

# Centennial Plaza

MIDTOWN BOX RETAIL FOR LEASE

5103  
E 21ST STREET

TULSA, OK 74112



AVAILABLE

COMING SOON:  
OLLIE'S  
GOLD STUFF CHEEP

CRUNCH

S YALE AVENUE



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TULSA, OK

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01 EXECUTIVE  
SUMMARY

# EXECUTIVE SUMMARY

Located at the high-traffic intersection of E 21st St & S Yale Ave, Centennial Plaza is home to one of Tulsa's strongest midtown Tulsa retail corridors, directly across from the bustling Expo Square & Tulsa Fairgrounds. This prime position captures daily traffic from the Fairgrounds' 2+ million annual visitors and serves a wide trade area of over 100,000 households in a 5-mile radius.

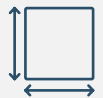
Anchored by value-oriented retailers, Centennial boasts multiple well-known brand names, including Target, Lowes, Burlington and Ollies. The center also has multiple outparcels with QSR's such as McAlister's, Starbucks, Dunkin, Wingstop, Zaxby's and others.

The local ownership has reinvested significant capital in Centennial Plaza, including a new roof, new parking and a host of other building and shell improvements to strengthen long-term viability for retail operations.

Centennial Plaza remains a strategic opportunity for distinguished operators, and the ownership recently announced that Ollies had leased 30,000 SF with plans to open in mid-2026. Additionally, a 41,000 SF Crunch Fitness opened in Q4 2025, adding to the Center's strength and regional draw.



CONCEPTUAL ELEVATION RENDERING



UP TO ±90,000  
TO SF



MIDTOWN TULSA  
LOCATION



242,000  
POPULATION  
WITHIN 5 MILES



DOCK HIGH  
LOADING



STRONG RETAIL  
CORRIDOR



102,500  
HOUSEHOLDS  
WITHIN 5 MILES

## PROPERTY OVERVIEW

<b>RENTABLE SF</b>	Up to 90,000 SF
<b>DIVISIBLE</b>	As small as 9,000± SF
<b>PARKING</b>	240± parking spaces
<b>FRONTAGE</b>	Total of 310' of frontage
<b>STREET</b>	Faces South Yale Avenue
<b>T.I.A.</b>	Negotiable
<b>ASKING RATE</b>	Negotiable

*Centennial Plaza offers national and regional big-box users a turnkey opportunity to establish or expand in one of Tulsa's most consistent and resilient retail nodes. Immediate availability, proactive ownership, and unmatched visibility make this the top large-format retail destination currently available in the Tulsa MSA.*

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## 02 PROPERTY DESCRIPTION





## PROPERTY DESCRIPTION

Centennial Plaza boasts 25± retail tenants with a total of nearly 350,000 SF of retail space on over 25± acres at the 21st and Yale intersection.

As a well-established retail center, the center has remained viable for decades and enjoys many long-term tenants.

The available space was a two-story Sears, boasting two floors of 90,000 SF each. The upper floor has now been converted to an 30,000 SF Ollies and a 40,000 SF Crunch Fitness Center.

CBRE & Legacy Commercial Properties are pleased to offer the lower level of the Center for Lease. The space sits in-line with Burlington, Target and Reasors Grocery.

*Centennial Plaza is a retail power center, serving over 242,000 residents within 5 miles.*

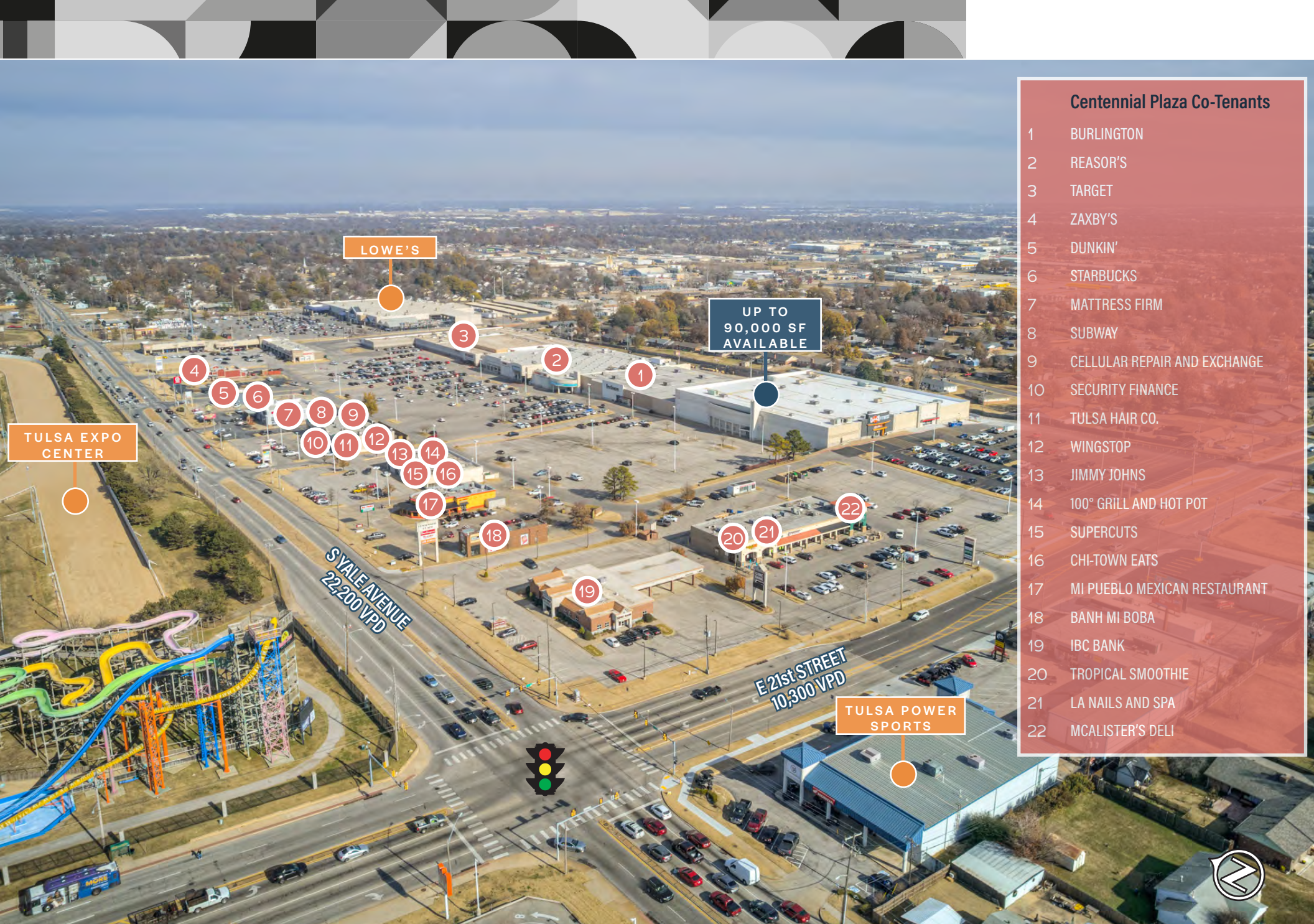
- › **25± Retail Tenants**
- › **350,000± SF Retail Space**
- › **Strong Retail Sales**



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03 AREA  
OVERVIEW





### Centennial Plaza Co-Tenants

- 1 BURLINGTON
- 2 REASOR'S
- 3 TARGET
- 4 ZAXBY'S
- 5 DUNKIN'
- 6 STARBUCKS
- 7 MATTRESS FIRM
- 8 SUBWAY
- 9 CELLULAR REPAIR AND EXCHANGE
- 10 SECURITY FINANCE
- 11 TULSA HAIR CO.
- 12 WINGSTOP
- 13 JIMMY JOHNS
- 14 100° GRILL AND HOT POT
- 15 SUPERCUTS
- 16 CHI-TOWN EATS
- 17 MI PUEBLO MEXICAN RESTAURANT
- 18 BANH MI BOBA
- 19 IBC BANK
- 20 TROPICAL SMOOTHIE
- 21 LA NAILS AND SPA
- 22 MCALISTER'S DELI

UP TO 90,000 SF AVAILABLE

LOWE'S

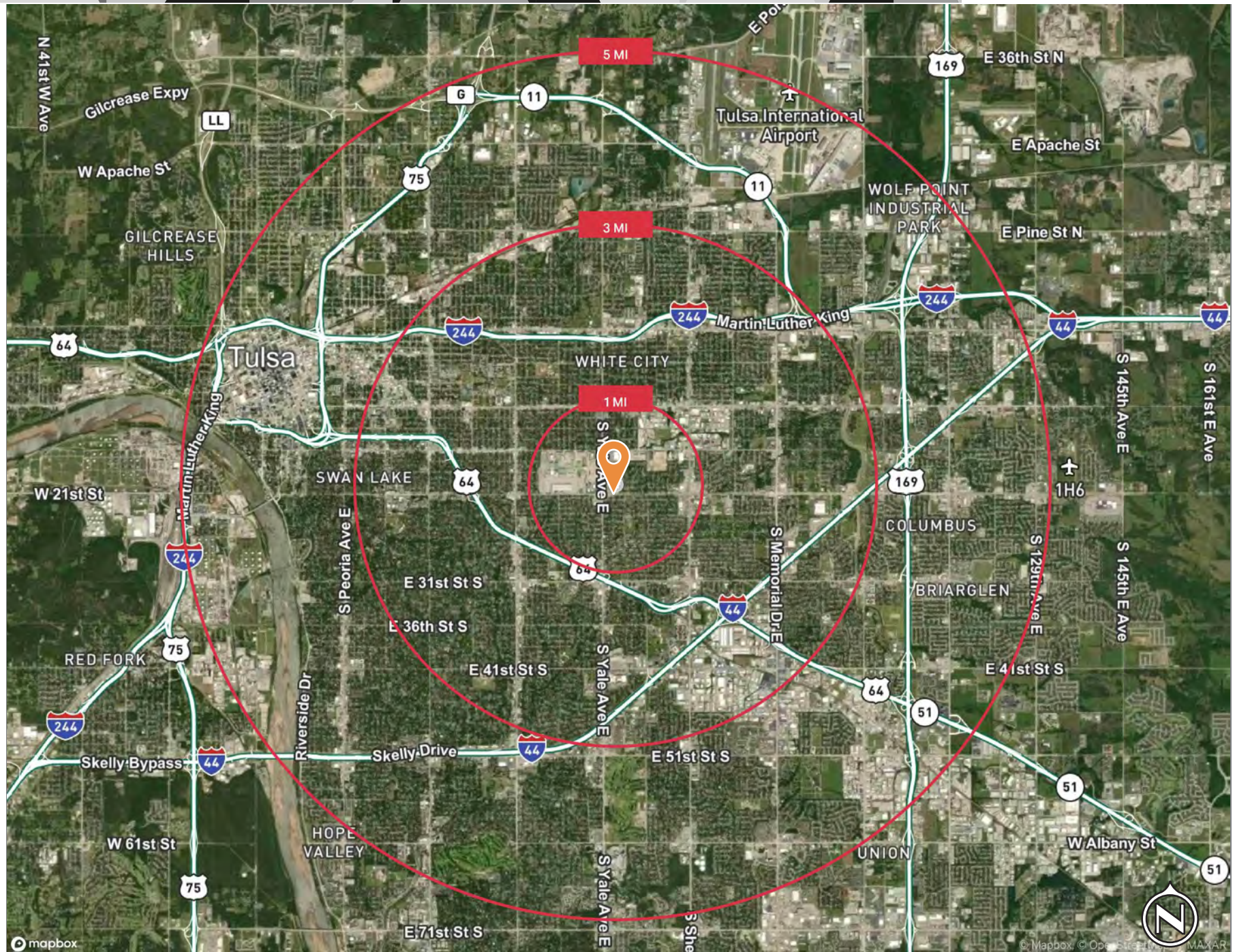
TULSA EXPO CENTER

TULSA POWER SPORTS

S'VALE AVENUE  
22,200 VPD

E 21st STREET  
10,300 VPD







# AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Population	10,003	97,894	242,030
2030 Population - Projection	10,103	99,534	247,083
2025-2030 Annual Population Growth Rate	0.20%	0.33%	0.41%
<b>GENERATIONS</b>			
Generation Alpha	9.5%	10.4%	11.2%
Generation Z	17.2%	23.2%	23.9%
Millennials	32.6%	26.6%	26.3%
Generation X	17.0%	17.6%	17.5%
Baby Boomers	19.5%	18.4%	17.3%
Greatest Generations	4.2%	3.9%	3.9%
<b>HOUSEHOLD INCOME</b>			
2025 Average Household Income	\$84,565	\$93,171	\$88,300
2025 Median Household Income	\$70,923	\$60,258	\$57,513
<b>HOUSING VALUE</b>			
2025 Median Home Price	\$185,678	\$220,957	\$218,890
2025 Average Home Price	\$218,336	\$311,669	\$307,787
<b>HOUSING UNITS</b>			
2025 Owner-Occupied Housing	59.5%	46.9%	42.1%
2025 Renter-Occupied Housing	33.3%	42.1%	46.5%

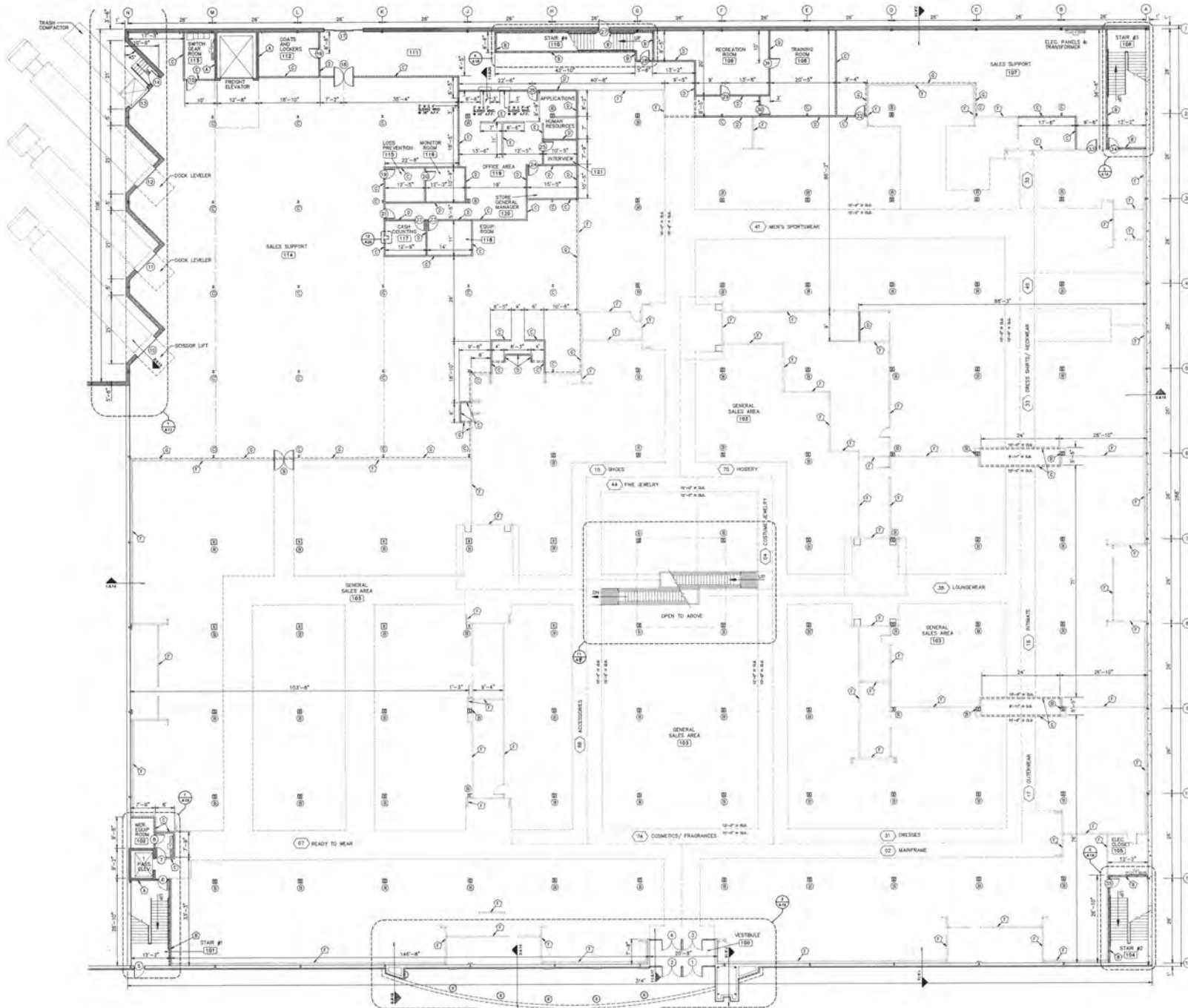


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04 FLOOR  
PLANS

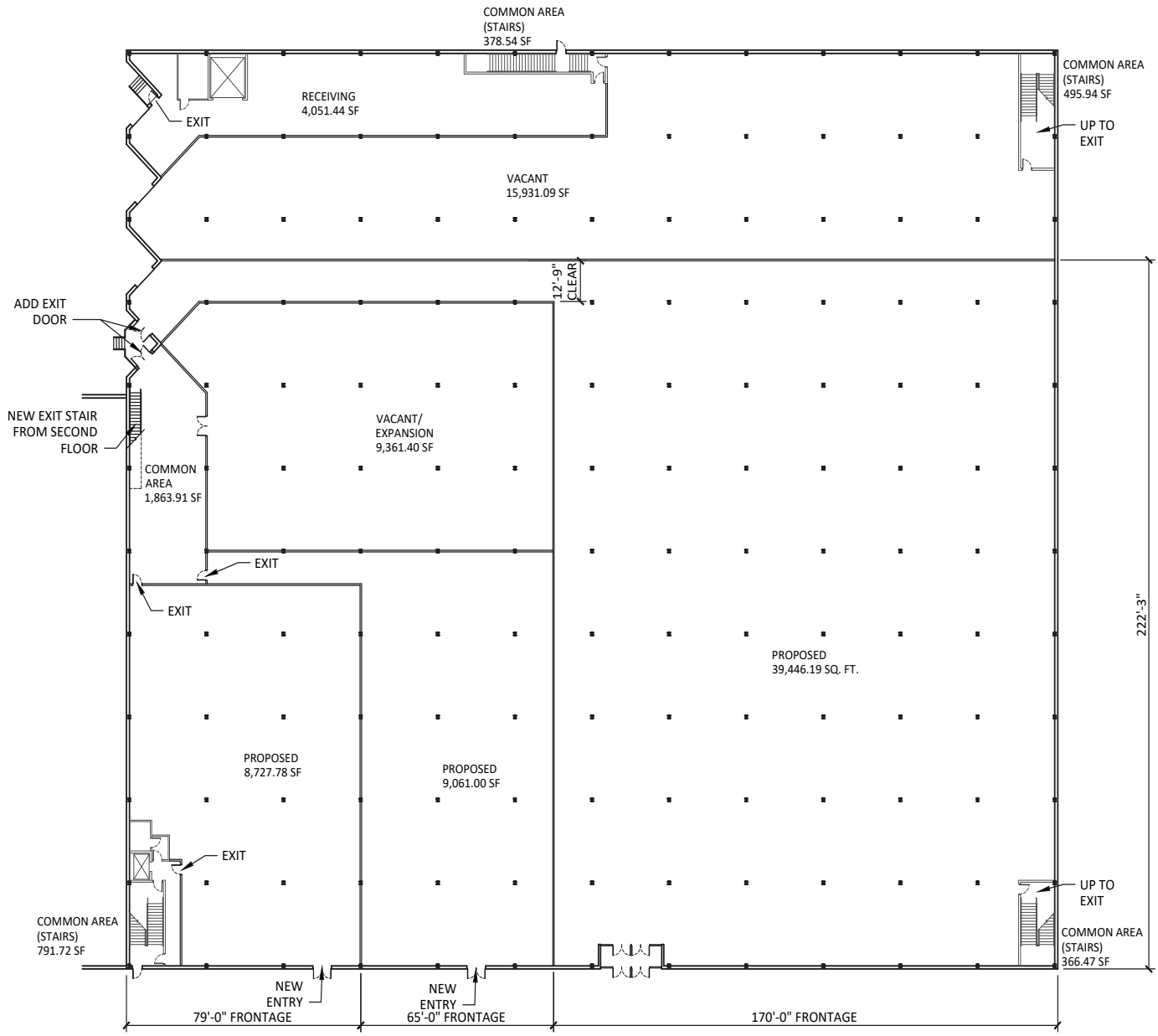


# FLOOR PLAN - AS BUILT



 NORTH  
**FIRST FLOOR PLAN**  
 SCALE: 3/32" = 1'-0"

# CONCEPTUAL DEMISING PLAN



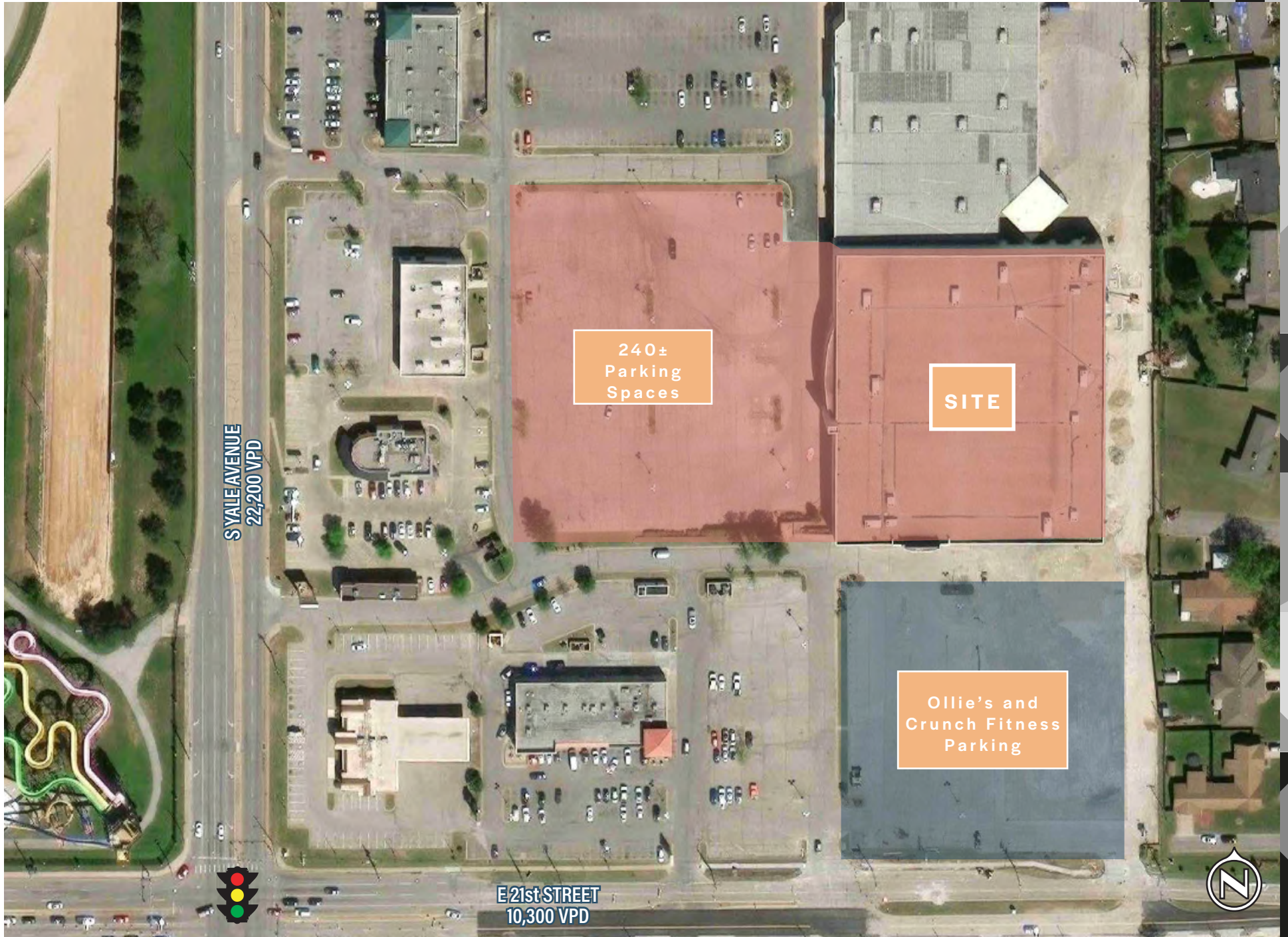
**1** FIRST FLOOR LEASE PLAN  
SCALE: N.T.S.



# CONCEPTUAL ELEVATION PLAN



# SITE PLAN





5103  
E 21ST STREET  
T U L S A , O K

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