

# MUST SEE INSIDE TO APPRECIATE!

3515 E. 31st St., Suite C, Tulsa, OK 74135

Presented by  
Hellers3Properties, LLC.



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Confidentiality Agreement



**Gregg Heller**

[hfi@coxinet.net](mailto:hfi@coxinet.net)

(918) 398-7977

**Hellers3Properties, LLC.**

3515 E. 31st Street

Tulsa, OK 74135

Notes

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## Property Details

Small Strip Center with owner/landlord/property manager onsite. Great interior with large columns. Property has 5 outside cameras for security purposes. Parking lot resurfaced, sealed, and painted February 2017. New roof 2015.

**Price: \$10.50 /SF/Year**

- New roof January of this year

View the full listing here: [http://www.crelisting.net/Sy\\_3zLy3A/?StepID=107](http://www.crelisting.net/Sy_3zLy3A/?StepID=107)

Total Space Available:	1,500 SF
Rental Rate:	\$10.50 /SF/Year
Property Type:	Office
Property Sub-type:	Office Building
Additional Sub-types:	Medical Office, Strip Center, Special Purpose (Other)
Building Size:	4,550 SF
Building Class:	B
Lot Size:	20,625 SF

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## Listing space

### Space 1

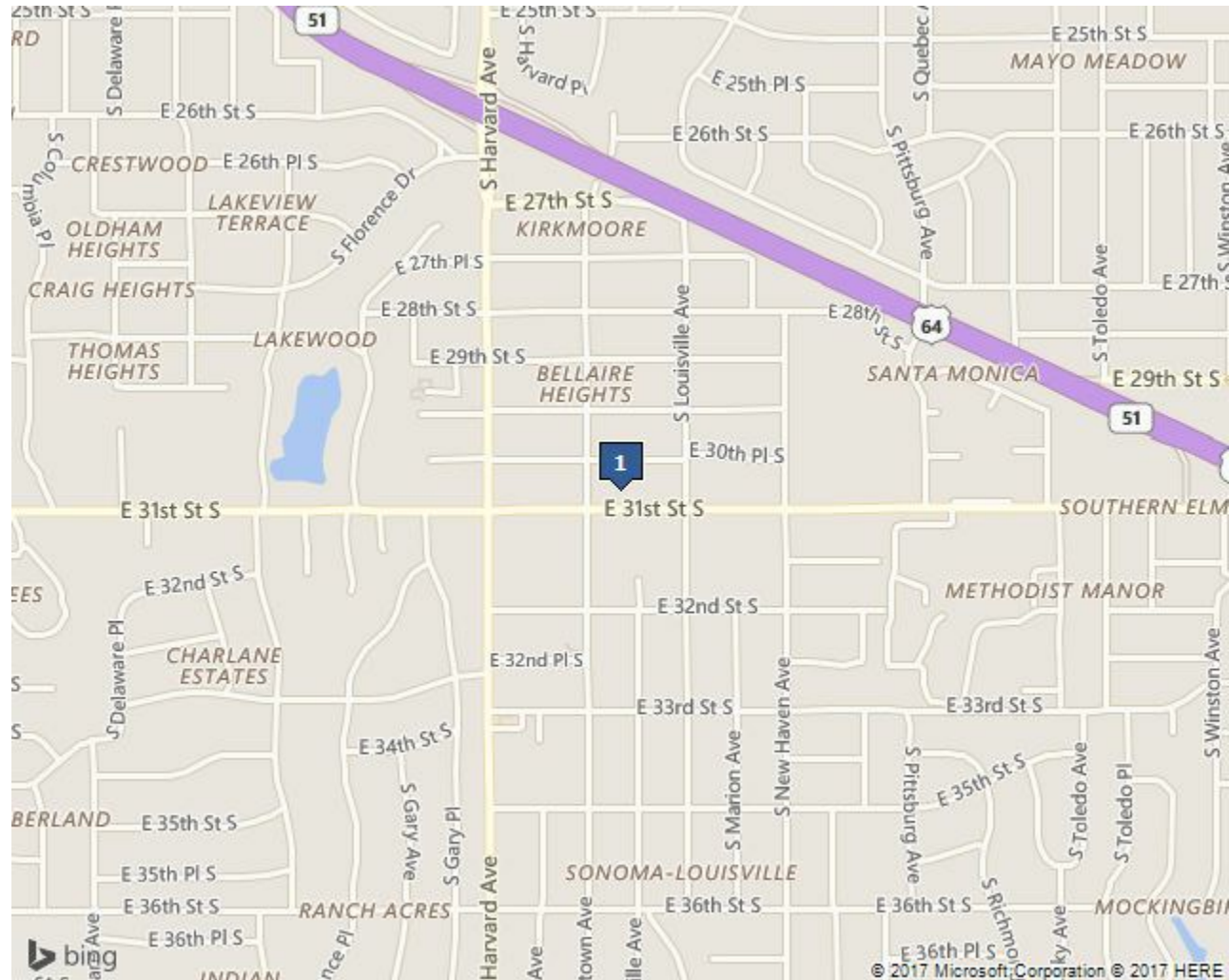
Space Available:	1,500 SF
Rental Rate:	\$10.50 /SF/Year
Space / Lot Type:	Office Building
Additional Space / Lot Types:	Specialty Center,Strip Center,Medical Office
Lease Type:	NNN
Lease Term:	36 Months
No. Parking Spaces:	26
Pct. Procurement Fee:	3.00%

This space is great for medical or legal. Spectacularly done inside. Huge waiting area! Landlord/Owner onsite.

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## Location



## Location Description

Great Midtown location. Near BA expressway at both Harvard and Yale. Great signage, easy in and out for customers. Near Ranch Acres Shopping Center.

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## Property Photos



Entrance



Reception Area



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## Property Photos



Hall



Whole Property

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## Property Photos



Sign

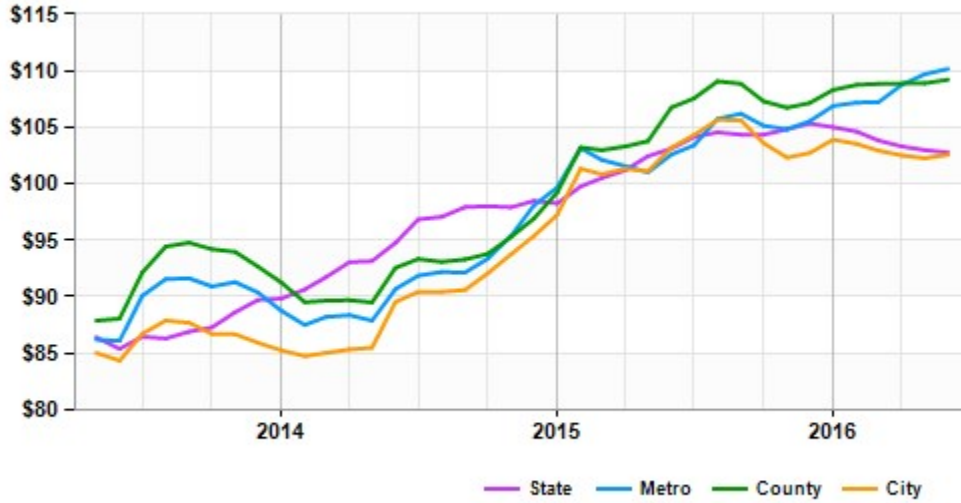


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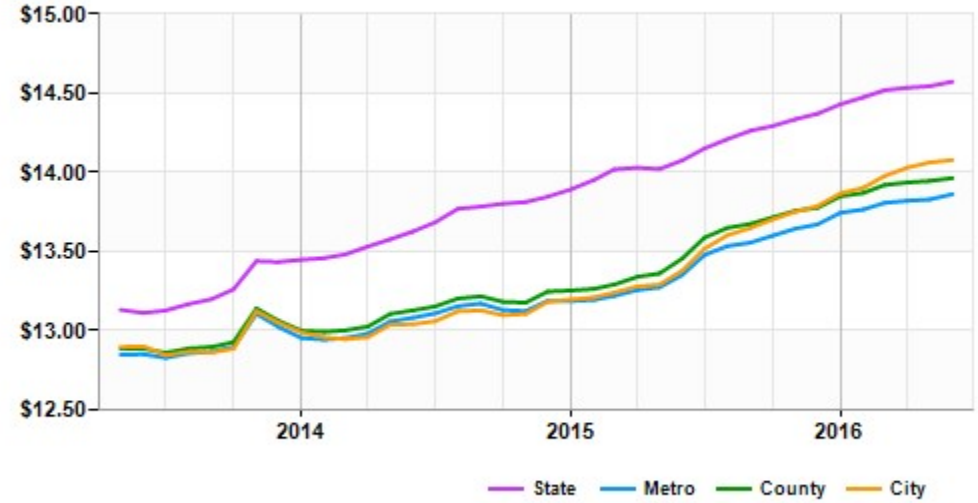
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## Market Trends

Asking Prices Office for Sale Tulsa, OK (\$/SF)



Asking Rent Office for Lease Tulsa, OK (\$/SF/Year)



	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$103	-1.0%	-0.3%
City	\$103	-0.4%	-0.6%
Metro	\$110	+2.7%	+7.4%
County	\$109	+0.3%	+2.3%

	Jun 16	vs. 3 mo. prior	Y-O-Y
State	\$14.57	+0.4%	+3.5%
City	\$14.08	+0.7%	+5.2%
Metro	\$13.86	+0.4%	+3.8%
County	\$13.96	+0.3%	+3.8%

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## Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	5,521	45,342	118,868
2015 Female Population	6,415	48,583	123,179
% 2015 Male Population	46.26%	48.27%	49.11%
% 2015 Female Population	53.74%	51.73%	50.89%
2015 Total Population: Adult	9,667	76,567	188,350
2015 Total Daytime Population	10,714	127,793	362,971
2015 Total Employees	5,101	80,732	230,474
2015 Total Population: Median Age	41	39	35
2015 Total Population: Adult Median Age	50	48	46
2015 Total population: Under 5 years	734	5,555	18,022
2015 Total population: 5 to 9 years	608	4,918	15,330
2015 Total population: 10 to 14 years	604	4,453	13,231
2015 Total population: 15 to 19 years	518	4,754	13,859
2015 Total population: 20 to 24 years	630	7,562	21,383
2015 Total population: 25 to 29 years	1,080	8,103	20,830
2015 Total population: 30 to 34 years	960	7,195	18,439
2015 Total population: 35 to 39 years	691	5,541	14,401
2015 Total population: 40 to 44 years	655	5,553	14,320
2015 Total population: 45 to 49 years	700	5,472	13,623
2015 Total population: 50 to 54 years	911	6,816	15,702
2015 Total population: 55 to 59 years	1,033	7,433	16,241

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Population (Cont.)	1-mi.	3-mi.	5-mi.
2015 Total population: 60 to 64 years	747	5,825	13,031
2015 Total population: 65 to 69 years	594	4,354	10,182
2015 Total population: 70 to 74 years	421	3,075	7,282
2015 Total population: 75 to 79 years	315	2,466	5,673
2015 Total population: 80 to 84 years	291	2,171	4,921
2015 Total population: 85 years and over	444	2,679	5,577
% 2015 Total population: Under 5 years	6.15%	5.91%	7.45%
% 2015 Total population: 5 to 9 years	5.09%	5.24%	6.33%
% 2015 Total population: 10 to 14 years	5.06%	4.74%	5.47%
% 2015 Total population: 15 to 19 years	4.34%	5.06%	5.73%
% 2015 Total population: 20 to 24 years	5.28%	8.05%	8.83%
% 2015 Total population: 25 to 29 years	9.05%	8.63%	8.61%
% 2015 Total population: 30 to 34 years	8.04%	7.66%	7.62%
% 2015 Total population: 35 to 39 years	5.79%	5.90%	5.95%
% 2015 Total population: 40 to 44 years	5.49%	5.91%	5.92%
% 2015 Total population: 45 to 49 years	5.86%	5.83%	5.63%
% 2015 Total population: 50 to 54 years	7.63%	7.26%	6.49%
% 2015 Total population: 55 to 59 years	8.65%	7.91%	6.71%
% 2015 Total population: 60 to 64 years	6.26%	6.20%	5.38%
% 2015 Total population: 65 to 69 years	4.98%	4.64%	4.21%
% 2015 Total population: 70 to 74 years	3.53%	3.27%	3.01%

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Population (Cont.)	1-mi.	3-mi.	5-mi.
% 2015 Total population: 75 to 79 years	2.64%	2.63%	2.34%
% 2015 Total population: 80 to 84 years	2.44%	2.31%	2.03%
% 2015 Total population: 85 years and over	3.72%	2.85%	2.30%
2015 White alone	9,864	72,018	155,650
2015 Black or African American alone	491	5,648	28,709
2015 American Indian and Alaska Native alone	665	5,434	14,448
2015 Asian alone	107	1,711	4,683
2015 Native Hawaiian and OPI alone	5	48	203
2015 Some Other Race alone	130	3,536	22,780
2015 Two or More Races alone	674	5,530	15,574
2015 Hispanic	473	7,795	40,008
2015 Not Hispanic	11,463	86,130	202,039
% 2015 White alone	82.64%	76.68%	64.31%
% 2015 Black or African American alone	4.11%	6.01%	11.86%
% 2015 American Indian and Alaska Native alone	5.57%	5.79%	5.97%
% 2015 Asian alone	0.90%	1.82%	1.93%
% 2015 Native Hawaiian and OPI alone	0.04%	0.05%	0.08%
% 2015 Some Other Race alone	1.09%	3.76%	9.41%
% 2015 Two or More Races alone	5.65%	5.89%	6.43%
% 2015 Hispanic	3.96%	8.30%	16.53%
% 2015 Not Hispanic	96.04%	91.70%	83.47%

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<b>Population (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Not Hispanic: White alone	10,867	78,518	173,969
2015 Not Hispanic: Black or African American alone	348	4,885	26,045
2015 Not Hispanic: American Indian and Alaska Native alone	475	4,328	12,235
2015 Not Hispanic: Asian alone	82	1,120	3,841
2015 Not Hispanic: Native Hawaiian and OPI alone	11	43	107
2015 Not Hispanic: Some Other Race alone	19	97	280
2015 Not Hispanic: Two or More Races	338	3,444	9,602
% 2015 Not Hispanic: White alone	87.15%	80.22%	70.37%
% 2015 Not Hispanic: Black or African American alone	2.79%	4.99%	10.54%
% 2015 Not Hispanic: American Indian and Alaska Native alone	3.81%	4.42%	4.95%
% 2015 Not Hispanic: Asian alone	0.66%	1.14%	1.55%
% 2015 Not Hispanic: Native Hawaiian and OPI alone	0.09%	0.04%	0.04%
% 2015 Not Hispanic: Some Other Race alone	0.15%	0.10%	0.11%
% 2015 Not Hispanic: Two or More Races	2.71%	3.52%	3.88%
<b>Population Change</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a

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<b>Population Change (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Total Population	11,936	93,925	242,047
2015 Households	5,640	43,600	103,203
Population Change 2010-2015	75	1,407	3,580
Household Change 2010-2015	-127	-522	-933
% Population Change 2010-2015	0.63%	1.52%	1.50%
% Household Change 2010-2015	-2.20%	-1.18%	-0.90%
Population Change 2000-2015	-534	-3,954	-5,156
Household Change 2000-2015	-241	-2,781	-6,666
% Population Change 2000 to 2015	-4.28%	-4.04%	-2.09%
% Household Change 2000 to 2015	-4.10%	-6.00%	-6.07%

<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Housing Units	6,268	49,868	119,193
2015 Occupied Housing Units	5,881	46,381	109,869
2015 Owner Occupied Housing Units	4,169	27,919	57,070
2015 Renter Occupied Housing Units	1,712	18,462	52,799
2015 Vacant Housings Units	387	3,487	9,325
% 2015 Occupied Housing Units	93.83%	93.01%	92.18%



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<b>Housing (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
% 2015 Owner occupied housing units	70.89%	60.19%	51.94%
% 2015 Renter occupied housing units	29.11%	39.81%	48.06%
% 2000 Vacant housing units	6.17%	6.99%	7.82%

<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Household Income: Median	\$51,938	\$44,715	\$40,135
2015 Household Income: Average	\$75,921	\$69,349	\$59,530
2015 Per Capita Income	\$36,257	\$32,810	\$26,204
2015 Household income: Less than \$10,000	330	3,865	10,728
2015 Household income: \$10,000 to \$14,999	236	2,409	6,807
2015 Household income: \$15,000 to \$19,999	240	2,465	7,086
2015 Household income: \$20,000 to \$24,999	331	3,034	7,666
2015 Household income: \$25,000 to \$29,999	297	2,342	6,485
2015 Household income: \$30,000 to \$34,999	334	2,706	6,873
2015 Household income: \$35,000 to \$39,999	325	2,491	5,788
2015 Household income: \$40,000 to \$44,999	342	2,638	6,178
2015 Household income: \$45,000 to \$49,999	296	2,040	4,993
2015 Household income: \$50,000 to \$59,999	459	3,381	8,138
2015 Household income: \$60,000 to \$74,999	569	3,959	9,208
2015 Household income: \$75,000 to \$99,999	705	4,179	8,551
2015 Household income: \$100,000 to \$124,999	444	2,826	5,338
2015 Household income: \$125,000 to \$149,999	156	1,311	2,706
2015 Household income: \$150,000 to \$199,999	264	1,674	3,030

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<b>Income (Cont.)</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Household income: \$200,000 or more	312	2,280	3,628
% 2015 Household income: Less than \$10,000	5.85%	8.86%	10.40%
% 2015 Household income: \$10,000 to \$14,999	4.18%	5.53%	6.60%
% 2015 Household income: \$15,000 to \$19,999	4.26%	5.65%	6.87%
% 2015 Household income: \$20,000 to \$24,999	5.87%	6.96%	7.43%
% 2015 Household income: \$25,000 to \$29,999	5.27%	5.37%	6.28%
% 2015 Household income: \$30,000 to \$34,999	5.92%	6.21%	6.66%
% 2015 Household income: \$35,000 to \$39,999	5.76%	5.71%	5.61%
% 2015 Household income: \$40,000 to \$44,999	6.06%	6.05%	5.99%
% 2015 Household income: \$45,000 to \$49,999	5.25%	4.68%	4.84%
% 2015 Household income: \$50,000 to \$59,999	8.14%	7.75%	7.89%
% 2015 Household income: \$60,000 to \$74,999	10.09%	9.08%	8.92%
% 2015 Household income: \$75,000 to \$99,999	12.50%	9.58%	8.29%
% 2015 Household income: \$100,000 to \$124,999	7.87%	6.48%	5.17%
% 2015 Household income: \$125,000 to \$149,999	2.77%	3.01%	2.62%
% 2015 Household income: \$150,000 to \$199,999	4.68%	3.84%	2.94%
% 2015 Household income: \$200,000 or more	5.53%	5.23%	3.52%
<b>Retail Sales Volume</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2015 Childrens/Infants clothing stores	\$1,502,119	\$11,365,067	\$26,585,412
2015 Jewelry stores	\$576,585	\$4,302,247	\$9,717,912
2015 Mens clothing stores	\$1,806,356	\$13,560,833	\$31,210,840
2015 Shoe stores	\$1,816,672	\$13,656,728	\$31,503,557

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Womens clothing stores	\$3,144,509	\$23,436,582	\$53,419,394
2015 Automobile dealers	\$24,865,856	\$183,736,448	\$413,764,913
2015 Automotive parts and accessories stores	\$4,827,759	\$35,898,949	\$81,583,724
2015 Other motor vehicle dealers	\$691,535	\$5,214,333	\$11,926,728
2015 Tire dealers	\$2,156,964	\$16,032,169	\$36,432,727
2015 Hardware stores	\$100,561	\$740,262	\$1,637,783
2015 Home centers	\$1,046,955	\$7,592,491	\$16,659,936
2015 Nursery and garden centers	\$1,300,707	\$9,444,492	\$20,531,210
2015 Outdoor power equipment stores	\$569,257	\$4,143,304	\$9,234,076
2015 Paint andwallpaper stores	\$117,123	\$853,985	\$1,915,671
2015 Appliance, television, and other electronics stores	\$3,349,519	\$24,706,612	\$55,483,331
2015 Camera andphotographic supplies stores	\$258,100	\$1,893,385	\$4,198,719
2015 Computer andsoftware stores	\$8,957,190	\$67,220,641	\$154,518,088
2015 Beer, wine, and liquor stores	\$1,568,765	\$11,758,698	\$26,768,610
2015 Convenience stores	\$6,799,760	\$51,377,531	\$119,080,144
2015 Restaurant Expenditures	\$6,505,072	\$48,358,058	\$109,644,267
2015 Supermarkets and other grocery (except convenience) stores	\$25,139,448	\$189,402,327	\$437,964,764
2015 Furniture stores	\$2,345,348	\$17,401,839	\$39,277,001
2015 Home furnishings stores	\$8,216,287	\$60,925,533	\$137,764,465
2015 General merchandise stores	\$42,999,289	\$318,601,238	\$718,220,624
2015 Gasoline stations with convenience stores	\$21,538,953	\$161,432,656	\$372,062,735

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Retail Sales Volume (Cont.)	1-mi.	3-mi.	5-mi.
2015 Other gasoline stations	\$15,529,574	\$116,074,858	\$267,102,526
2015 Department stores (excl leased depts)	\$42,422,704	\$314,298,991	\$708,502,712
2015 General merchandise stores	\$42,999,289	\$318,601,238	\$718,220,624
2015 Other health and personal care stores	\$1,683,317	\$12,464,759	\$28,074,866
2015 Pharmacies and drug stores	\$6,716,802	\$50,006,785	\$113,651,879
2015 Pet and pet supplies stores	\$1,812,488	\$13,443,004	\$30,529,099
2015 Book, periodical, and music stores	\$286,967	\$2,113,350	\$4,691,847
2015 Hobby, toy, and game stores	\$772,297	\$5,743,744	\$13,119,319
2015 Musical instrument and supplies stores	\$79,822	\$592,177	\$1,318,818
2015 Sewing, needlework, and piece goods stores	\$145,966	\$1,081,842	\$2,455,201
2015 Sporting goods stores	\$768,505	\$5,655,618	\$12,595,575

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## Broker Profile



[hfi@coxinet.net](mailto:hfi@coxinet.net)  
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### Gregg Heller

I have been in this business for 12 years. However, my family has been involved with real estate, development, and management for over 50 years. Currently on the BOD for Town & Country School and Volunteer leader for ARF.

<b>Current Occupation:</b>	Owner/Property Manager/Managing Member
<b>Work Experience:</b>	I have been in this business now for 12 years. However, my family has been involved with real estate, development, and management for over 50 years. Very up to date on the current commercial market.
<b>Education:</b>	University of Texas. Classes for Broker license but never took state test.
<b>Organizations/Associations:</b>	LoopNet, Inc.
<b>Website:</b>	<a href="http://www.hellerfamilyinvestments.com">http://www.hellerfamilyinvestments.com</a>