



**9009 E. 71ST STREET
TULSA, OK**

**\$ FOR LEASE
CALL FOR PRICING**

HIGHLIGHTS

- High traffic, highly visible, promotional former restaurant space located on East 71st Street directly in front of the Woodland Hills Mall (anchored by Macy's, Dillard's, Sears, JC Penney).
- Fully operational former Chili's restaurant location with all restaurant improvements and some equipment in place.
- Opportunity to lease, renovate, or tear down existing building with long term ground lease or BTS.
- High traffic East 71st Street location (55,100 ADT). Pylon sign placement available on the major thoroughfare.
- Dense middle income demographic area (over 85,000 in 3 miles), excellent home ownership, strong daytime population (93,500 in 3 miles) and close proximity to Oral Roberts University (4,000 students).
- Surrounded by existing promotional retail area with the addition of 2 new hotel properties (Courtyard by Marriott - 120 rooms, plus a new Hotel development - 110 rooms) directly adjacent to the site.
- Area Retail draws: Woodland Hills Mall, Sam's Club, Barnes & Noble, Lowe's, Walmart, Target, Cinemark, and Home Depot along with numerous office buildings and restaurants.
- Building: 5,452 SF on land area of 1.53 Acres
- Parking: 111 on-site parking spaces allocated to this restaurant building.

TOM SOUZA

415.963.4704
tsouza@sppinc.com
DRE #01058976

JD LAIRD

415.963.4722
JDLaird@sppinc.com
DRE #01256486

SEAN DINH

415.963.4710
sdinh@sppinc.com
DRE #01839424

PAUL SOUZA

415.963.4705
psouza@sppinc.com
DRE #01209888



WOODLAND HILLS MALL

POPULATION

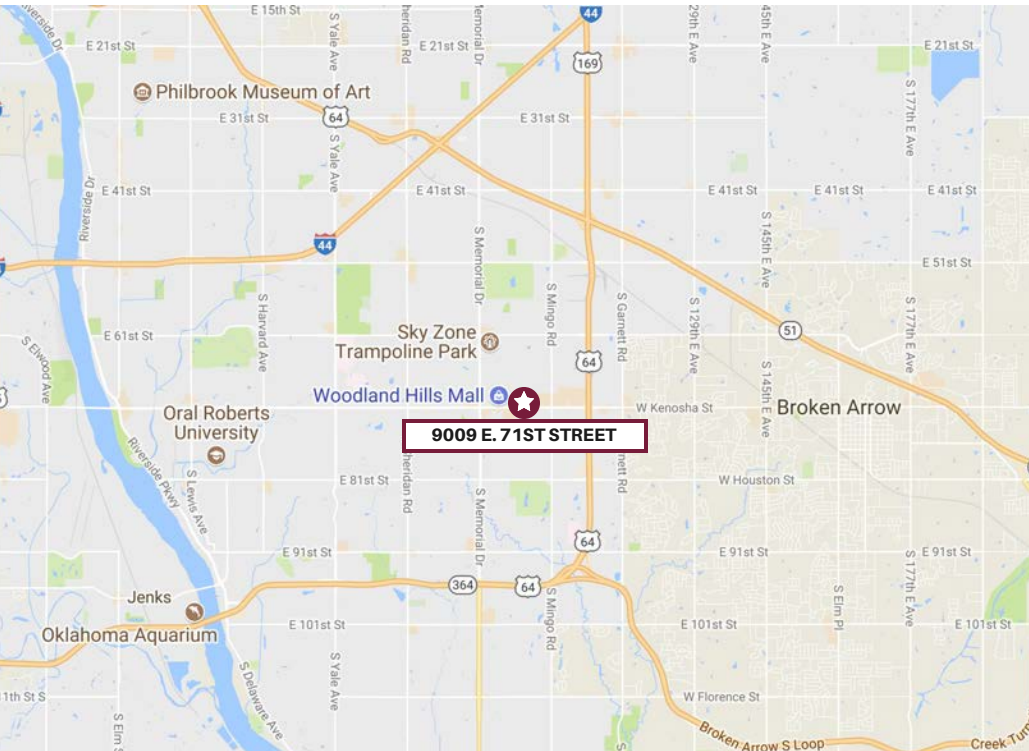
1 Mile	13,992
3 Mile	85,242
5 Mile	238,532

HOUSEHOLDS

1 Mile	6,783
3 Mile	36,610
5 Mile	98,288

MEDIAN INCOME

1 Mile	\$47,108
3 Mile	\$58,192
5 Mile	\$57,613



FLOOR PLANS

ALTA SURVEY

DEMOGRAPHICS

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SANSOME PACIFIC PROPERTIES, INC. | WWW.SANSOMEPAFIC.COM | 415.781.2900

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