

TULSA RESTAURANT FOR SALE

Tulsa Restaurant For Sale

N.N.N Investment

The Bradford Grill
6823 South Yale,
Tulsa, OK 74137

6823 SOUTH YALE, TULSA, OK 74137





OFFERING SUMMARY

SALE PRICE:
\$2,850,000

LOT SIZE:
60,730 SF

BUILDING SIZE:
5,172 SF

PROPERTY TYPE:
Restaurant / NNN

LEASE TERM:
10 Years

MONTHLY RENT:
\$15,000 NNN

Location Description

A rare opportunity to own a trophy restaurant property in Tulsa, Oklahoma. The Bradford Grill is a 5,172 sf building that sits on over 60,000 sf of land in one of the most highly coveted areas of Tulsa. The immediate surroundings include some of the city's most prominent employers including hospitals, medical clinics, restaurants and hotels. St. Francis Hospital is four blocks to the north and is the largest hospital and the largest employer in Tulsa.

Warren Place office tower is Tulsa's finest suburban office complex with nearly 1,000,000 sf of office space, a Doubletree Hotel and retail space. Yale Avenue is a major commercial north/south arterial street, six lanes wide carrying over 36,000 cars per day. The residential areas are established and dense, a mixture of middle to high end homes with some of the highest income demographics in town.

The Bradford Grill opened in February 2026 to rave reviews and instant success. The property recently underwent a \$2,000,000 renovation that touched every part of the building. The renovations were completed by a nationally known restaurant design firm from Louisiana. In addition to the 60,760 sf of the primary land there are reciprocal parking agreements with the adjoining properties to the north and south.

Site Plans



Additional Photos



Investment Opportunity



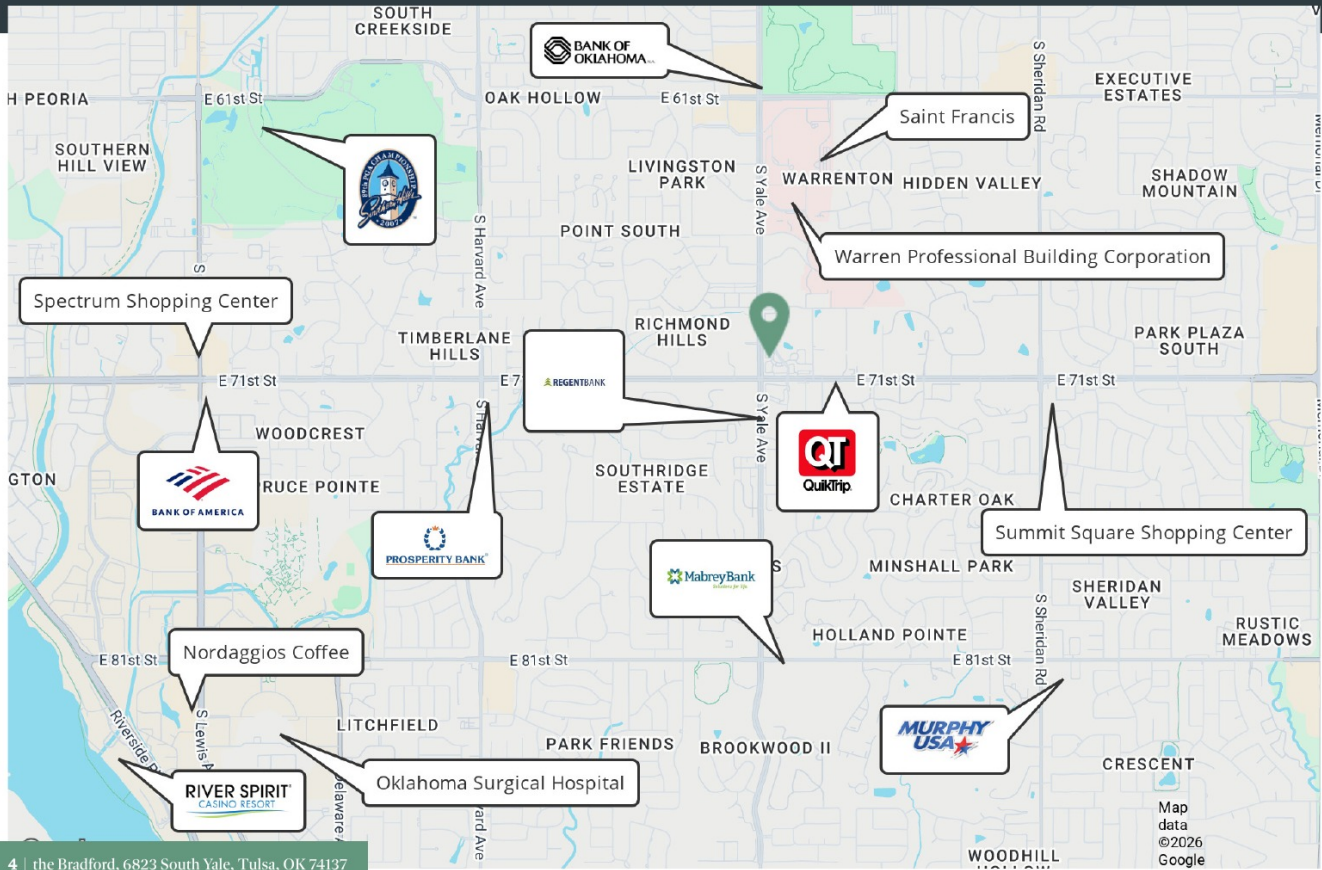
The property is being offered as a true NNN Lease. The tenant will be responsible for all operating costs including, but not limited to, taxes, insurance, repairs, roof, and parking. The initial lease term is for 10 years at \$15,000.00 per month with a 10% increase in year six.

The value in this property comes in several forms. First, the \$15,000.00 net cash per month provides immediate, stable income. Second, the rent at \$34.80 per square foot is well below market for similar transactions. Lastly, to build a restaurant of this quality in this location could easily cost twice the asking price.

Location Map

Tulsa Retail For Sale

Location Map



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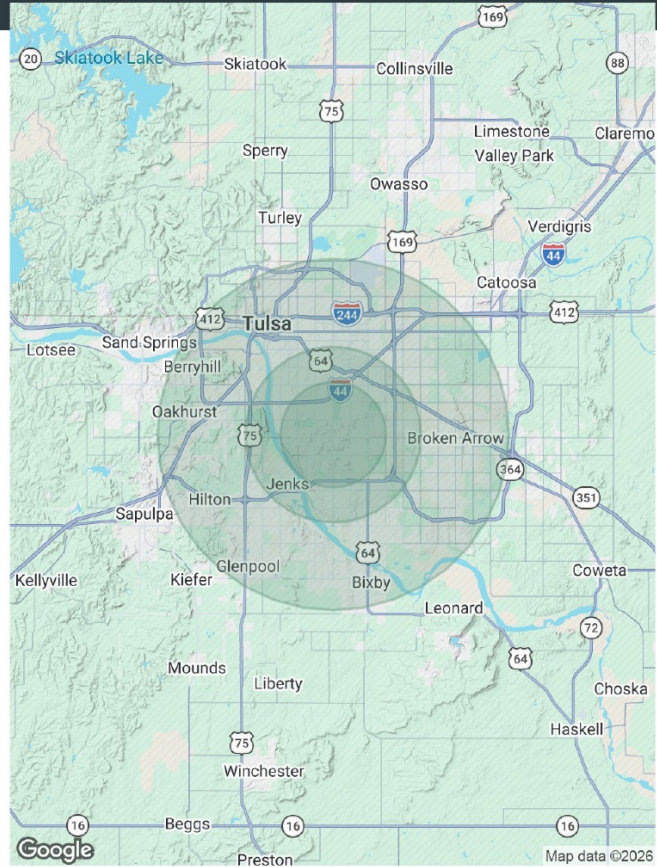
Tulsa Retail For Sale

Demographics Map & Report

Population	3 Miles	5 Miles	10 Miles
Total Population	103,594	221,665	583,965
Average Age	39.3	39.1	36.9
Average Age (Male)	37.8	37.8	36.0
Average Age (Female)	41.4	40.6	37.9

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	45,730	96,141	234,552
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$97,644	\$107,838	\$98,072
Average House Value	\$286,379	\$313,330	\$259,453

2023 American Community Survey (ACS)



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Contact

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DISCLAIMER: This information has been obtained from sources deemed reliable. MCP has not verified this data for accuracy and assumes no responsibility for errors or omissions in any content. You and/or your advisors should conduct a thorough, independent investigation of the property to confirm all information and the suitability of the property for your needs.

