



PROPERTY

HIGHLIGHTS

- Downtown Premier Mixed-Use Development
- 202 Class A Apartments over Retail
- 10,600 +/- SF Available Ground floor Commercial Space
- Suite A: 2,870 SF
- Suite B: 2,550 SF
- Suite C: 2,200 SF
- Suite D: 3,000 SF
- 70 FT Bay Depth
- Dedicated Retail Restaurant Parking
- Structured Parking Deck for Residential and Commercial
- Hard Corner Access from Driller's Stadium
- Located in the Heart of Downtown's Greenwood District and Tulsa Arts District
- Ideal for Restaurants, Bars, and Retail
- Patio Seating Available

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RETAIL | STREET RETAIL
FOR LEASE



LOCATION OVERVIEW

420 E Archer St Tulsa, OK 74120

Google

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The View Ground Floor Retail

Commercial Space At Elgin and Archer in Downtown Tulsa, OK

West Archer Street

Potential Commercial Divisions:

Commercial A

Unit Net SF	2,870
Double-Height Ceiling SF	2,300 (%80)
Total Storefront (Linear Feet)	105

Commercial B

Unit Net SF	2,550
Double-Height Ceiling SF	1,100 (%45)
Total Storefront (Linear Feet)	40

Commercial C

Unit Net SF	2,200
Double-Height Ceiling SF	0
Total Storefront (Linear Feet)	40

Commercial D

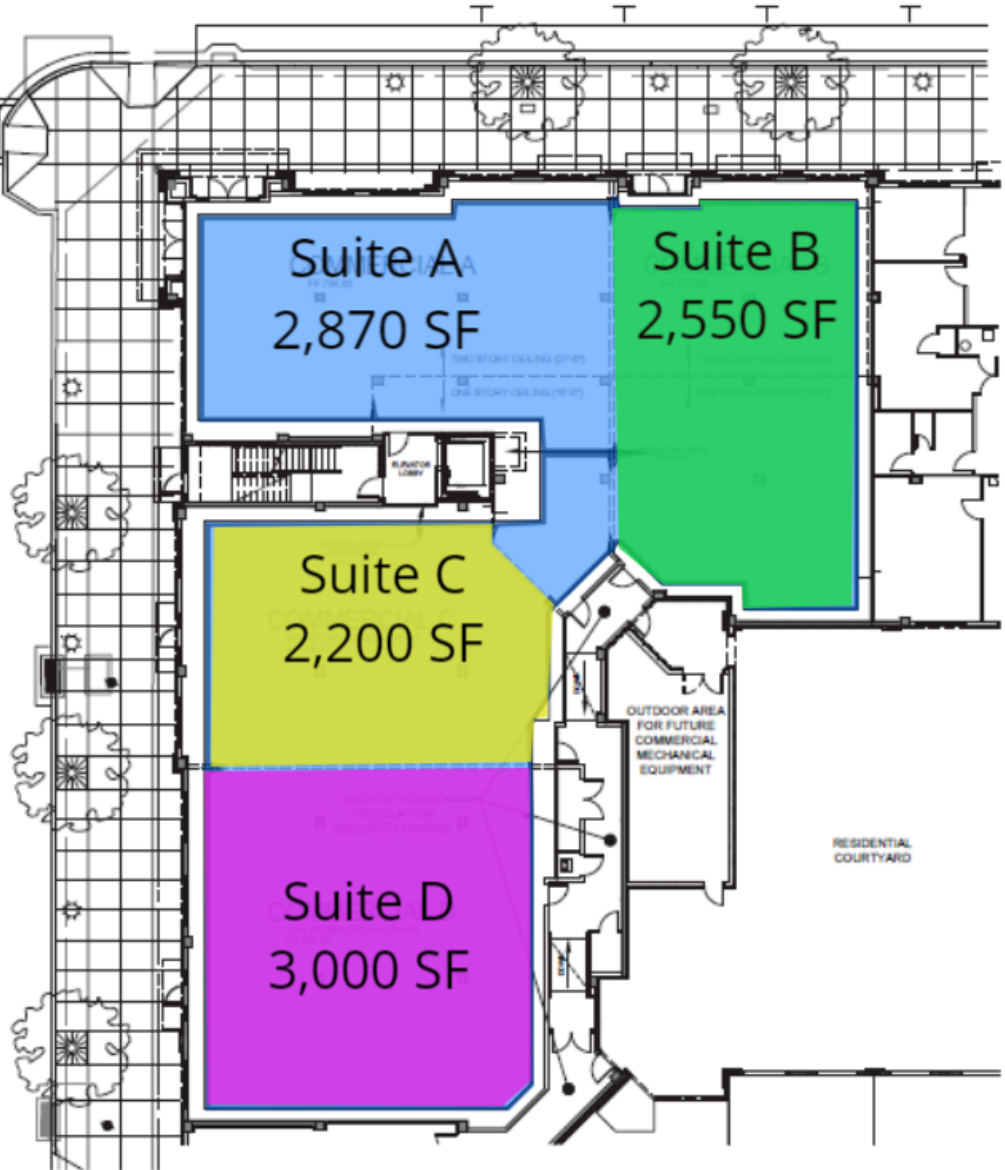
Unit Net SF	3,000
Double-Height Ceiling SF	0
Total Storefront (Linear Feet)	55

Total Commercial Space: 10,620 SF

Notes: Any adjacent commercial areas may be combined to suit.
Ceiling Height from top of slab to bottom of structure above.
Net SF is the interior area measured point to point.

North Elgin Avenue

1 RETAIL PLAN DETAIL

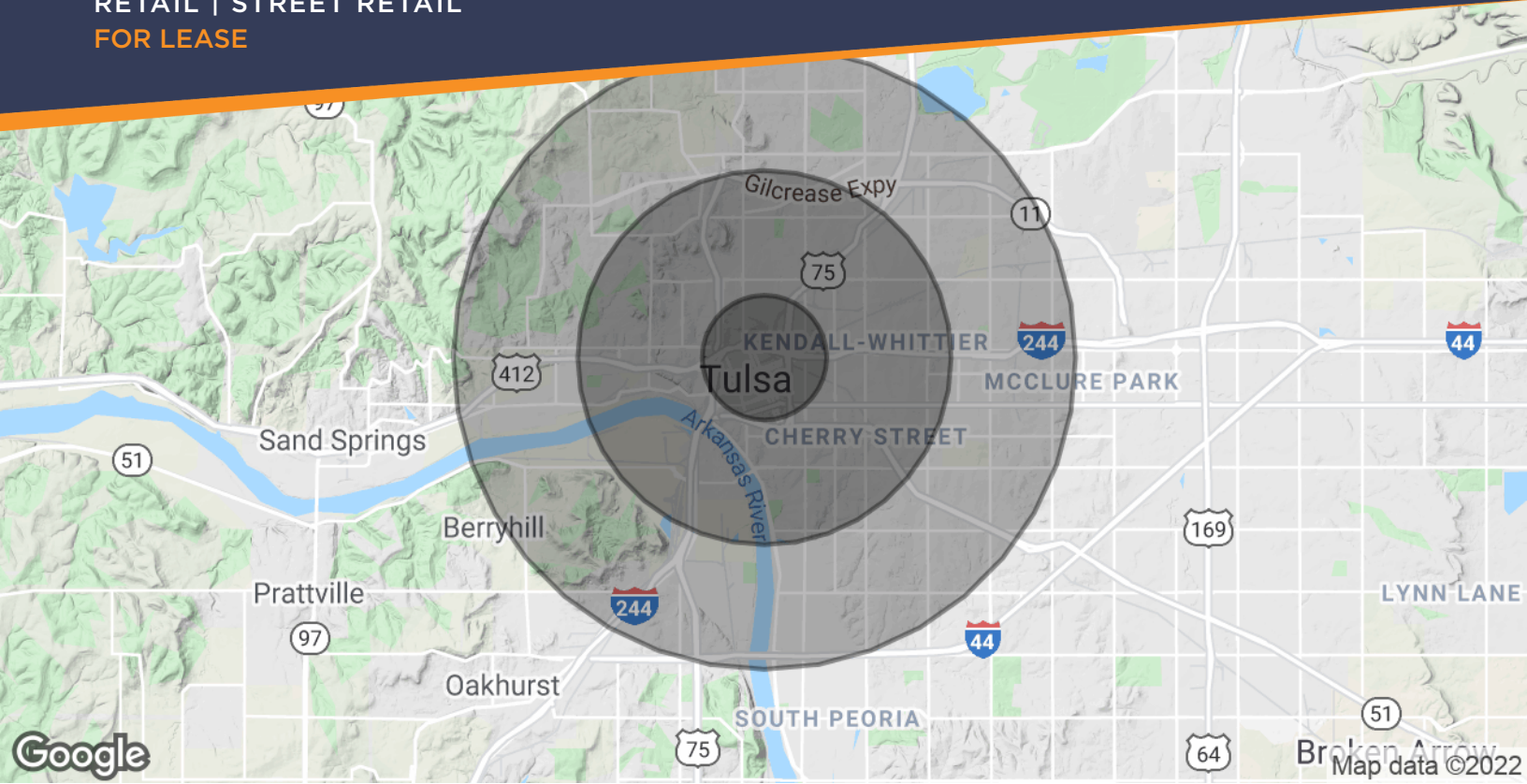


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,896	70,814	156,946
Average Age	38.1	35.4	36.1
Average Age (Male)	38.8	34.0	34.5
Average Age (Female)	33.9	35.9	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,636	30,922	67,929
# of Persons per HH	2.6	2.3	2.3
Average HH Income	\$39,667	\$53,618	\$55,619
Average House Value	\$97,649	\$284,920	\$204,229

** Demographic data derived from 2010 US Census*

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