



# R I V E R W A L K C R O S S I N G

RETAIL & OFFICE SPACE AVAILABLE

300 - 1100 RIVERWALK JENKS, OK 74037

## FOR MORE INFORMATION:

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COMMERCIAL REAL ESTATE

# A B O U T

300 - 1100 RIVERWALK JENKS, OK 74037

## LOCATED IN THE HEART OF THE RIVER DISTRICT,

Riverwalk Crossing is South Tulsa's first major lifestyle center and inaugural riverfront development.

This mixed-use hub connects to the:

- highly anticipated Simon Outlet Mall (under construction)
- In A Pickle
- Oklahoma Aquarium
- Tulsa Riverparks Trail System
- Jenks High School
- River Spirit Casino & Margaritaville
- Main Street Jenks
- Riverside Drive.

## DEMOGRAPHICS (2023)

RIVERWALK	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	11,523	83,327	204,652
AVG HH INCOME	\$84,228	\$113,366	\$100,175
AVG AGE	39	38	39
TRAFFIC COUNTS	96th STREET 27,700 CPD	CREEK TRNPK 35,200 CPD	RIVERSIDE 32,100 CPD

**1.3 M VISITS**

Riverwalk Crossing (placer.ai)

**567.6 K VISITS**

Oklahoma Aquarium (placer.ai)

## HIGHLIGHTS

- 1,300 Parking
- After Hours Security
- Local On-Site Management
- Riverfront Views
- 4th of July Boomfest

**"Jenks is one of America's Best Places to Live."**  
--- Money Magazine

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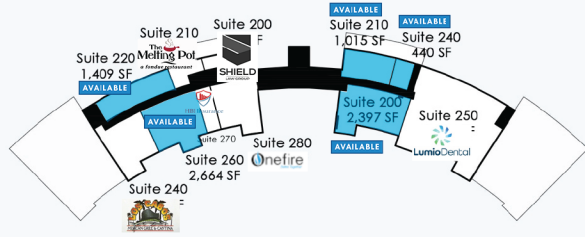


# PAINE

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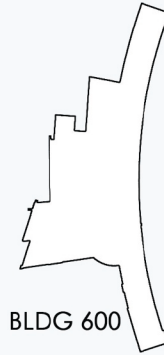
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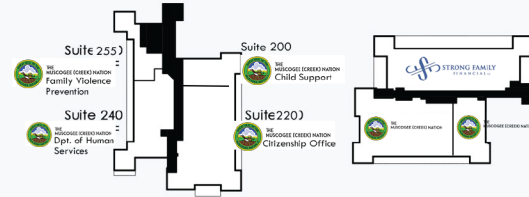


BLDG 300  
SECOND FLOOR

BLDG 400  
SECOND FLOOR

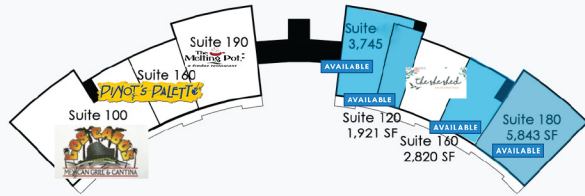


BLDG 600



BLDG 1000  
SECOND FLOOR

BLDG 1100  
SECOND FLOOR



BLDG 300  
FIRST FLOOR

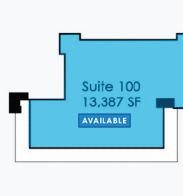
BLDG 400  
FIRST FLOOR



BLDG 500



BLDG 1000  
FIRST FLOOR



BLDG 1100  
FIRST FLOOR



## RETAIL SPACE

Inline \$18.00 + \$6.38 NNN  
Endcap \$20.00 + \$6.38 NNN

### BLDG 300

1,409 SF | SUITE 220  
2,664 SF | SUITE 260

### BLDG 400

3,745 SF | SUITE 100  
1,921 SF | SUITE 120  
2,829 SF | SUITE 160  
5,832 SF | SUITE 180  
2,397 SF | SUITE 200  
1,015 SF | SUITE 210  
440 SF | SUITE 240

### BLDG 500

1,401 SF x SUITE 115, 150, 155

## OFFICE SPACE

\$14.00 + \$6.38 NNN

### BLDG 1000

8,096 SF SUITE 140

### BLDG 1100

13,387 SF SUITE 100

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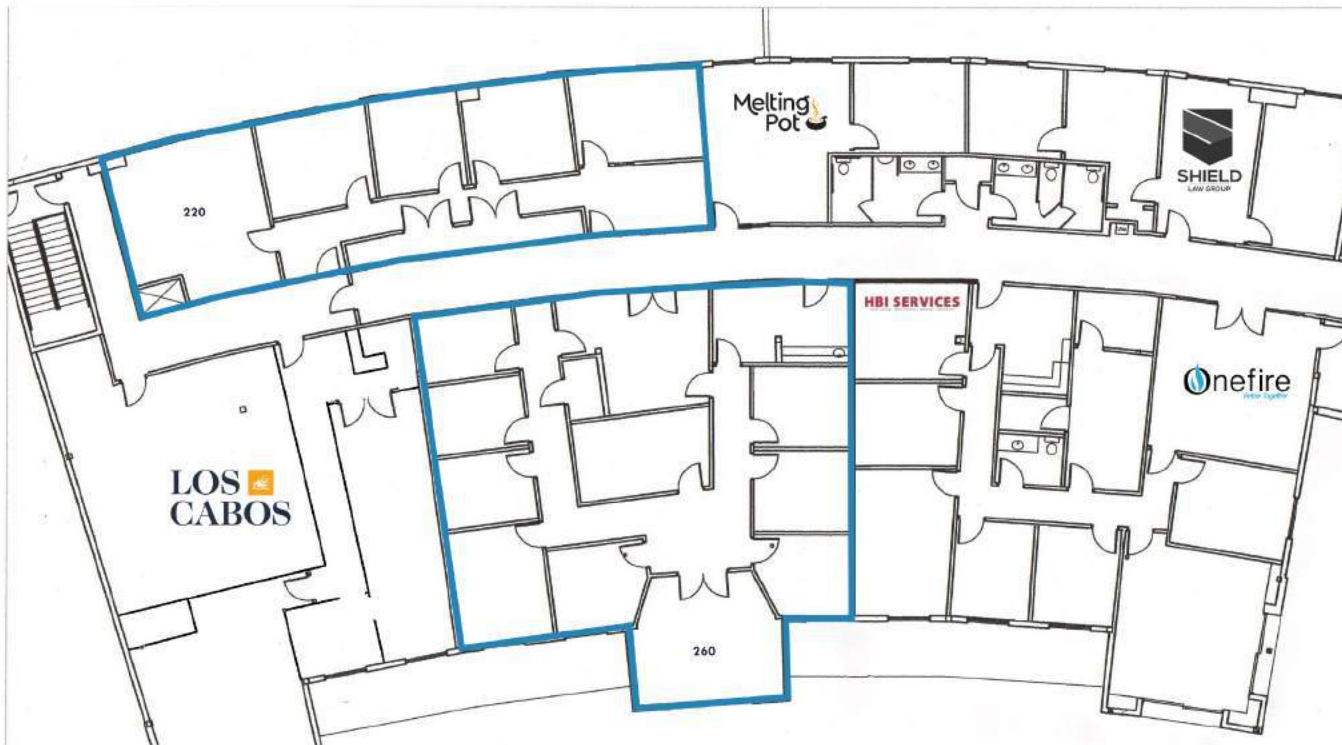
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# BLDG 300

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**BLDG 300**  
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2,664 SF | SUITE 260



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# BLDG 400

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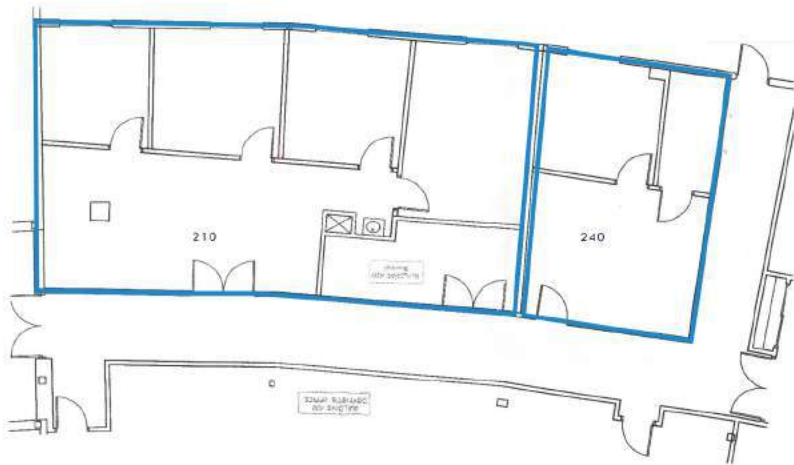
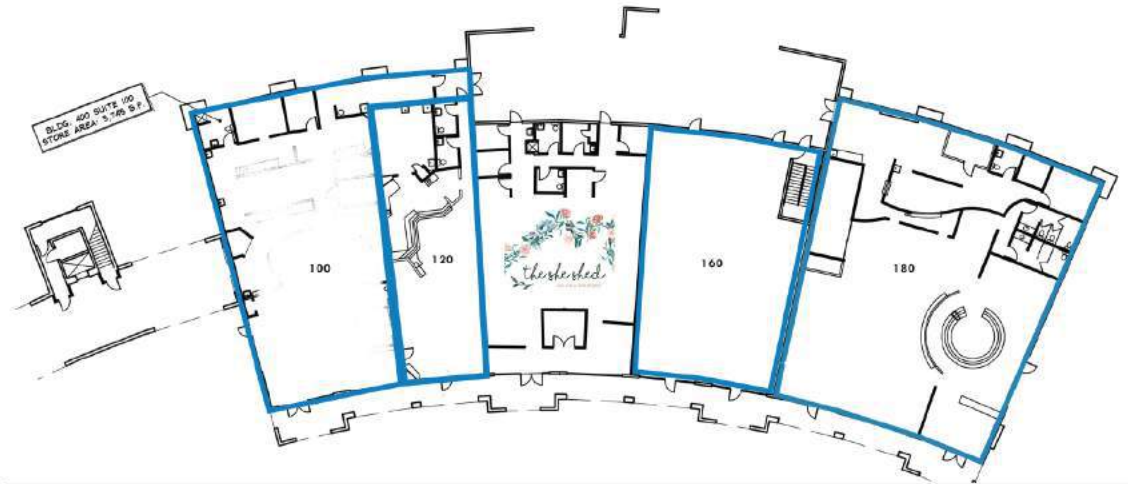
## BLDG 400

3,745 SF | SUITE 100

1,921 SF | SUITE 120

2,829 SF | SUITE 160

5,832 SF | SUITE 180



BLDG 400  
2,397 SF | SUITE 200  
(not pictured)

1,015 SF | SUITE 210  
440 SF | SUITE 240

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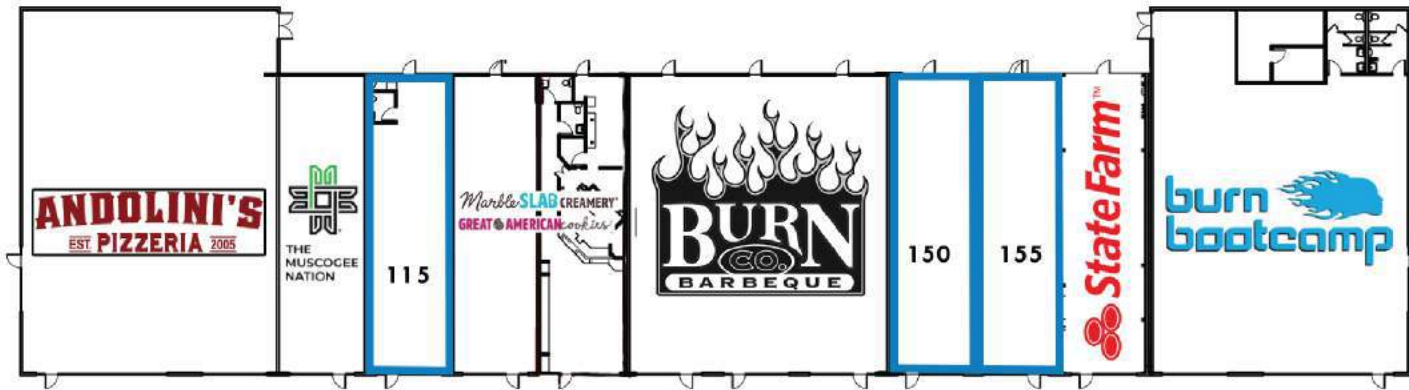
  
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# BLDG 500

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BLDG 500  
1,401 SF | SUITE 115, 150, 155



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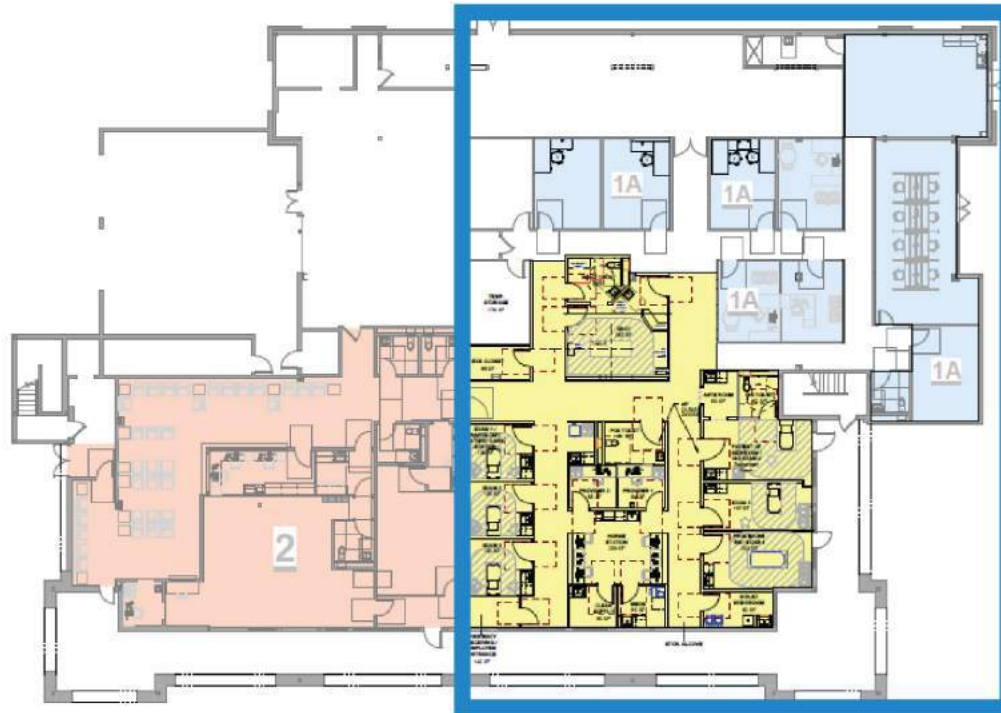
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# BLDG 1000

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8,096 SF | SUITE 140



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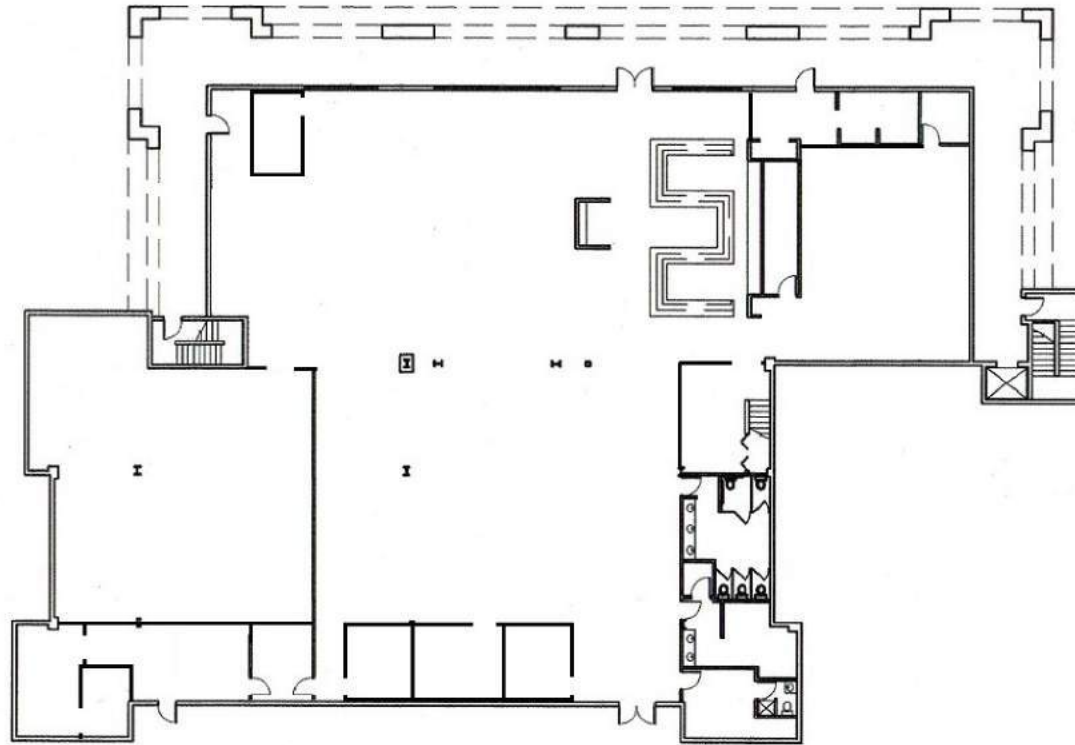
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# BLDG 1100

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BLDG 1100  
13,387 SF | SUITE 100



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35,200 CPD CREEK TURNPIKE



23,100 CPD MAIN STREET



# C O N T A C T

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