



Tulsa Hills Shopping Center

Property Highlights

- 1,200 - 7,500 SF of shop space available at Target-anchored, Tulsa Hills Shopping Center
- Positioned on Highway 75, with 48,573 vehicles per day, to serve multiple communities including Tulsa, Jenks, Bixby, Glenpool, Sapulpa, and Sand Springs
- Co-tenants including Ulta, Dick's Sporting Goods, Marshalls, Bed Bath & Beyond, Belk, Panera Bread, Ross Dress For Less, Lane Bryant, among others
- Buildings C and D to be remodeled to improve design, visibility, and prominence
- According to the City of Tulsa's 2019 Retail Market Study prepared by Place Dynamics, 47% of Tulsans shop at Tulsa Hills on a monthly or weekly basis



Building C & D Remodel Renderings



Demographics

Distance	Average Household Income	Population	Daytime Employees
1 Mile	\$118,326	2,319	3,557
3 Miles.....	\$59,333	49,932.....	23,801
5 Miles.....	\$84,582	122,735.....	79,515



Unit	SF	Tenant
A-1	30,000	Best Buy
A-2	20,181	PetSmart
A-3	7,015	Famous Footwear
A-4	5,001	Justice Just for Girls
A-5	1,600	Sprint
A-6	27,689	Ross Dress for Less
A-7	26,000	Marshalls
B-8	15,500	Books-A-Million
B-9	25,000	Bed Bath & Beyond
B-10	7,500	Lease Pending
B-11 & 12	8,000	Wine Cellar
B-13	21,360	Michaels
B-14	10,000	Dollar Tree
B-15	8,962	Vintage Stock
B-16	5,036	Lane Bryant
B-17	6,900	Versona
B-18	1,600	Jersey Mike's
C-19	2,400	US Cellular
C-20	1,200	Available
C-21	1,200	Available
C-22	1,200	Professional
C-23	1,200	Lease Pending
C-24	2,400	Kay Jewelers
C-25	1,600	GameStop
C-26	1,800	Peachwave
C-27	2,400	Available
C-28	2,200	Smashburger
D-29	2,400	Lease Pending
D-30	2,400	Affordable Care
D-31	1,600	Tropical Smoothie
D-32	1,600	Cell Phone Surgeon
D-33	3,600	Nail Salon
D-34	1,200	Sport Clips
D-35	3,600	Metro Diner
E-36	4,400	Sleep Number
E-37	4,400	AT&T
F-38	4,000	Verizon Wireless
F-39	4,400	Heartland Dental
G-40	73,777	Belk
G-41	3,000	Lease Pending
G-42	1,400	European Wax
H-43	1,400	Sally Beauty Supply
H-44	1,750	UPS Store
H-45	1,400	Luxury Nail Salon
H-46	1,400	GNC
H-47	1,400	Subway
I-48	6,000	Rack Room Shoes
I-49 A	1,822	Available
I-49 B	3,000	Bath & Body Works
J-50	4,500	Maurices
J-51	7,500	Kirkland's

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