



**COMMERCIAL  
RETAIL GROUP**

# CATOOSA SHOPPING CENTER

2400 - 2500 North Highway 66 Catoosa, OK 74015



## PROPERTY HIGHLIGHTS

### REGIONAL GROCERY ANCHORED

Built in 2005, the Property is anchored by Reasor's (79.6% of GLA), the primary grocery store for the trade area and a significant traffic driver for the center, meeting the daily needs of the community. Reasor's is an employee-owned company founded in 1963 and a top regional grocer with 18 total locations in northeastern Oklahoma and over 2,500 employees. Further, Reasor's is a member of Associated Wholesale Grocers (AWG), the nation's largest cooperative food wholesaler to independently owned supermarkets. AWG has been in business since 1924 and provides wholesale grocery distribution as well as strategic operational and marketing services to over 3,800 locations in the United States.

### ROBUST TOURISM MARKET

The city of Catoosa is home to the Cherokee Nation's Hard Rock Hotel & Casino Tulsa, a major economic driver for the Tulsa MSA, featuring a large 170,000 square foot casino, 454 luxury hotel rooms and suites, 35,000 square feet of convention space as well as the renowned Cherokee Hills Golf Club championship golf course. In addition to the Hard Rock Hotel & Casino, the city of Catoosa hosts a multitude of hotels and the trade area continues to expand with new lodging options to support the influx of visitors. Catoosa is also home to the Blue Whale, one of the most recognizable icons on historic Route 66.

### ESTABLISHED TULSA MSA

Catoosa is located within the Tulsa MSA which is comprised of seven counties, a total population of 987,000 people and \$58.7 billion in gross product of goods and services. Tulsa has consistently ranked as a top ten best city in the United States for its respective size and is known for its historic, family-friendly atmosphere and vibrant culture. Tulsa continues to expand with new attractions, hotels and restaurants and in 2017, the Tulsa MSA benefited from a regional tourism impact of \$324 million. Tulsa's employment base continues to increase and is well diversified with major industries including aerospace, health care, energy, machinery and transportation. Additionally, the MSA's gross product of goods and services is forecasted to grow by 7.1 percent throughout 2018, which significantly outpaces the forecasted increases for the state of Oklahoma (3.8 percent) and United States (2.7 percent).

## FOR MORE INFORMATION

**TODD ROUTH**  
PROPERTY MANAGER  
512.784.3029

**RACHEL PARISH**  
LEASING ADMINISTRATOR  
512.417.1953

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# FOR LEASE

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### DEMOGRAPHICS

	3 MI RADIUS	5 MI RADIUS	7 MI RADIUS	15-MINUTE DRIVETIME
<b>POPULATION</b>				
TOTAL POPULATION	7,488	17,397	57,265	231,140
TOTAL DAYTIME POPULATION	9,268	18,756	39,633	196,500
PROJECTED ANNUAL GROWTH 2010 TO 2023	0.8%	1.0%	1.3%	0.7%
2023 PROJECTED POPULATION	8,039	18,483	60,090	241,118
% FEMALE POPULATION	50.9%	50.1%	50.3%	50.5%
% MALE POPULATION	49.1%	49.9%	49.7%	49.5%
MEDIAN AGE	34.1	37.0	34.6	33.8
<b>BUSINESS</b>				
TOTAL EMPLOYEES	7,263	13,939	25,485	132,177
TOTAL BUSINESSES	414	825	1,669	10,540
COMPANY HEADQUARTER BUSINESSES	4	8	16	91
<b>HOUSEHOLD INCOME</b>				
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$84,135	\$84,807	\$79,817	\$63,224
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$59,005	\$63,679	\$67,516	\$52,471
ESTIMATED PER CAPITA INCOME	\$32,214	\$32,035	\$29,072	\$24,958
<b>HOUSEHOLD</b>				
TOTAL HOUSING UNITS	2,865	6,567	20,847	90,982
% HOUSING UNITS OWNER-OCCUPIED	66.2%	77.3%	77.0%	61.2%
% HOUSING UNITS RENTER-OCCUPIED	33.8%	22.7%	23.0%	38.8%
<b>RACE &amp; ETHNICITY</b>				
% WHITE	71.3%	73.6%	67.9%	62.6%
% BLACK OR AFRICAN AMERICAN	1.4%	1.5%	5.2%	8.3%
% AMERICAN INDIAN OR ALASKA NATIVE	9.0%	7.8%	6.0%	5.7%
% ASIAN	1.1%	1.5%	3.4%	3.0%
% HAWAIIAN OR PACIFIC ISLANDER	0.0%	0.0%	0.0%	0.1%
% HISPANIC POPULATION	8.7%	7.4%	13.7%	19.3%
% NOT HISPANIC POPULATION	91.3%	92.6%	86.3%	80.7%







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**CALL FOR PRICING**



TENANT	UNIT	SQ. FT.
Associated Wholesale Grocers, Reasor's	2500	55,257
<VACANT>	B	3,000
Rainbolt - 918 Heavy Recovery LLC, Robert	I	1,500
Utica Park Clinic, Hillcrest Healthcare	Suite B	2,990
Em & Em Nail Salon	Suite C	1,500
Five Star China One Restaurant	Suite D	1,500
Wu, Guizhen	Suite E	1,466
La Mansion Mexican Restaurant, Manzo LLC	Suite H	4,500
<VACANT>	Suite J	1,500
<b>CARTOOSA SHOPPING CENTER TOTAL</b>		<b>73,213</b>

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