

# VINEYARD ON MEMORIAL

RETAIL SPACE AVAILABLE & LAND FOR SALE OR LEASE

7890 EAST 106TH PLACE SOUTH | TULSA, OKLAHOMA 74133

## IMMEDIATE AVAILABILITY

Lifetime Fitness Anchored Shopping Center

### BUILDING X

3,488 SF | X 02

1,940 SF | X 06

### BUILDING V

1,488 SF | V 04

1,453 SF | V 06



## PRIME LOCATION

15 Minute Drive Time from Creek Turnpike  
54,200 Cars Per Day via S. Memorial Drive

**\$24 NNN**

**IN PROXIMITY TO:** Aldi | Costco | Life Time Fitness | Lowe's | Reasor's | Sprouts | Super Target | Walmart  
Chick-Fil-A | IHOP | Panda Express | Panera | PeiWei | Starbucks | Zoe's Kitchen

# OVERVIEW

### FOR MORE INFORMATION:

Matt Mardis  
Principal, Paine & Associates  
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Garrett Mahaney  
Partner, Paine & Associates  
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## AERIAL

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Building	Total GLA	Total Parking	Ratio
<b>BUILDING 'A2'</b>	114,449 S.F.	600 SPACES	5.2 / 1000
<b>BUILDING 'B'</b>	8,930 S.F.	57 SPACES	6.4 / 1000
<b>BUILDING 'C'</b>	31,160 S.F.	150 SPACES	4.8 / 1000
<b>BUILDING 'HOTEL'</b>	26,000 S.F.	155 SPACES	6.0 / 1000
<b>BUILDING 'V'</b>	16,775 S.F.		
<b>BUILDING 'X'</b>	25,510 S.F.		
<b>TOTAL 'V+X' GLA:</b>	42,085 S.F.		
<b>TOTAL RETAIL:</b>	21,625 S.F. (50%)		
<b>TOTAL RESTAURANT:</b>	18,460 S.F. (44%)		
<b>TOTAL PARKING 'V+X':</b>	385 SPACES		
<b>RATIO: RETAIL:</b>	95 SPACES (4 / 1000 SF)		
<b>RATIO: RESTAURANT:</b>	300 SPACES (16.3 / 1000 SF)		
<b>TOTAL SITE (EXCLUDING OUTLOTS)</b>			
<b>TOTAL GLA:</b>	222,624 S.F.		
<b>TOTAL PARKING:</b>	1357 SPACES		
<b>RATIO:</b>	6.1 / 1000		

## SITE PLAN

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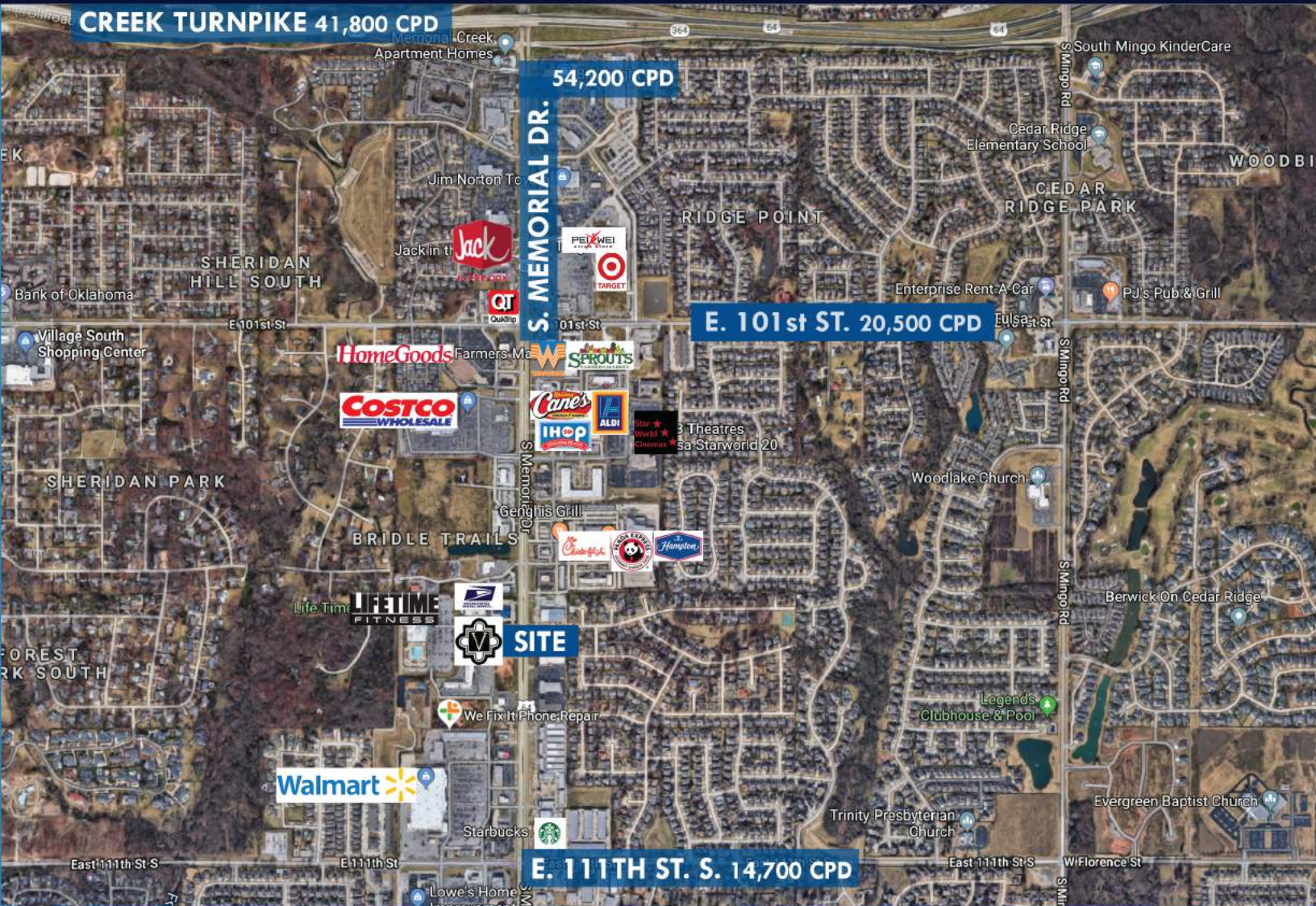
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## SITE MAP

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