

2025 SHOPPING CENTER RE-DEVELOPMENT

New Construction Breaking Ground March 2025 - 1738 S. Boston Avenue Ste. A,B,C

1738 S. Boston, Ste. A
5,076 SF + 699 SF Patio

1738 S. Boston, Ste. B
2,625 SF + 118 SF Patio

1738 S. Boston, Ste. C
2,862 SF + 118 SF Patio



18th & Boston

1738 S. Boston Avenue · Tulsa, Oklahoma 74119

FOR LEASE

Suite A

5,076 SF + 699 SF Patio

\$27.00/SF NNN + ~\$5.00 Est. Costs

LEASED

Suite B

2,625 SF + 118 SF Patio

\$27.50/SF NNN

LOI

Suite C

2,862 SF + 118 SF Patio

\$27.00/SF NNN + ~\$5.00 Est. Costs

New Construction · Breaking Ground March 2025 · Expected Delivery Fall 2025

Property Overview

18th & Boston is a full-scale ground-up redevelopment of a prime shopping center at the corner of 18th Street and Boston Avenue in midtown Tulsa. The project delivers three brand-new retail suites with dedicated patios, a reimagined multi-seasonal outdoor environment, 44 dedicated parking spaces, and streetscape improvements funded in part by the City of Tulsa.

Address	1738 S. Boston Avenue, Tulsa OK 74119
Cross Street	39 E. 18th Street
GLA	10,563 SF (3 suites)
Parking	44 dedicated spaces (rear) + Boston Ave street parking
Construction	New build — Cowen Construction
Architect	Lilly Architects
Delivery	Expected October 2025
Zoning	Commercial — Retail / Restaurant



39 East 18th Street – Reimagined Multi Seasonal Patio Systems

New Patio System Under Construction – Coming Fall 2025

*Tacos x Mezcal patio system will be integrated into sidewalk plan shared by the shopping center

LOCATION HIGHLIGHTS

Prime Midtown Tulsa	Situated at the intersection of 18th Street and Boston Avenue — one of Tulsa's most active dining and retail corridors, surrounded by established restaurants, boutiques, and residential neighborhoods.
City of Tulsa Infrastructure Investment	COT Streets Project adds new sidewalks, parallel and back-in parking on Boston Ave, and a new alleyway corridor providing safe rear access — completing November 2025.
Oklahoma Native Tree Canopy	Partnership with Up With Trees brings curated Oklahoma native tree species throughout the development, creating a distinctive, welcoming streetscape.
Strong Demographics	5-mile trade area population of 60,000–70,000 with median household income of \$56,000–\$60,000. ZIP 74114 (1 mile east) carries a median income of \$95,592.

Available Space

Three newly constructed suites available at 1738 S. Boston Avenue. Landlord delivers warm shell with HVAC, electrical panel, and emergency lighting. Tenant improvement allowance available and negotiable.

Suite A

FOR LEASE

5,076 SF · + 699 SF Partially Covered Patio

**\$27.00/SF NNN + ~\$5.00/SF
Est. Operating Costs**

Largest suite — former Burn Co BBQ space. Premium patio footprint. Ideal for full-service restaurant or experiential retail.

Suite B

LEASED

2,625 SF · + 118 SF Patio w/ Canopy

\$27.50 / SF NNN

Middle suite with canopied patio. Lease executed.

Suite C

LOI PENDING

2,862 SF · + 118 SF Patio w/ Canopy

**\$27.00/SF NNN + ~\$5.00/SF
Est. Operating Costs**

End cap suite with canopied patio. Letter of intent executed.

LANDLORD DELIVERY CONDITIONS

Landlord Provides	Negotiable TI Can Include
· Warm Shell	· Plumbing (negotiated TI)
· HVAC	· Grease Trap (negotiated TI)
· Electrical Panel	· Bathrooms (negotiated TI)
· Emergency Lighting	· Framing (negotiated TI)
· Unfloored	· Flooring (negotiated TI)

Site Plan & Renderings

1738 S Boston Floorplans by Unit

Tenant A – Former Burn
Co Space – 5,076 SF
+ 699 SF Partially
covered patio

Tenant B - 2,625 SF +
118 SF Patio w/ Canopy

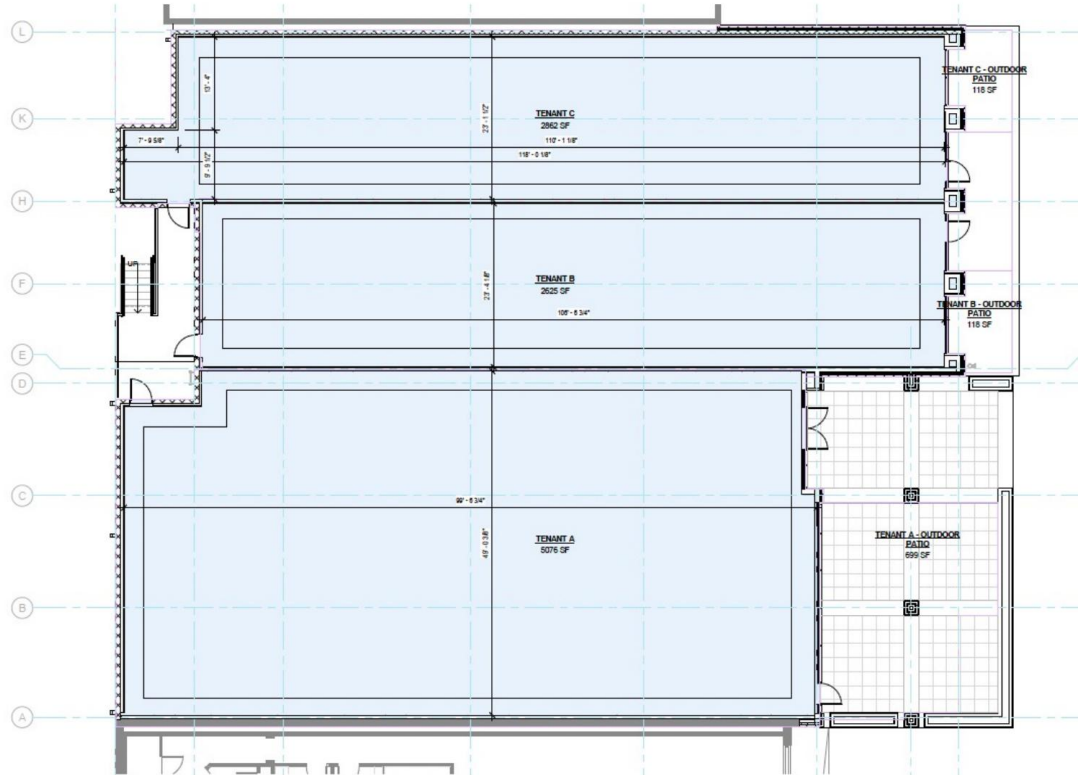
Tenant C – 2,862 SF +
118 SF Patio w/ Canopy

Landlord to Deliver:

- Warm Shell
- HVAC
- Electrical Panel
- Unfloored
- Emergency Lighting

Negotiated TI can Include:

- Plumbing
- Grease Trap
- Bathrooms
- Framing
- Flooring
- Miscellaneous



Floor plan — 1738 S. Boston Avenue, Suites A, B & C with patio footprints



Street-level rendering — Boston Avenue frontage

Development Highlights

KEY DATES

March 15, 2025	Construction commenced — Cowen Construction
October 15, 2025	Expected tenant handoff — warm shell delivery
November 7, 2025	City of Tulsa Streets Project completion — new Boston Ave parking
Fall 2025	Multi-seasonal patio system complete at 39 E. 18th Street

CITY OF TULSA INCENTIVES & SUPPORT

Retail Incentive Program	Received
Tax Increment Finance District	TIF funds reallocated to civil infrastructure in the area
Ad Valorem Tax Abatement	Approved
Commercial Revitalization Revolving Loan Fund	Available
Tulsa Authority for Economic Opportunity (TAEO)	\$1,000,000 Sales Tax Rebate secured
Route 66 Commission Façade Restoration Grant	Pending

PARKING & STREET IMPROVEMENTS

- 44 dedicated parking spaces in rear lot — 1737/1739 S. Baltimore Ave
- New parallel and back-in parking spaces added on Boston Avenue
- COT Streets Project removes soft right-hand turn in front of Tacos x Mezcal
- New sidewalks on south and eastern sides of the buildings
- Alleyway corridor closed to public right-of-way for safe rear lot access
- Rear entrances designed for easy patron access from west / rear side

Trade Area Demographics


74119 — Tulsa Midtown · 2025 Projections

Radius	Population	Med. HH Income	Avg. HH Income
1 Mile	~3,500 – 4,000	\$55,000 – \$60,000	—
3 Miles	~15,000 – 18,000	\$55,000 – \$58,000	—
5 Miles	~60,000 – 70,000	\$56,000 – \$60,000	—

ZIP CODE COMPARISON — 74119 vs. 74114

Metric	74119 (Subject)	74114 (Brookside/Cherry St)
2025 Projected Population	3,881	17,430
Median Household Income	\$56,520	\$95,592
Average Household Income	\$74,640	\$165,138
Per Capita Income	—	\$71,957

LEASING CONTACTS

	<p>Caden Farmer</p> <p>SVN Commercial Real Estate Advisors caden.farmer@svn.com 214-843-8502</p>	<p>Susan Davis</p> <p>SVN Commercial Real Estate Advisors sdavis@svn.com 918-924-6199</p>
	<p>Owner: Boston Avenue Realty, LLC · Joseph L. Hull IV, Managing Member · 1738 S. Boston Avenue, Tulsa OK 74119</p>	