



TULSA PUBLIC MARKET | DOWNTOWN REDEVELOPMENT PROJECT

HISTORICALLY SIGNIFICANT SHOPPING CENTER Adjacent to Home Depot
401-421 E. 11th Street Tulsa, OK 74120

FOR MORE INFORMATION:

Matt Mardis
Principal, Paine & Associates
918-481-5380 ext.13
matt@paine-associates.com

Garrett Mahaney
Principal, Paine & Associates
918-481-5380 ext.11
garrett@paine-associates.com

Brian Paine
Principal, Paine & Associates
918-481-5380 ext.12
brian@paine-associates.com

Phillips Breckinridge
Sales Associate, Paine & Associates
918-629-6489
phillips@paine-associates.com



OVERVIEW



LOCATION

401-421 E. 11th Street
Tulsa, OK 74120

RETAIL REDEVELOPMENT

12,000 SF CENTER

TRAFFIC COUNTS

27,700 CPD HWY 75
12,600 CPD E. 11th St./Route 66
5,200 CPD E. 8th St.
3,000 CPD S. Elgin Ave.

HIGHLIGHTS

Access to Downtown Tulsa
Adjacent to Home Depot
Ample Parking
Visibility

746.2 K Visits

Home Depot 2024 (placer.ai)

2.1 M Annual Visits

DOWNTOWN TULSA (DT Tulsa
Partnership)

DOWNTOWN HIGHLIGHTS (DT TULSA PARTNERSHIP)

1.4 SQUARE MILES TOTAL AREA

15+ ACRES PARK SPACE

137 BARS/RESTAURANTS

4,984 POPULATION

2,809 RESIDENTIAL UNITS

9 MUSIC VENUES

2,118+ BUSINESSES

38,000 EMPLOYEES

9 MUSEUMS

13.6 M SF OFFICE SPACE

14 HOTELS (2,100 ROOMS)

12 EVENT SPACES

FOR MORE INFORMATION:

Matt Mardis
Principal, Paine & Associates
918-481-5380 ext.13
matt@paine-associates.com

Garrett Mahaney
Principal, Paine & Associates
918-481-5380 ext.11
garrett@paine-associates.com

Brian Paine
Principal, Paine & Associates
918-481-5380 ext.12
brian@paine-associates.com

Phillips Breckinridge
Sales Associate, Paine & Associates
918-629-6489
phillips@paine-associates.com

ABOUT



746.2 K VISITS
(placer.ai)

27,700 CPD HWY 75

MODERN SPIRITS
LIQUOR STORE

BUILDING PRODUCTS

- BUILT IN 1929
- ART DECO STYLE
- HISTORIC SITE
- 1994 IMPROVEMENTS

The Tulsa Public Market building was built in 1929, designed by Gaylord Noftsger. Located at 11th and Elgin, this site offers excellent visibility and frontage at the entrance of Downtown Tulsa including access via HWY 75 (27,700 CDP). The building features Art Deco style with polychrome terra cotta ornaments, neo-classical medallions, and geometric designs. The site formerly known as McNulty Park is a historical location where survivors of the 1921 Tulsa Race Riots were detained after their homes were burned to the ground. It was also home to the Tulsa Oilers baseball team hosting Babe Ruth, and the New York Yankees. In the early 1930s, the site was a farmer's market offering fresh produce, including 2 grocery stores, a meat market, bakery, drug store, cafe, and soda fountain until the Great Depression. In the mid 1930's the site was then home to Club Lido where Tulsans danced to touring entertainers and Duke Ellington and Benny Goodman. Warehouse Market took the space from 1938 through 1978. Throughout the 1980s, it housed a Dollar Saver Store until 1987. Then, In 1991 the location was added to the Endangered Landmarks list as vacant, vulnerable, and irreplaceable by the Architectural Institute of America. Home Depot purchased the site in 1993/1994 improving it with 130,000 SF of retail space and preserving 12,000 SF of the original Tulsa Public Market facade. The historic building now houses a liquor store and Ferrell Building Products.

FOR MORE INFORMATION:

Matt Mardis
Principal, Paine & Associates
918-481-5380 ext.13
matt@paine-associates.com

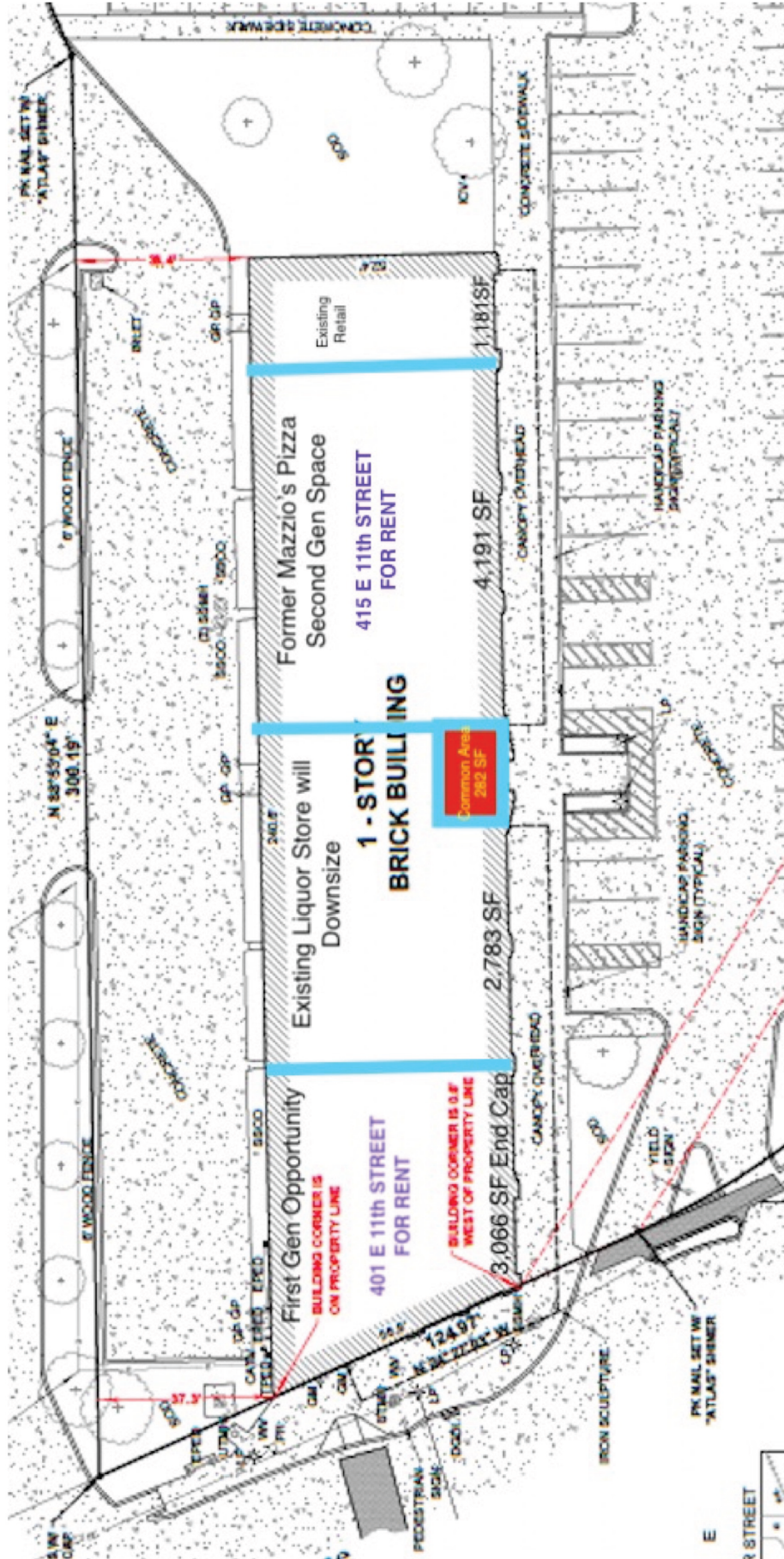
Garrett Mahaney
Principal, Paine & Associates
918-481-5380 ext.11
garrett@paine-associates.com

Brian Paine
Principal, Paine & Associates
918-481-5380 ext.12
brian@paine-associates.com

Phillips Breckinridge
Sales Associate, Paine & Associates
918-629-6489
phillips@paine-associates.com


P A I N E
COMMERCIAL REAL ESTATE
paine-associates.com

FLOOR PLAN



FOR MORE INFORMATION:

Matt Mardis
Principal, Paine & Associates
918-481-5380 ext.13
matt@paine-associates.com

Garrett Mahaney
Principal, Paine & Associates
918-481-5380 ext.11
garrett@paine-associates.com

Brian Paine
Principal, Paine & Associates
918-481-5380 ext.12
brian@paine-associates.com

Phillips Breckinridge
Sales Associate, Paine & Associates
918-629-6489
phillips@paine-associates.com



PAINE

COMMERCIAL REAL ESTATE
paine-associates.com