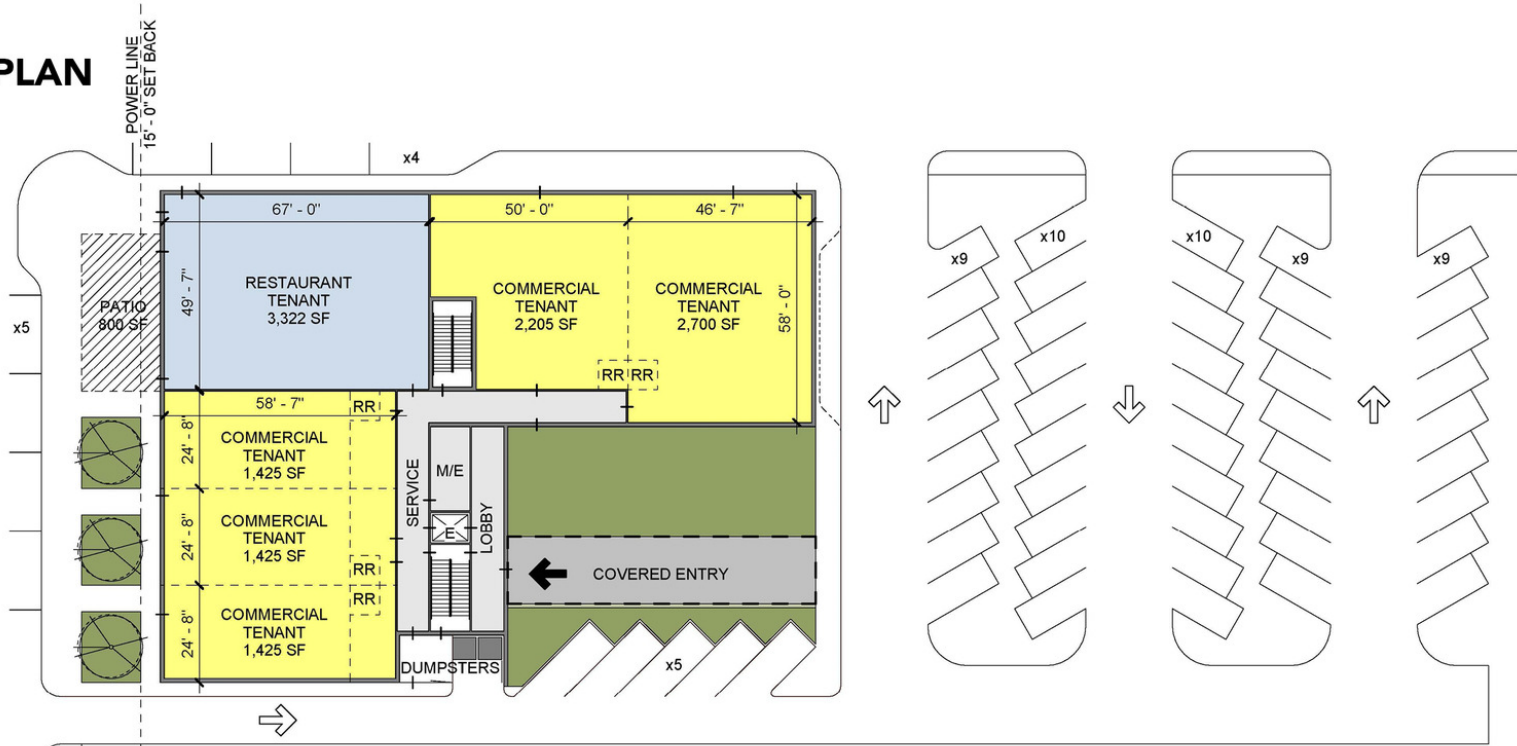
Sam Mitchell, CCIM
 SENIOR ASSOCIATE
 817.565.9601
 sam@legacypadvisors.com

Jordan Helmerich, JD
 VICE PRESIDENT - RETAIL & SPECIALTY USES
 918.688.0746
 jordan@legacypadvisors.com

Jonathan Cowan, MBA, CCIM
 PRINCIPAL
 918.728.9672
 jonathan@legacypadvisors.com



FIRST FLOOR PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION



PLANNING CONCEPT 'E' - LOWER LEVEL
 1" = 30'-0" @ 11x17
 12,502 SF - LEASEABLE
 15,350 SF - TOTAL
 81.4% EFFICIENCY

PARKING ESTIMATE
 X47 - PARKING LOT
 X14 - ON STREET
 X61 TOTAL



PfJ/A	409 South Boulder Avenue Tulsa, Oklahoma 74103 918.212.0885 www.PfEIFERJONES.com	FISHLESS DESERT 37TH PLACE & PEORIA PROJECT NO.: 24-005 DATE: 02.05.2026 REVISED:	SHEET: ASK-09
			CONCEPT

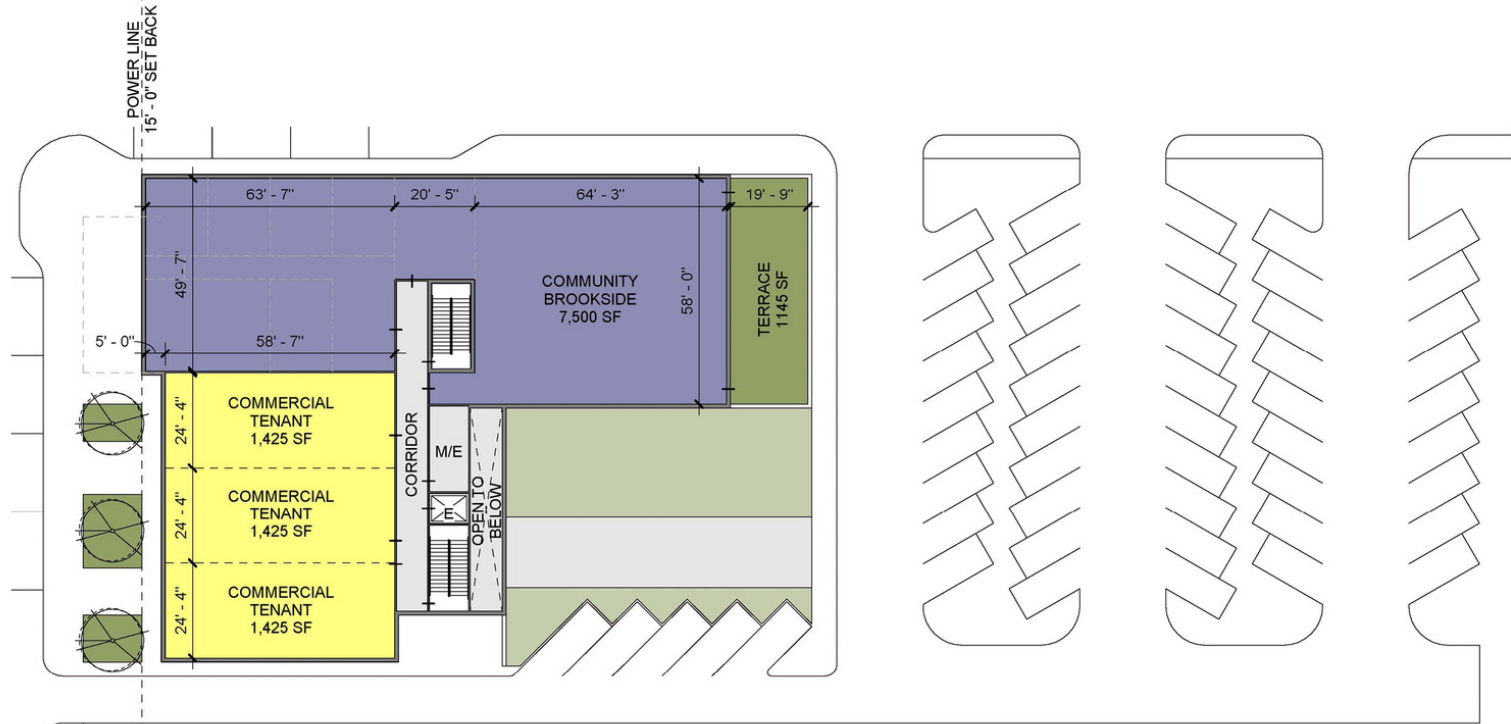
Sam Mitchell, CCIM
 SENIOR ASSOCIATE
 817.565.9601
 sam@legacypadvisors.com

Jordan Helmerich, JD
 VICE PRESIDENT - RETAIL & SPECIALTY USES
 918.688.0746
 jordan@legacypadvisors.com

Jonathan Cowan, MBA, CCIM
 PRINCIPAL
 918.728.9672
 jonathan@legacypadvisors.com



SECOND FLOOR PLAN



PRELIMINARY
NOT FOR
CONSTRUCTION



PLANNING CONCEPT 'E' - UPPER LEVEL
1" = 30'-0" @ 11x17

11,775 SF - LEASEABLE
13,444 SF - TOTAL INTERIOR
1,145 SF - TERRACE

87.5% EFFICIENCY



PfJ/A	409 South Boulder Avenue Tulsa, Oklahoma 74103 918.212.0885 www.PFEIFERJONES.com	FISHLESS DESERT 37TH PLACE & PEORIA PROJECT NO.: 24-005 DATE: 02.05.2026 REVISED:	SHEET: ASK-10
			CONCEPT

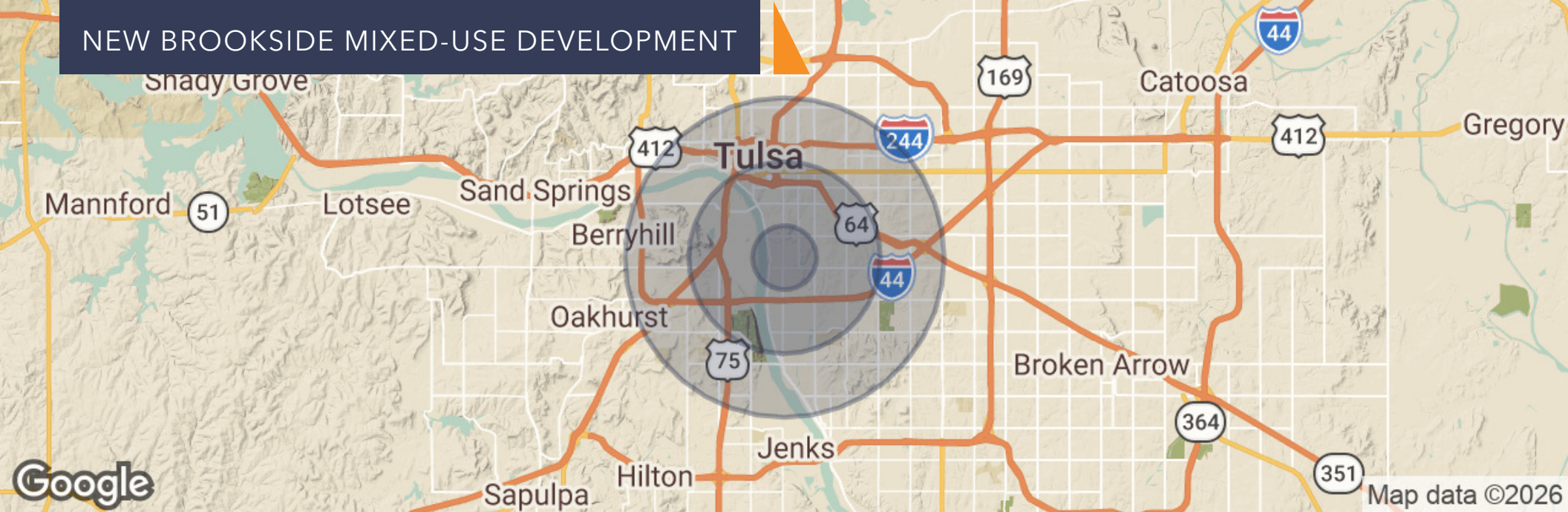
Sam Mitchell, CCIM
SENIOR ASSOCIATE
817.565.9601
sam@legacypadvisors.com

Jordan Helmerich, JD
VICE PRESIDENT - RETAIL & SPECIALTY USES
918.688.0746
jordan@legacypadvisors.com

Jonathan Cowan, MBA, CCIM
PRINCIPAL
918.728.9672
jonathan@legacypadvisors.com



NEW BROOKSIDE MIXED-USE DEVELOPMENT



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	9,482	76,015	190,695
AVERAGE AGE	43	42	40
AVERAGE AGE (MALE)	42	41	39
AVERAGE AGE (FEMALE)	43	43	41
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	4,845	37,811	85,903
# OF PERSONS PER HH	2	2	2.2
AVERAGE HH INCOME	\$142,937	\$101,625	\$85,058
AVERAGE HOUSE VALUE	\$486,949	\$370,856	\$281,602

Demographics data derived from AlphaMap

TULSA

- #1 State with the Lowest Tax Burden (Anderson Economic Group)
- #1 Most Affordable Housing in the U.S. (Rocket Homes, 2021)
- MSA POPULATION: 1,010,000+ PEOPLE
- #2 Most Affordable Big City in the U.S. (Rocket Homes 2021)
- #1 U.S. City Where Incomes are Growing the Fastest (gobankingrates.com)
- #4 Most Affordable City in the U.S. (American Home Shield, 2022)
- #1 Best Place for Women to Start a Business (Thumbtack.com)
- #1 GDP for mid-sized MSA's (Business Facilities, 2021)
- The Best Destination to Visit (CNN.com/travel, 2022)
- Top 15 Emerging Tech-Talent Cities in North America (CBRE, 2021)
- #1 City for Growth and Inclusion (Brookings Institute 2018)
- #3 Best City for Remote Workers (Forbes, 2021)

Sam Mitchell, CCIM
SENIOR ASSOCIATE
 817.565.9601
 sam@legacypadvisors.com

Jordan Helmerich, JD
VICE PRESIDENT - RETAIL & SPECIALTY USES
 918.688.0746
 jordan@legacypadvisors.com

Jonathan Cowan, MBA, CCIM
PRINCIPAL
 918.728.9672
 jonathan@legacypadvisors.com

