



Brookside Mixed-Use Development

3737 South Peoria Avenue, Tulsa, OK 74105

 **LEGACY**
COMMERCIAL PROPERTY ADVISORS

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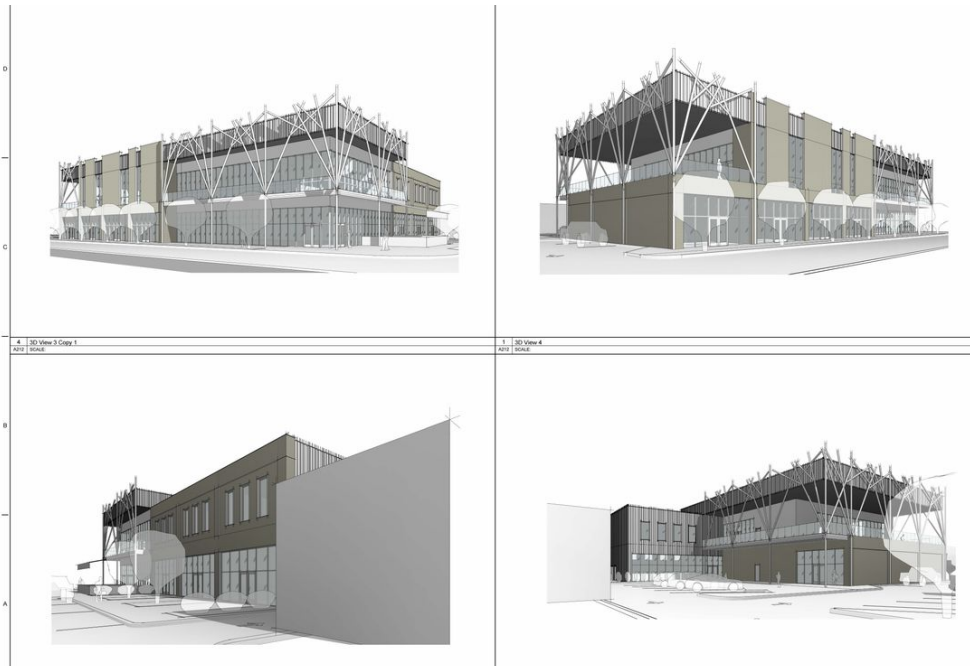
Principal

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Traffic Counts

Street	VPD
S Peoria Ave	15,200
E 41st St	11,300
E 31st St	8,356

Property Overview

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 \$40-\$45 + NNN

Available Space

1st Floor

Restaurant Endcap	3,322 SF (\$45.00/SF)
Retail Peoria Frontage	1,425-4,275 SF (\$43.50/SF)
Retail 37th St Frontage	2,205-4,905 SF (\$42.00/SF)

2nd Floor

Office Peoria Frontage	1,425-4,275 SF (\$40.00/SF)
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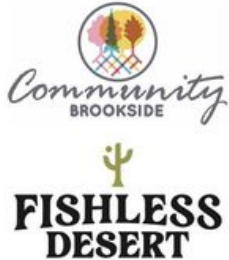
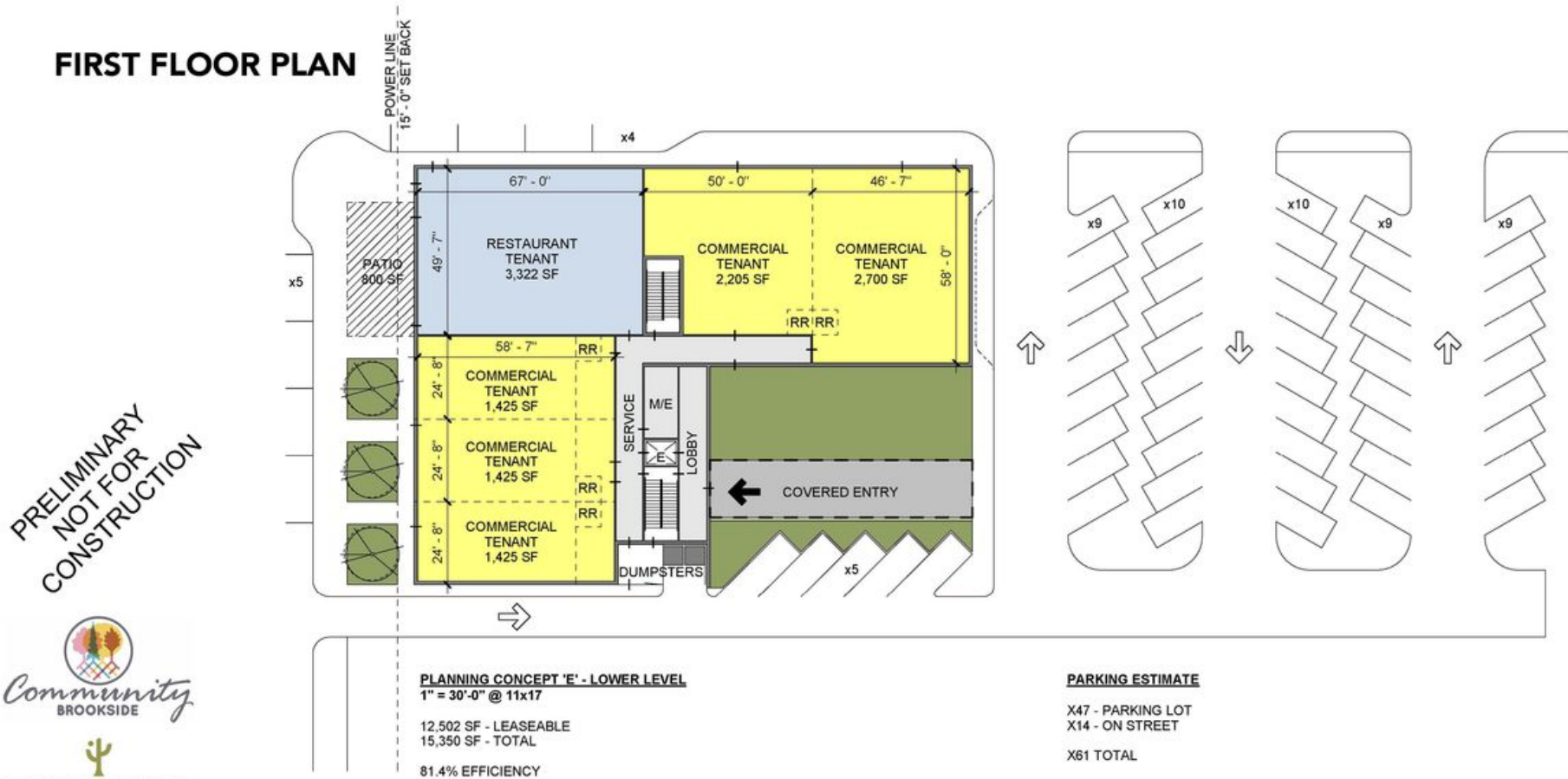
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FIRST FLOOR PLAN



PfJ/A

409 South Boulder Avenue
Tulsa, Oklahoma 74103
918.212.0885
www.PfEIJERJONES.com

FISHLESS DESERT
37TH PLACE & PEORIA
PROJECT NO.: 24-005
DATE: 02.05.2026
REVISED:

SHEET:
ASK-09
CONCEPT

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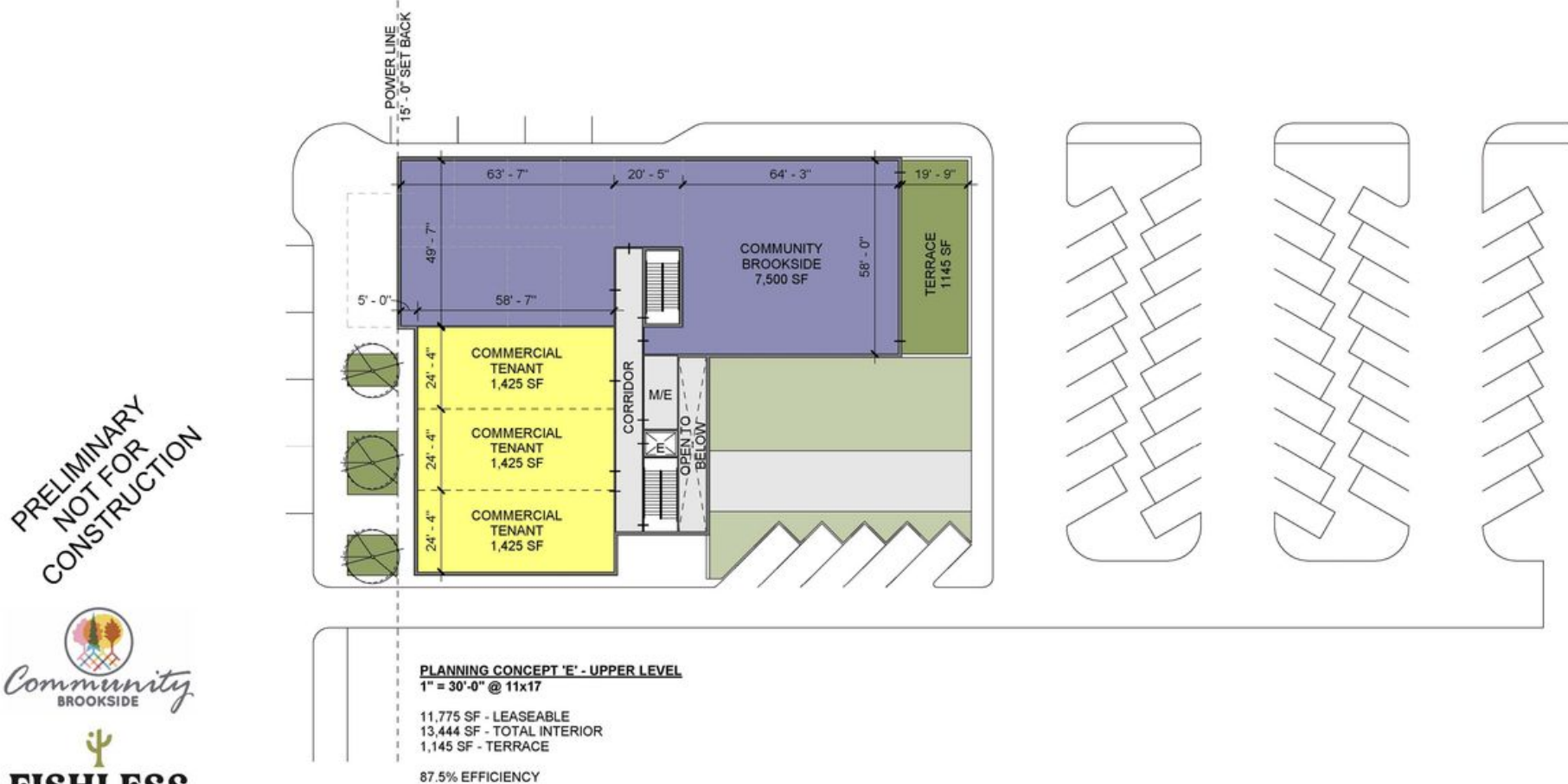
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SECOND FLOOR PLAN



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
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SHEET:
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CONCEPT

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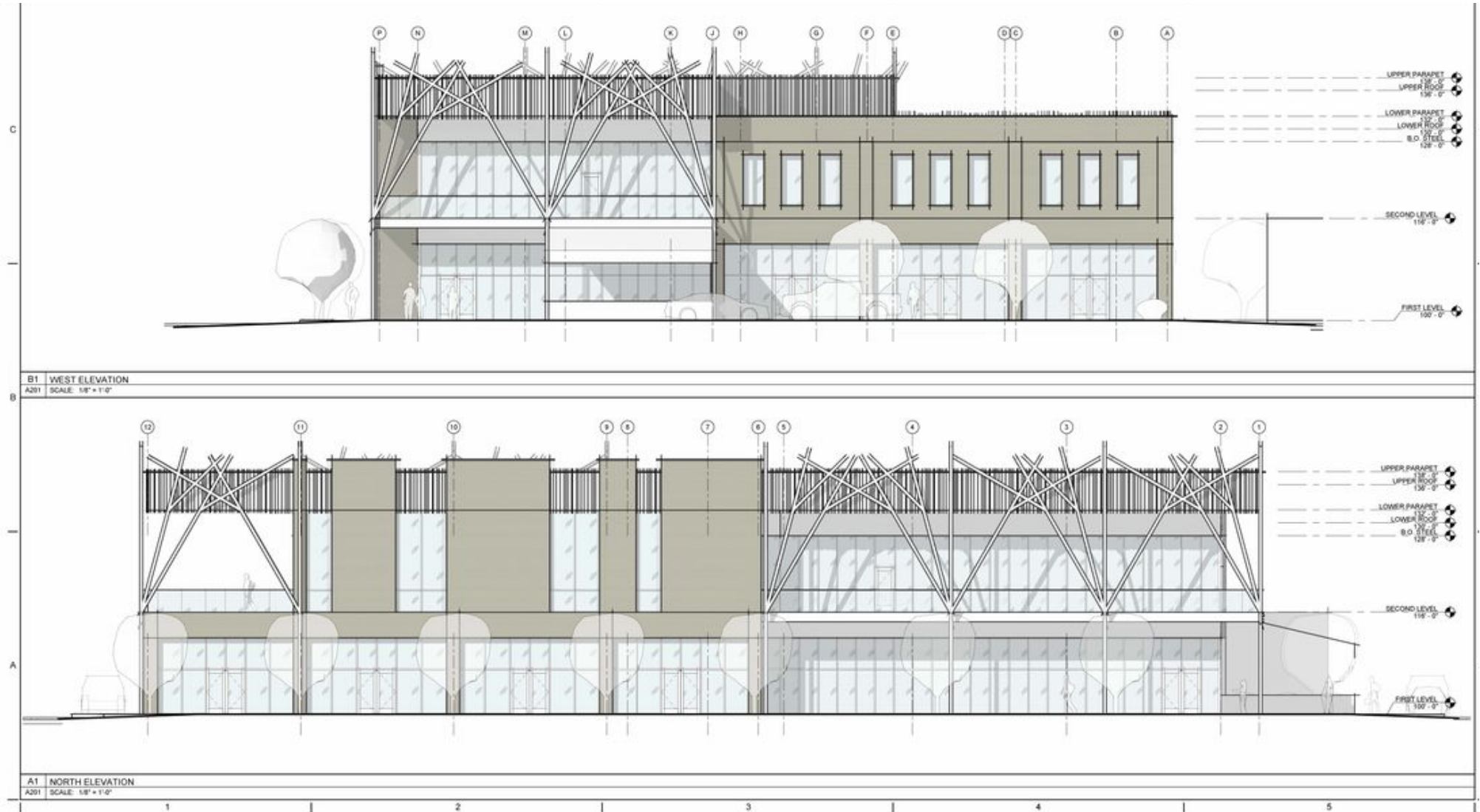
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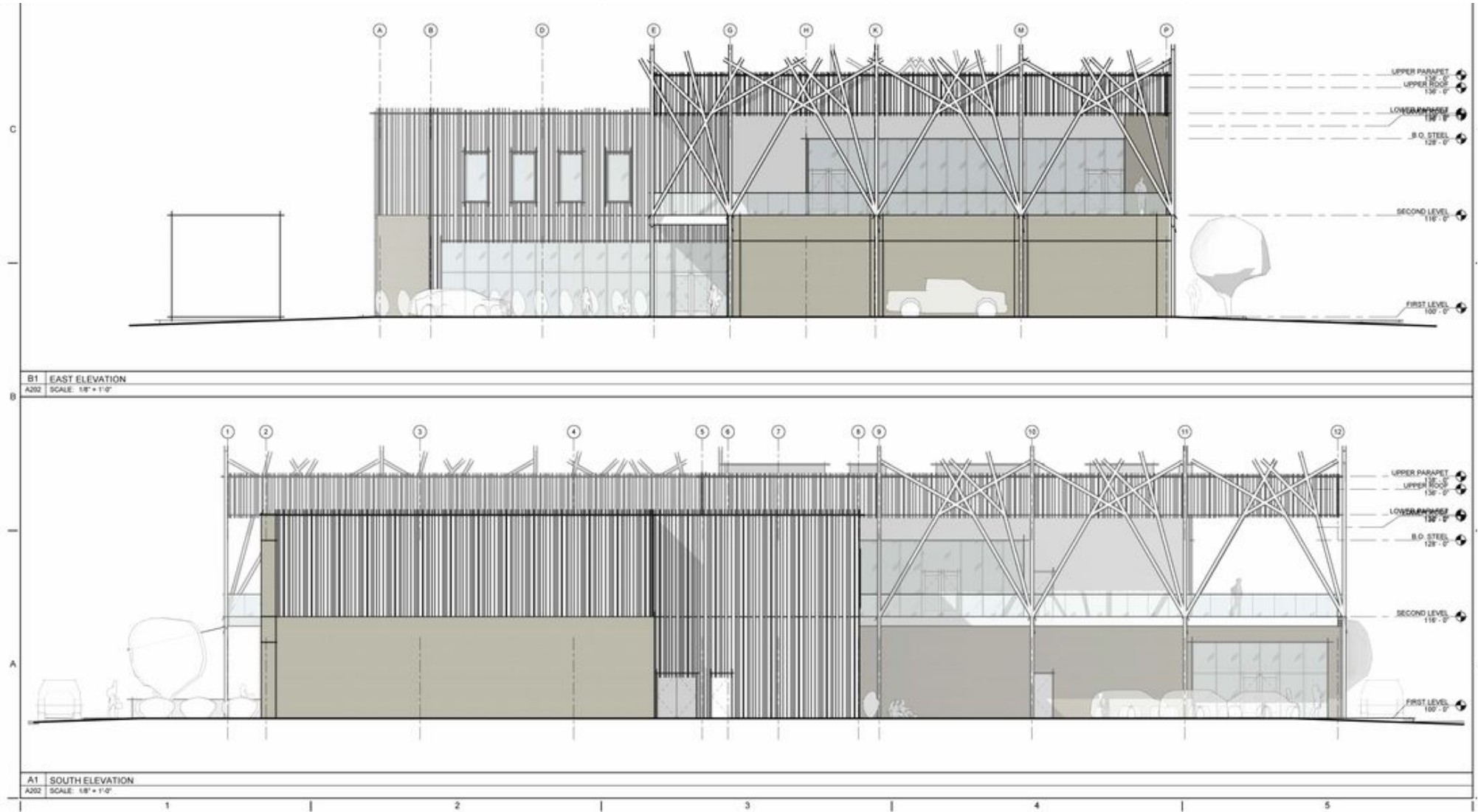
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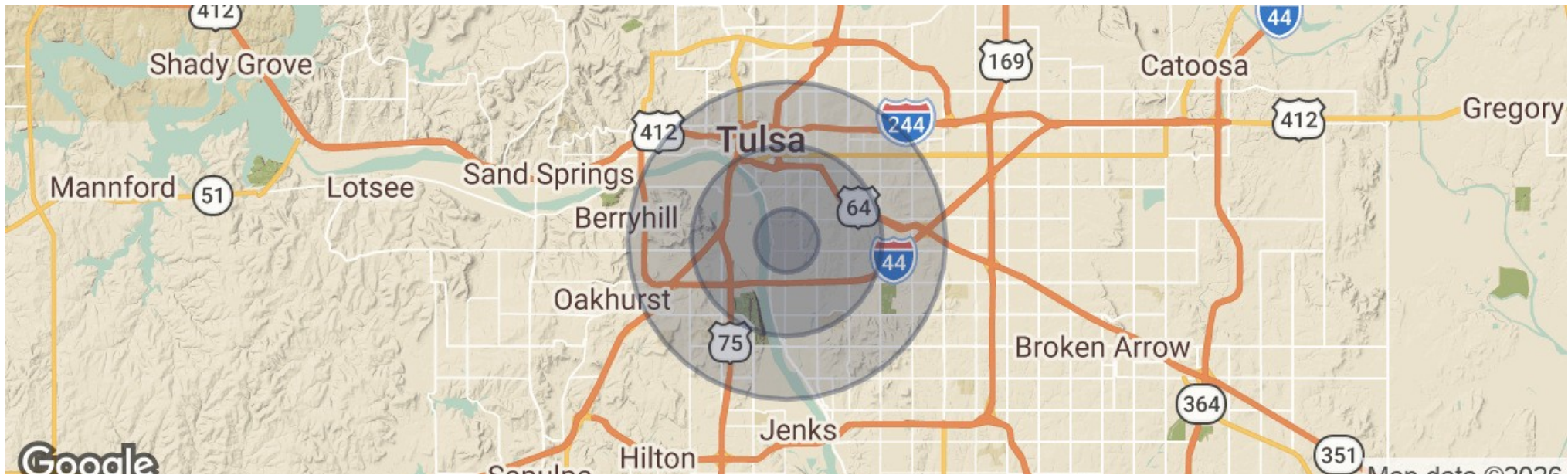
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2025 Demographics 1 Mile 3 Miles 5 Miles

Population	9,482	76,015	190,695
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Households	4,845	37,811	85,903
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Average Household Income	\$142,937	\$101,625	\$85,058
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Average House Value	\$486,949	\$370,856	\$281,602
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Average Age	43	42	40
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