

12080 S. 36th W. Ave. Sapulpa, OK 74066

PREMIER OWNER-USER OPPORTUNITY



OFFERING MEMORANDUM



12080 S. 36th W. Ave.
Sapulpa, OK 74066



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01

Executive Summary

Investment Summary

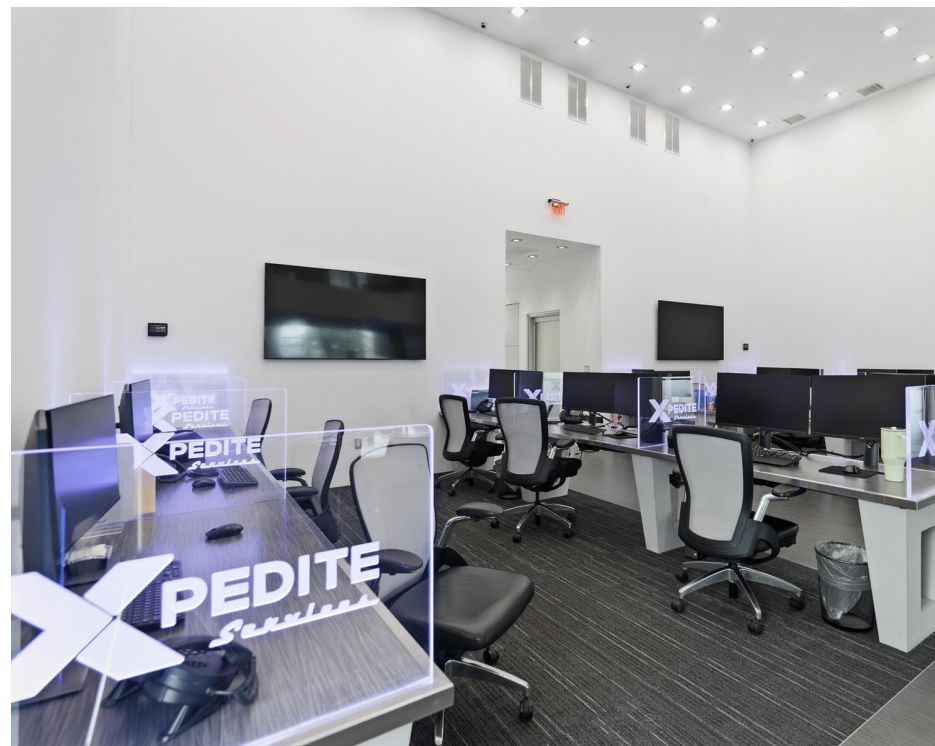
OFFERING SUMMARY

ADDRESS	12080 S. 36th W. Ave. Sapulpa OK 74066
COUNTY	Creek
BUILDING SF	2,915 SF
LAND ACRES	1.21
LAND SF	52,708 SF
YEAR BUILT	2018
APN	0000-33-018-012-0-004-00

FINANCIAL SUMMARY

PRICE	\$1,500,000
PRICE PSF	\$514.58

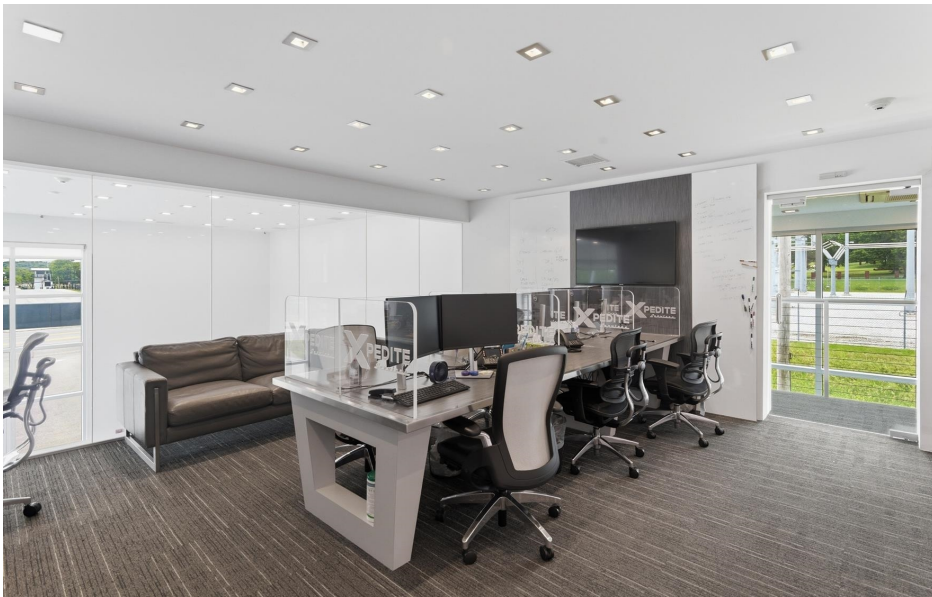
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	1,603	23,103	70,009
2026 Median HH Income	\$88,432	\$95,877	\$81,592
2026 Average HH Income	\$124,328	\$132,328	\$111,199



- 12080 S 36th West Avenue offers a premier owner-user opportunity featuring approximately ±2,915 SF of professionally designed office space on ±1.23 acres. Built in 2018, the property is move-in ready and includes modern finishes, a functional layout, abundant on-site parking, and secure electronic access control. Strategically located just west of US-75, the property provides convenient access to Tulsa, Sapulpa, Jenks, and Glenpool.

The flexible design is well suited for corporate headquarters, professional services, administrative offices, technology firms, engineering companies, healthcare administration, and other office users. Offered vacant and available for immediate occupancy, this standalone facility provides an exceptional opportunity for a buyer seeking a high-quality office asset with long-term operational flexibility.

- Investment Highlights
 - ±2,915 SF Office
 - ±1.21 Acres
 - Built in 2018
 - Vacant – Immediate Occupancy
 - 26 Parking Spaces
 - Highway 75 Access
 - Secure Electronic Access Control
 - Modern Construction
 - Move-In Ready
 - Standalone Owner-User Opportunity





02

Location

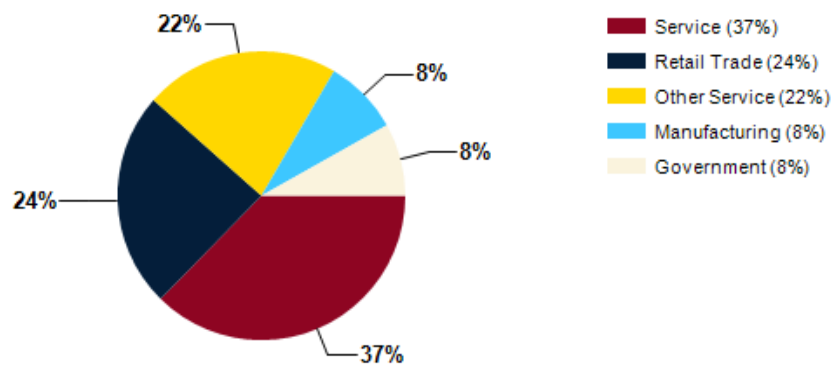
- Location Summary
- Local Business Map
- Aerial View Map

Location Highlights

- 12080 S 36th West Avenue is strategically located just west of US-75 in southern Tulsa County, offering excellent regional connectivity to Tulsa, Sapulpa, Jenks, Glenpool, and the surrounding metropolitan area. The property benefits from convenient access to one of the region's primary north-south transportation corridors while maintaining the privacy and functionality of a standalone office campus.

Situated on approximately 1.23 acres, the site provides ample parking and ease of ingress and egress, making it well suited for a variety of owner-user and professional office operations. The surrounding area is characterized by a mix of commercial, industrial, and business uses, supporting long-term occupancy and operational flexibility.

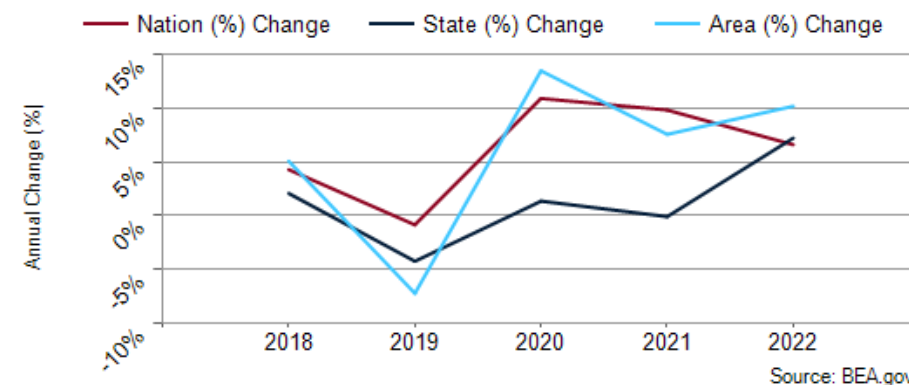
Major Industries by Employee Count

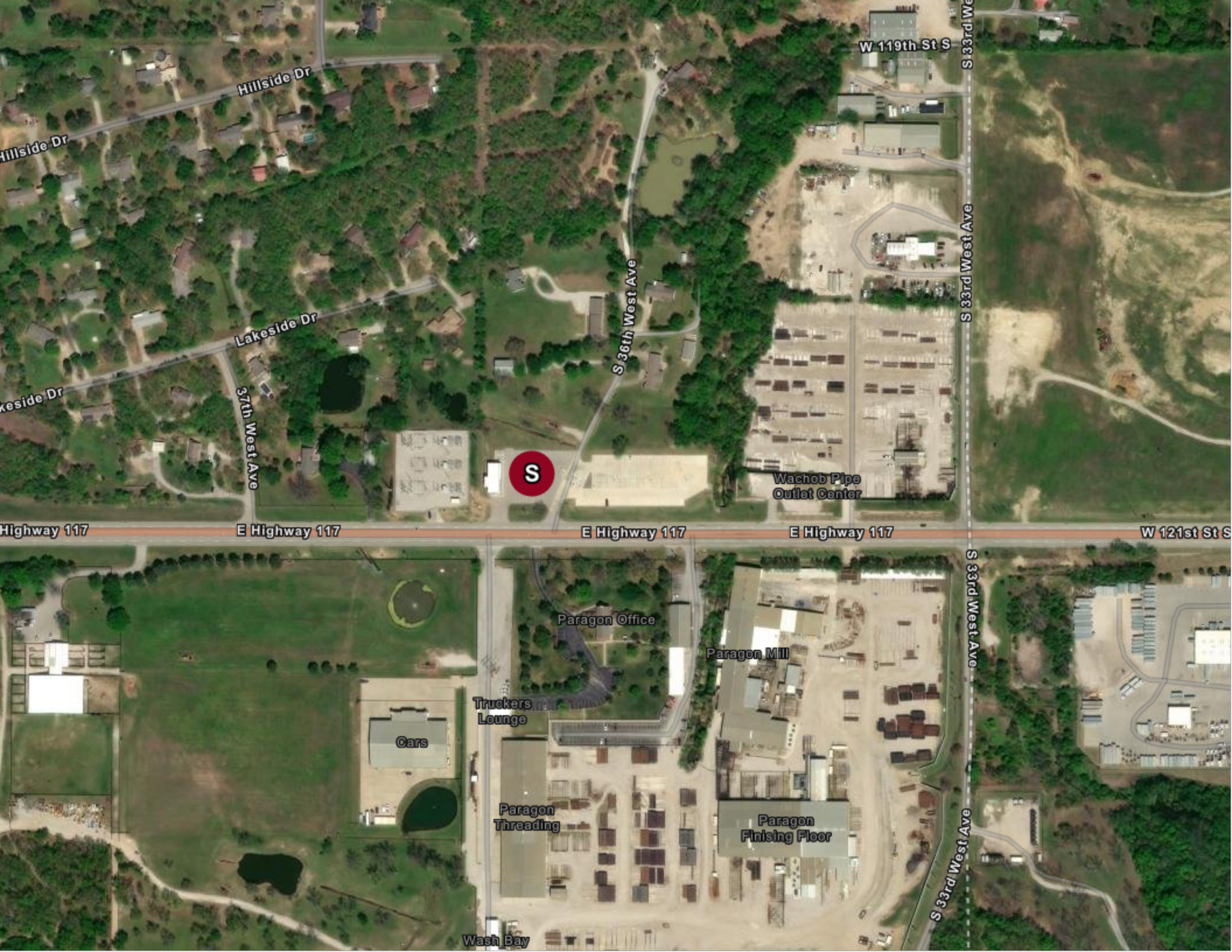


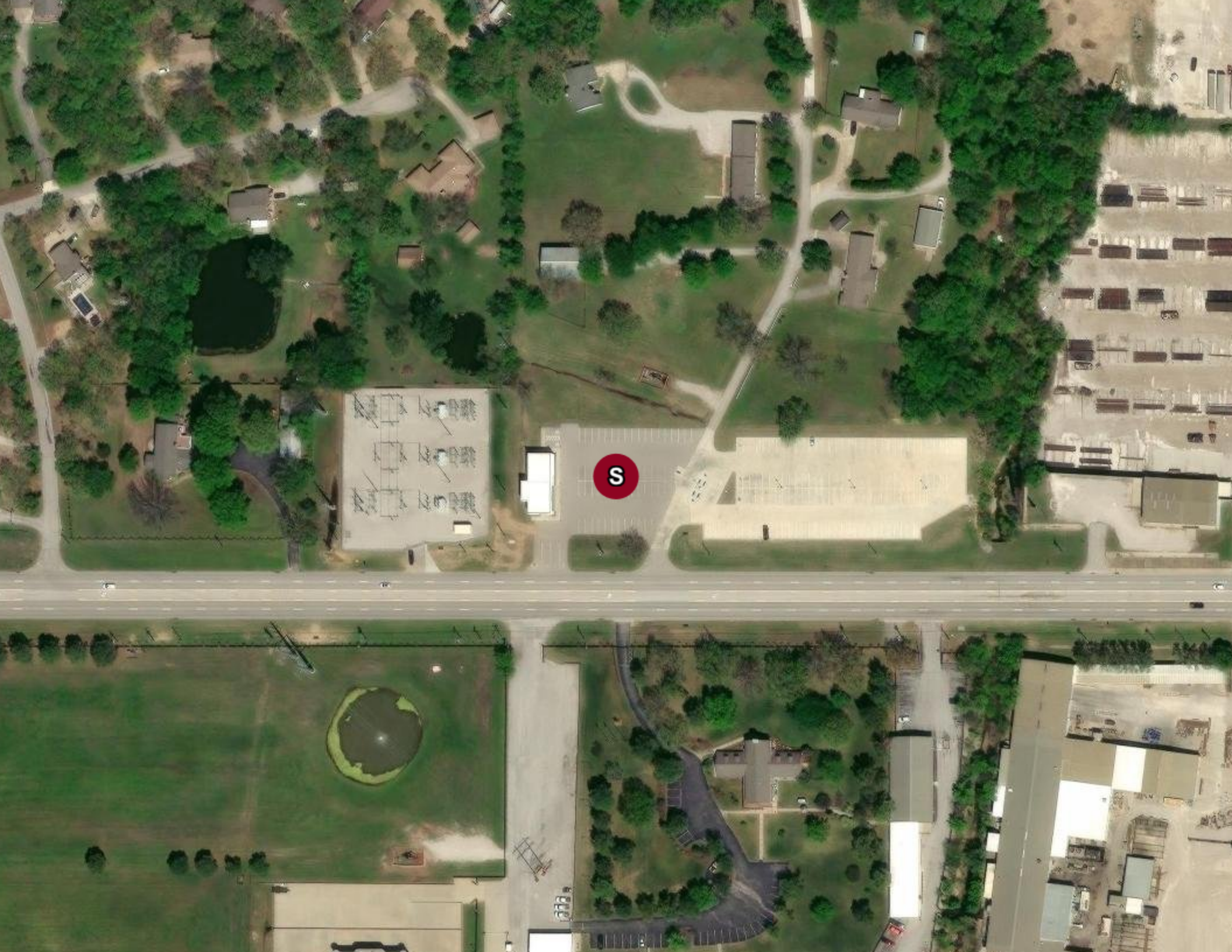
Largest Employers

U-Haul Neighborhood Dealer	561 employees
Phillips 66	Approximately 500 employees
Mr Dewey	Approximately 50 employees
Taylor Carpets	Approximately 30 employees
Philip Services Corp	Approximately 20 employees
Xpedite Services LLC	Approximately 15 employees
Junction 66 Gas Station	Approximately 10 employees
Murphy USA Gas Station	Approximately 5 employees

Creek County GDP Trend









03

Property Description

Property Features

Floor Plan

Property Images

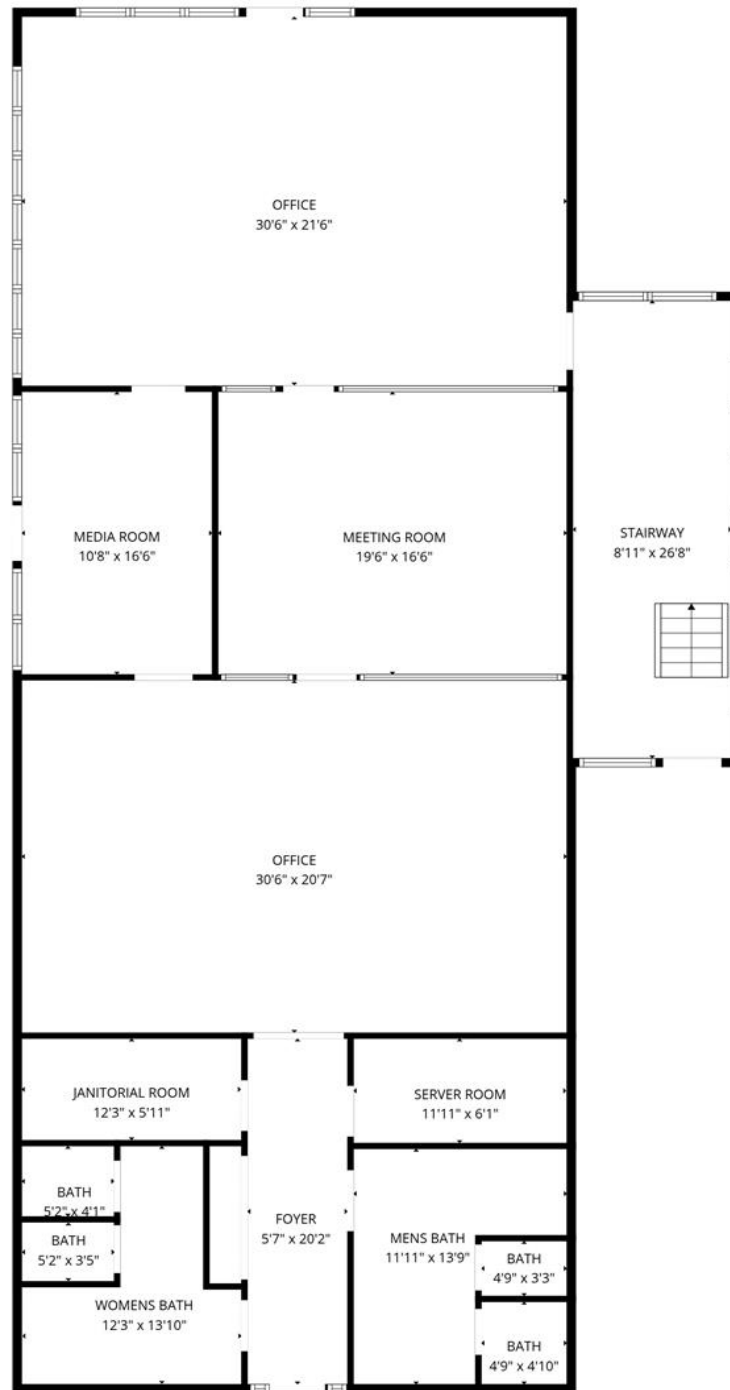
PROPERTY FEATURES

BUILDING SF	2,915
LAND SF	52,708
LAND ACRES	1.21
YEAR BUILT	2018
# OF PARCELS	1
ZONING TYPE	RC
BUILDING CLASS	B
NUMBER OF STORIES	1.5
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	26
BUILDING FAR	.06

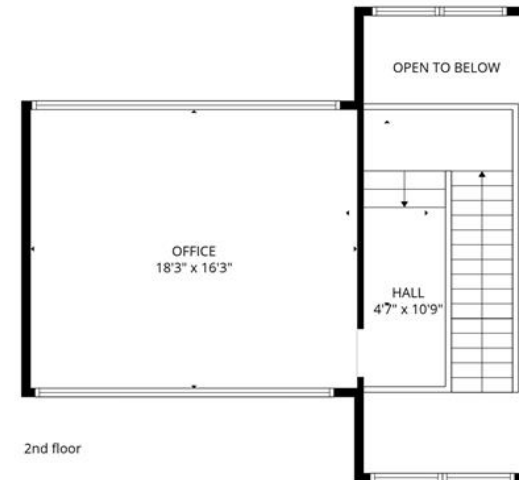
CONSTRUCTION

FRAMING	Wood/Metal
ROOF	Metal





1st floor



2nd floor



