



Offering Memorandum

# Safeway Building

310 North Detroit Avenue Tulsa, Oklahoma

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# Property Overview


OLT Realty, LLC is pleased to present this historic building for sale. The former Safeway Warehouse Building, located at 310 North Detroit Avenue, Tulsa, Oklahoma, is a one-of-a-kind redevelopment opportunity located in the heart of the Tulsa Arts District. Originally constructed in 1925, this building served as the Tulsa area distribution facility for Safeway Grocery stores until the 1970s, and was utilized for storage thereafter. The building is structurally sound with land for parking, ready for a new life.



# Building Details

This three-story warehouse building offers exceptional character with beautifully preserved exposed brick, strong structural integrity, and incredible bones throughout. Spanning approximately 53,872 square feet, it has remained vacant and underutilized for decades, presenting a rare blank canvas for future users or investors. The location is equally compelling—positioned such that downtown visitors cannot miss the site when entering or exiting, with both sides of the building fronting streets that serve as on-ramps and off-ramps to Highway 244. The Tulsa community will be ecstatic to see this Arts District gem thoughtfully reactivated and brought to its full potential.

Square Footage

 **53,872 sf**

Lot Size

 **76,485 sf**

Zoning

 **CBD**

Asking Price

**\$ 4,300,000**



# Redevelopment Opportunity

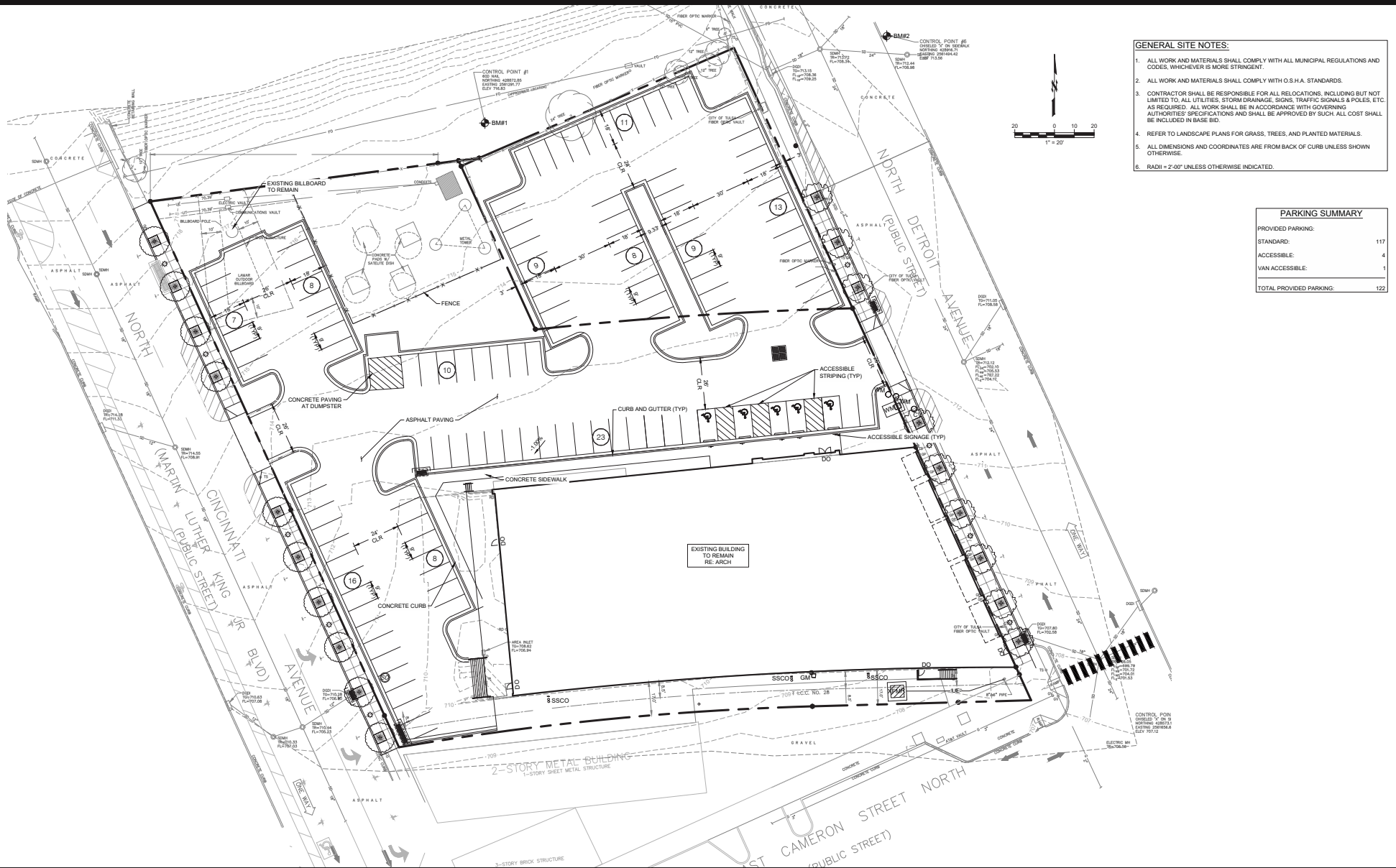
The property presents a truly versatile redevelopment opportunity with a wide range of potential paths for future users or investors. One option is to repurpose the existing structure into office space while utilizing the remaining lot to accommodate ample surface parking. Alternatively, the site supports a more ambitious vision—building upon the existing structure to create a dynamic mixed-use development incorporating retail, office, and residential components. Ownership has already completed 100% SD documents for an office conversion and 100% DD documents for a mixed-use design, providing a strong foundation to accelerate redevelopment plans.



# Redevelopment Opportunity (cont'd)

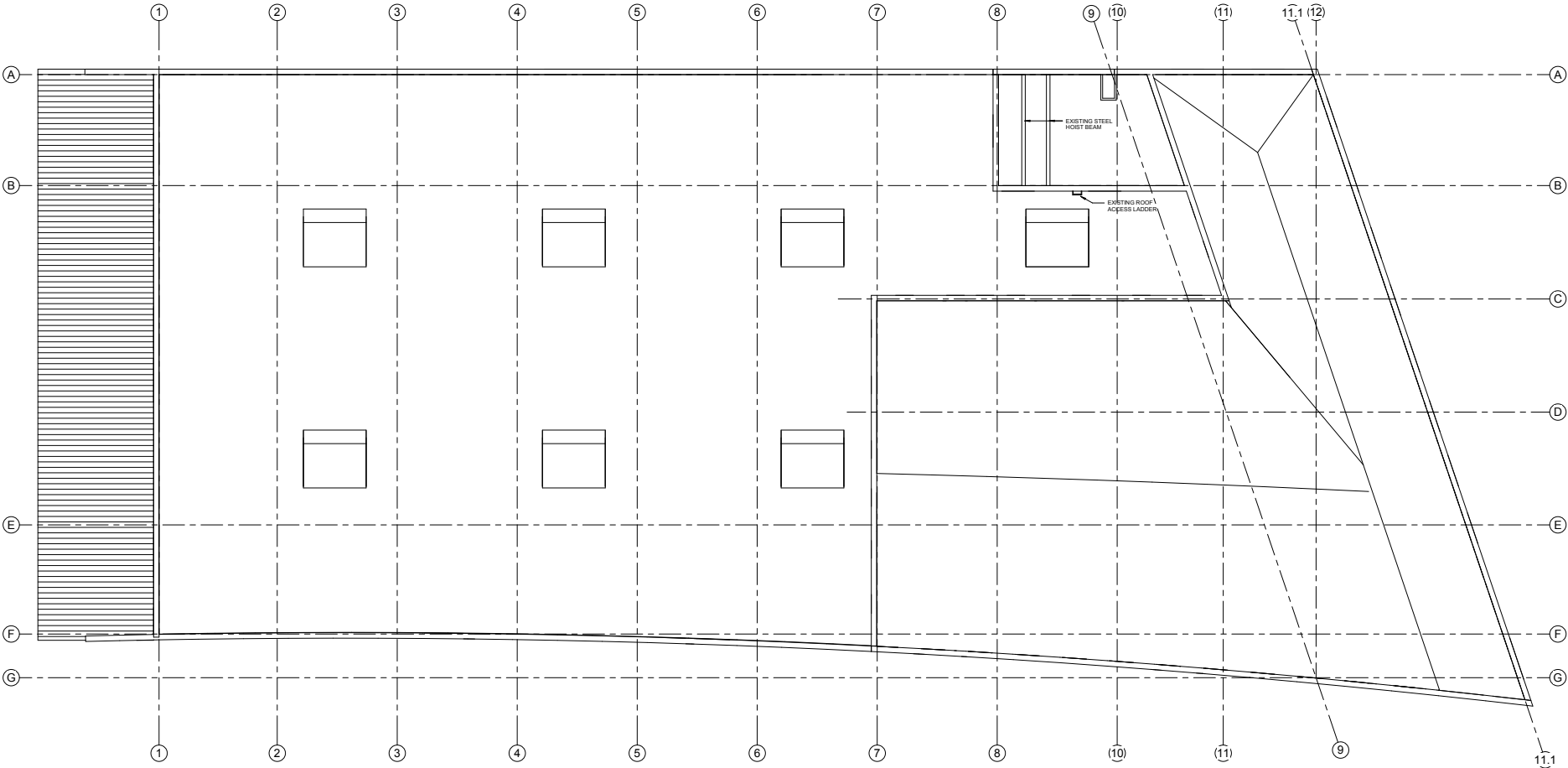


# Site Plan



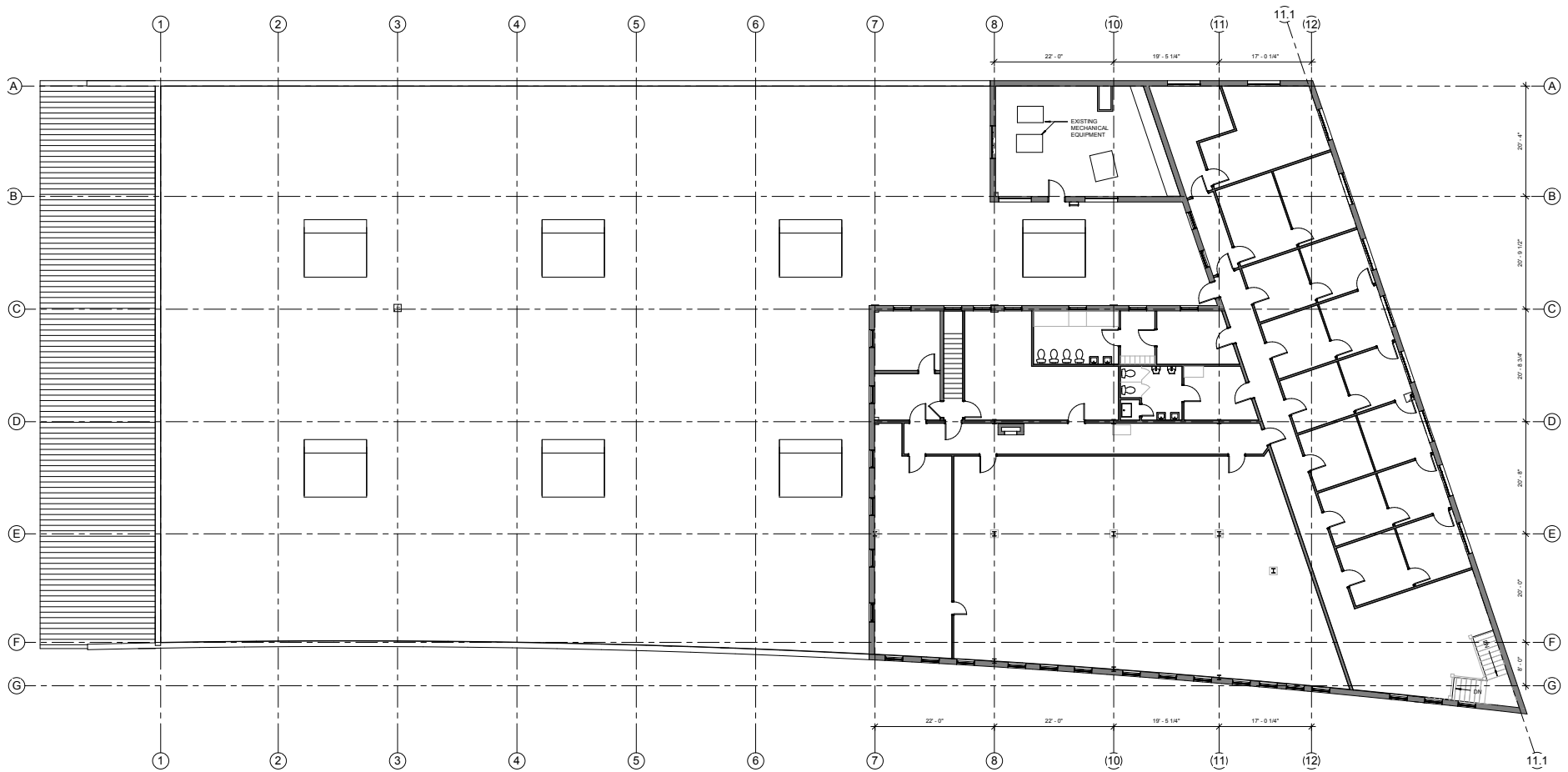


# As-Built Roof



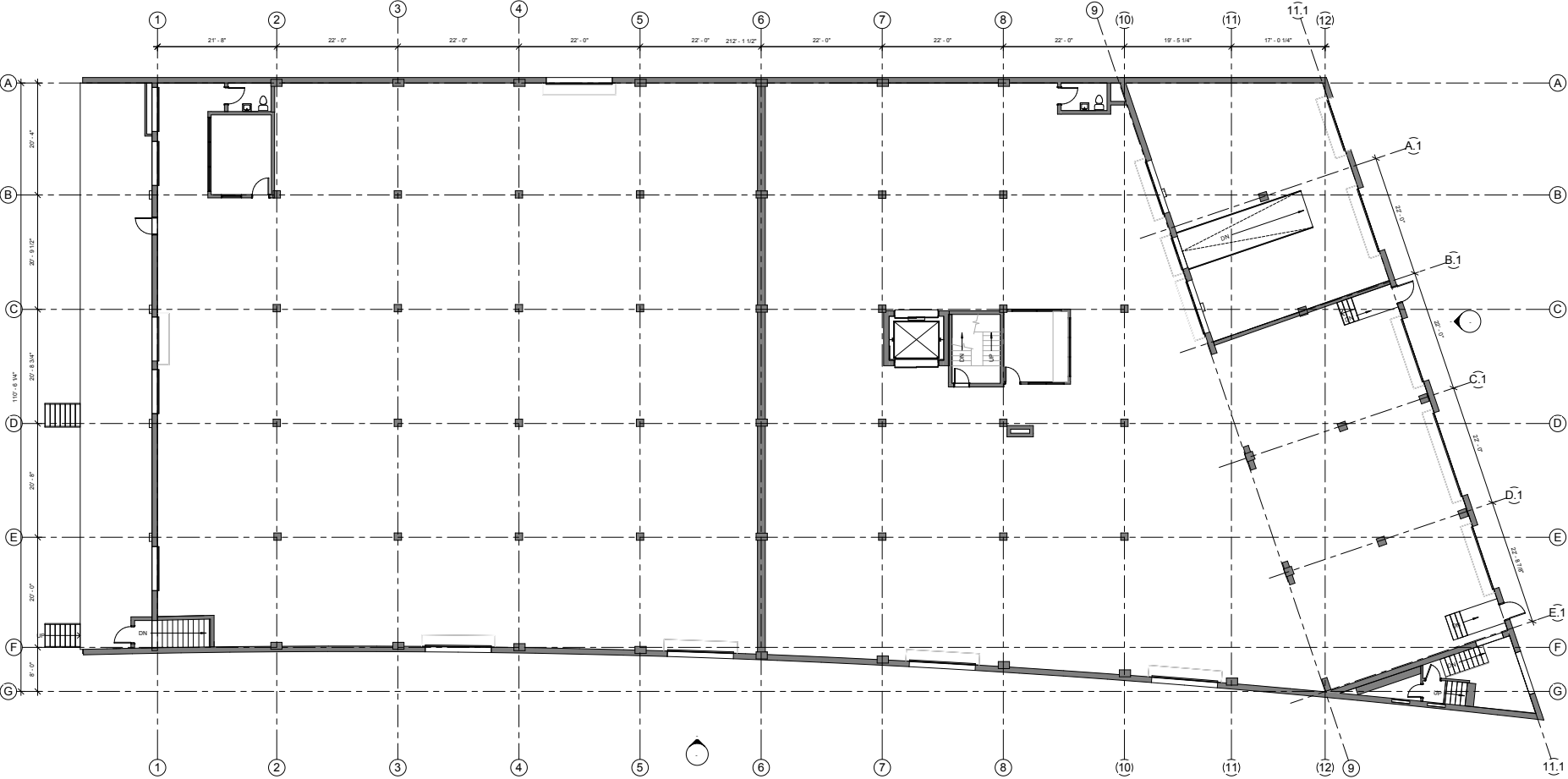
11 ROOF PLAN EXISTING  
1/8" = 1'-0" REF: A-301

# As-Built Upper Level



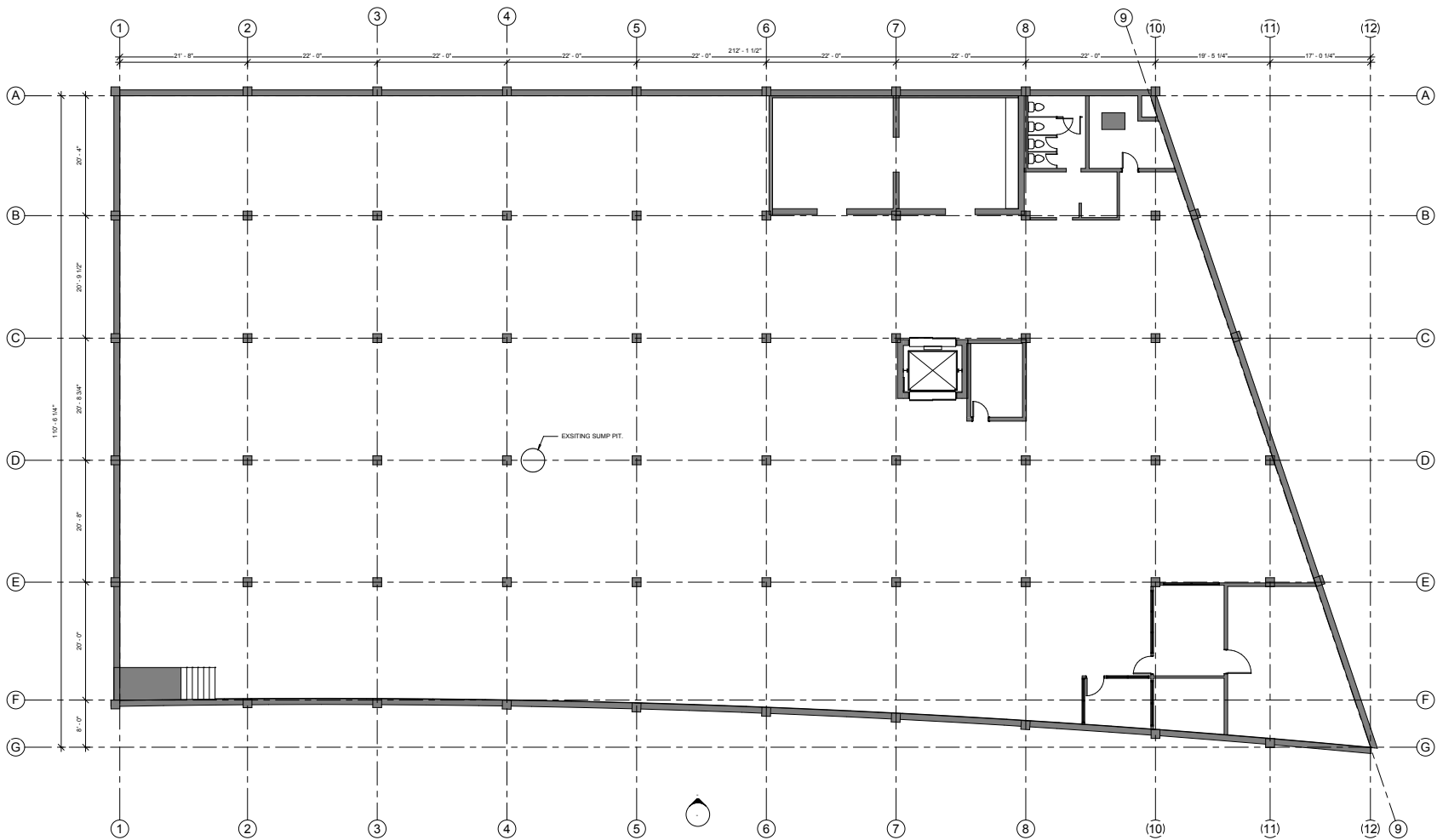
B1 LEVEL 02 EXISTING  
1/8" = 1'-0" REF: A-301

# As-Built Main Level



81 LEVEL 01 EXISTING  
1/8" = 1'-0" REF: A-301

# As-Built Lower Level





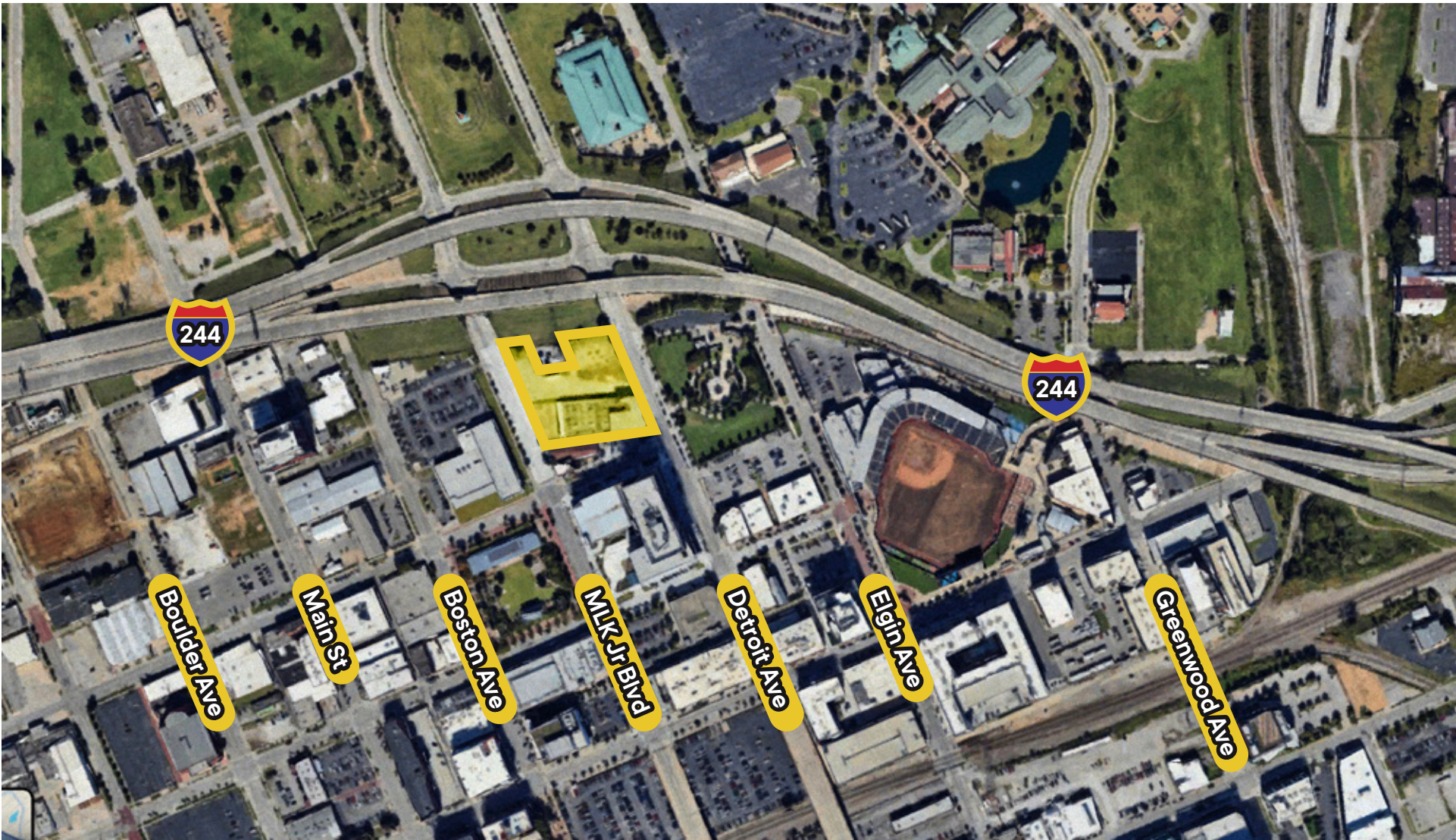
# Potential Floor Plan Main Level



# Potential Floor Plan Lower Level



# Site Map



# Property Location



Demographics	1 Mile Radius
Population	10,500+
Median Income	\$60,000+
Projected Growth	2.0%
Businesses	2,100+
Employees	32,000+



# Last Developable Parcel



- Safeway Development
- Redeveloped Sites
- Historic Sites

# Tulsa Overview

Tulsa continues to gain momentum as businesses and residents are drawn to its affordability, central location, and increasingly vibrant cultural scene, with steady population growth and significant investment—especially in the Arts District, where historic buildings are being transformed into dynamic mixed-use spaces. Supported by a business-friendly environment, a skilled workforce, and ongoing public and private investment, the city is solidifying its position as an attractive market for forward-thinking development, further strengthened by infrastructure improvements, development incentives, and a thriving arts and entertainment landscape that continues to enhance quality of life and drive long-term growth.



# Tulsa Arts District



The Tulsa Arts District continues to see significant reinvestment, with historic properties thoughtfully repositioned into vibrant retail, office, residential, and hospitality uses. This steady wave of redevelopment has transformed the area into one of the most sought-after destinations in downtown, attracting both local entrepreneurs and national concepts alike. The district's walkability, character, and cultural energy continue to drive strong demand and long-term value.

Notably, this parcel represents one of the last remaining opportunities within this section of the Arts District that has not yet been redeveloped in recent years. As surrounding properties have already been activated, this site offers a rare chance to deliver a project that complements and completes the fabric of the neighborhood. Its positioning allows for a highly visible and impactful development in a proven, high-performing district.

The district is further supported by major philanthropic investment, particularly from the George Kaiser Family Foundation (GKFF), whose presence across office, residential, and retail uses drives consistent demand and daily activity. This sustained backing contributes to long-term stability and ongoing growth for future ownership.

# Tulsa Central Business District



Downtown Tulsa’s continued evolution is further exemplified by a wave of impactful new developments that are reinforcing the strength and dynamism of the Central Business District. Projects such as the Western Supply redevelopment and the highly anticipated OKPOP Museum highlight the city’s commitment to blending historic preservation with forward-looking investment. Coupled with additional residential, hospitality, and mixed-use projects, the CBD is experiencing sustained growth in both population and activity, creating a vibrant, 24/7 environment.

Positioned at 310 North Detroit Avenue, the Safeway Building sits at the center of this momentum, within immediate proximity to many of downtown’s most transformative projects. Its connectivity to multiple districts, cultural anchors, and major transportation corridors further enhances its appeal. As the economic and cultural heart of Tulsa, the CBD represents the most compelling investment opportunity in the city—where consistent reinvestment, strong demand drivers, and long-term urban growth converge to support enduring value.

# Disclosure and Agreement

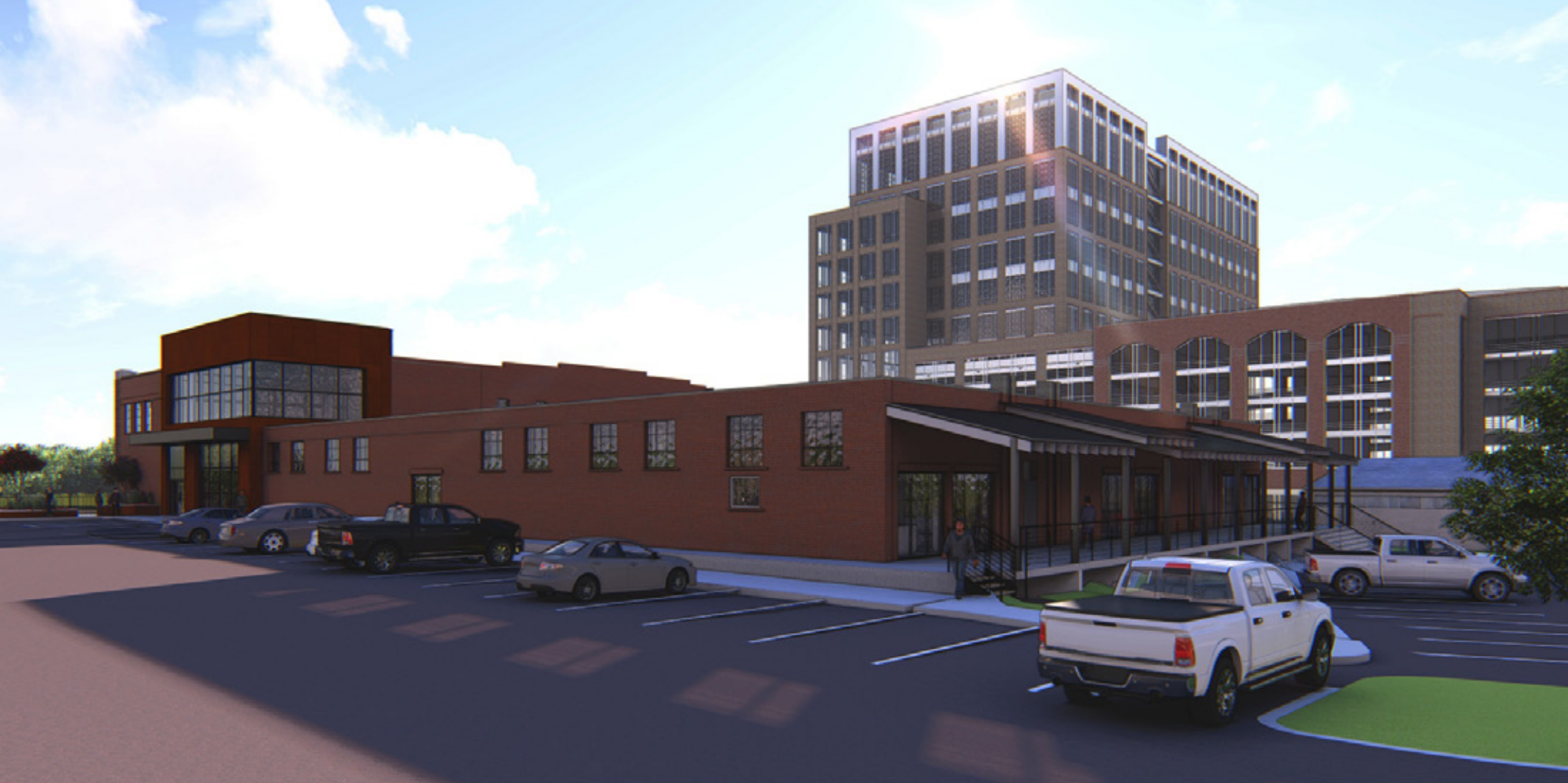
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