

PLAINS

Commercial Real Estate



5519 WESTERN AVENUE, OKLAHOMA CITY, OK

OFFERING MEMORANDUM

For More Information:

Ryan Storer

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Grand Hudiburg

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The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

Plains Commercial Real Estate is pleased to exclusively offer for sale a 7,000 SF Building on .97 acres currently occupied by O'Reilly Auto Parts. This property is located in a heavily trafficked and densely populated area, and is priced below \$100/SF, which would be comparable if the property were empty. The tenant's lease lasts through 12/31/2025, with three additional options increasing rents by 10% in each option period. This lease has zero landlord responsibilities. The asset is located along a busy corridor that features 20,000+ Vehicles per day, and sits in the heart of major medical developments and a strong retail area. The renewal notification date for the upcoming option is 4/5/2025.

OFFERING INFORMATION

Address: 5519 Western Ave, OKC, OK 73109

Current Tenant:



Institutional Grade Tenant

Pricing: \$696,800 or 7.75% cap rate

Size: 7,000 SF Building on .97 Acres
(on 3 Separate Parcels)

Lease Expires: 12/31/2025 with 3 & 5 Year
Options

INVESTMENT HIGHLIGHTS

O'Reilly Auto Parts backed lease

Zero Landlord Responsibilities

Rental increases via lease options or leasing at market rates.

Less than \$100/ft.

RENEWAL OPTIONS

Jan 1, 2026 - Dec 31, 2030 (1st Renewal Term) \$59,400/Yr

Jan 1, 2031 - Dec 31, 2035 (2nd Renewal Term) \$65,340/Yr

Jan 1, 2036 - Dec 31, 2040 (3rd Renewal Term) \$71,875/Yr

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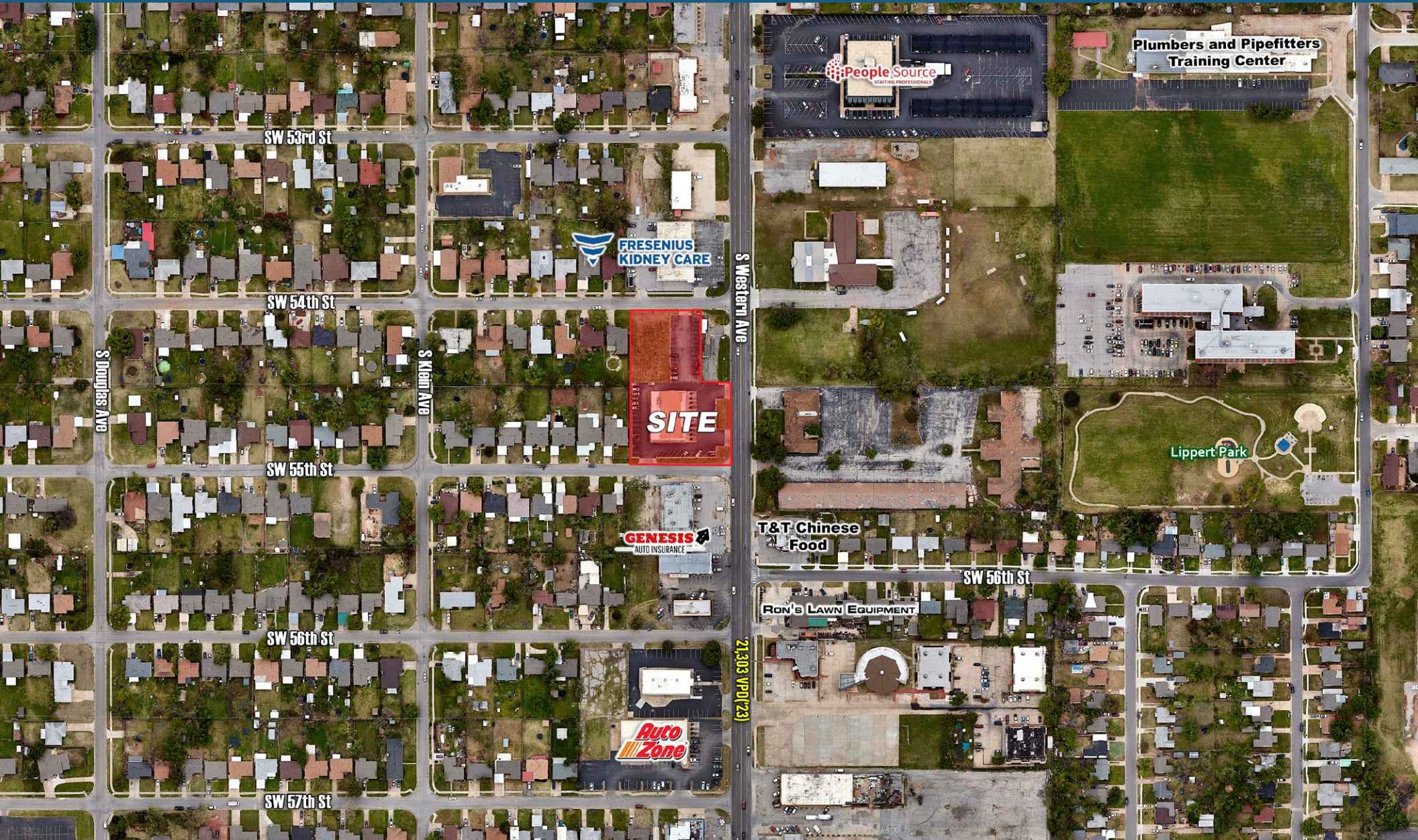
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5519 WESTERN AVENUE, OKLAHOMA CITY, OK | CLOSE-UP AERIAL



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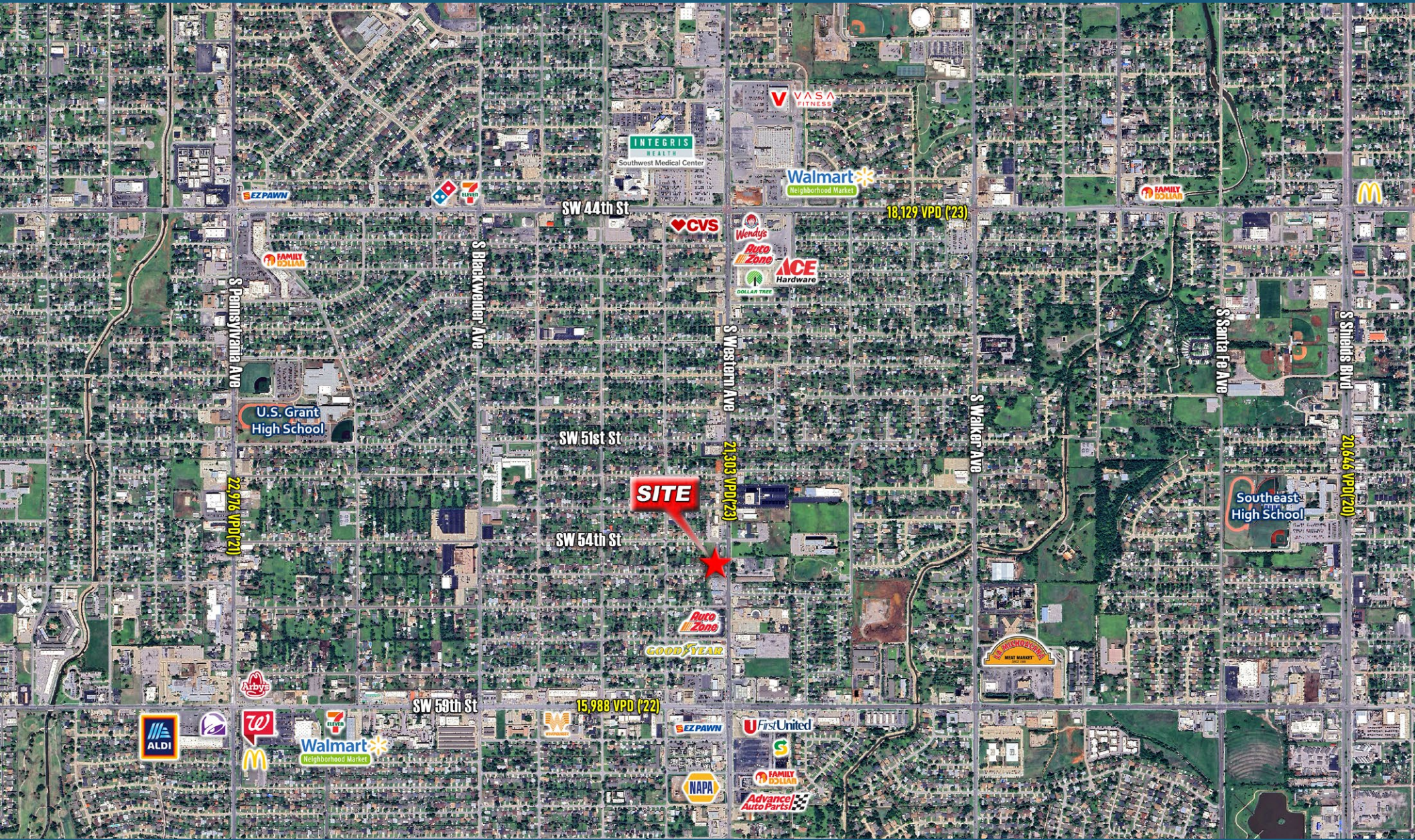
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ABOUT OKLAHOMA CITY

From our open skies to our open minds, we invite you to experience the energy, excitement and welcoming spirit of Oklahoma City. Every destination has a story, and Oklahoma City's story began with several tribal nations who have always inhabited this special place, long before it was "officially" a city. We honor that heritage, and its resiliency lives on in the Oklahoma City of today. Oklahoma City embodies the Modern Frontier and defines its own future. A young city steeped in Native American and Western culture, openness, and an enterprising nature, OKC embraces its roots and continues to pave the way as a center of innovation and entrepreneurship where anything is possible.

Here, you'll be welcomed with authenticity and overflowing kindness. You'll see a perfect juxtaposition of nostalgia and new growth. You'll feel the energy buzzing through our streets, attractions and amenities.

Discover First American cultures and contemporary art, neighborhoods and districts with unique personalities, thriving local restaurants and craft breweries, national sports and family entertainment, outdoor adventures on the Oklahoma River, and a flourishing live music scene – plus so much more to explore.

Experience the energy, excitement and welcoming spirit of OKC, a city open to all.

Source: <https://www.visitokc.com>



OKC ACCOLADES:

- OKC named top city for young families (August, 2021 - Insurify)
- Oklahoma City ranks No. 13 for best run cities in America (August, 2021 - WalletHub)
- OKC ranks among top cities for tech talent growth (July, 2021 - CBRE)
- Oklahoma City ranks No. 3 for overall housing affordability (May, 2021 - Urban Land Institute)
- SmartAsset: OKC has the most affordable housing market in the U.S. (May, 2021 - SmartAsset)
- USA Today has named Oklahoma City as the best place in the country for public art (May, 2021 - USA Today)
- Oklahoma City ranks No. 3 for lowest business costs (April, 2021 - Moody's North American Business Cost Review)
- OKC rated No. 1 for lowest cost of living among large cities (March, 2021 - C2ER)
- OKC one of the most livable metros in the U.S. (January, 2021 - SmartAsset.com)

Source: <https://www.visitokc.com>

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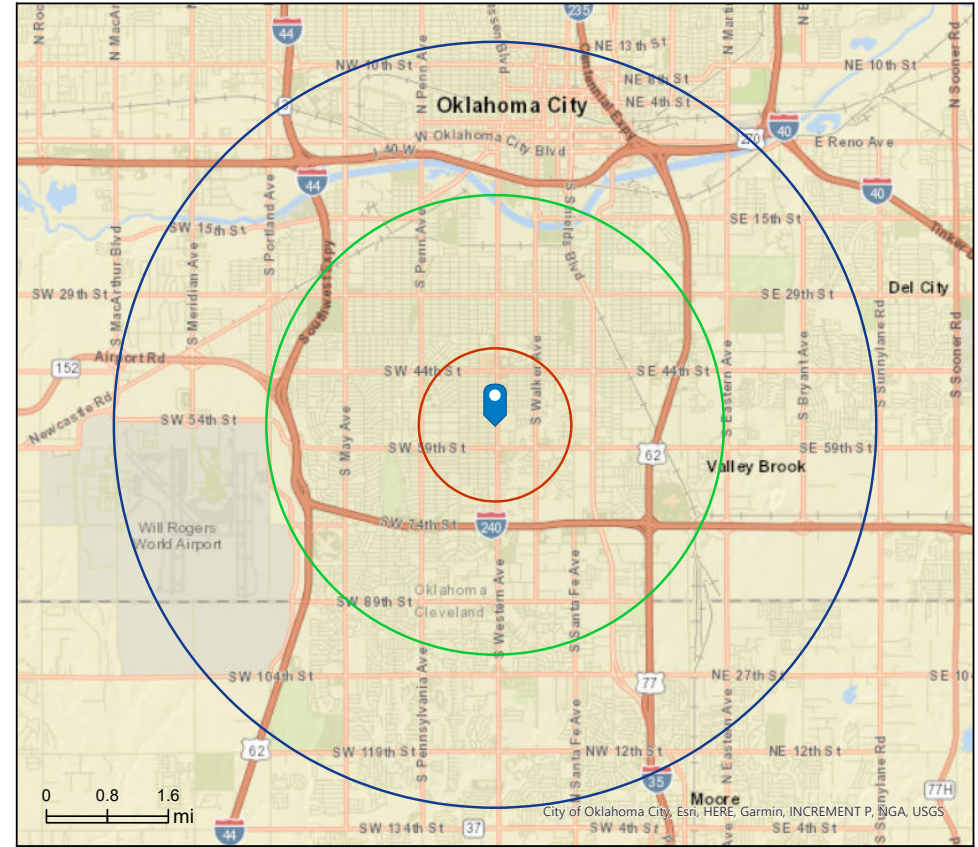
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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	15,686	110,568	198,356
2020 Total Population	16,995	114,060	207,977
2020 Group Quarters	40	973	5,699
2023 Total Population	16,618	114,179	210,425
2023 Group Quarters	40	958	5,766
2028 Total Population	16,588	114,835	213,270
2023-2028 Annual Rate	-0.04%	0.11%	0.27%
2023 Total Daytime Population	15,848	102,670	252,929
Workers	6,388	36,821	138,999
Residents	9,460	65,849	113,930
Household Summary			
2010 Households	6,071	40,230	72,488
2010 Average Household Size	2.57	2.72	2.66
2020 Total Households	6,095	40,936	76,839
2020 Average Household Size	2.78	2.76	2.63
2023 Households	6,089	41,221	78,375
2023 Average Household Size	2.72	2.75	2.61
2028 Households	6,053	41,410	79,873
2028 Average Household Size	2.73	2.75	2.60
2023-2028 Annual Rate	-0.12%	0.09%	0.38%
2010 Families	3,644	25,843	46,606
2010 Average Family Size	3.35	3.39	3.31
2023 Families	3,460	25,041	46,688
2023 Average Family Size	3.66	3.54	3.39
2028 Families	3,421	25,040	47,137
2028 Average Family Size	3.68	3.54	3.38
2023-2028 Annual Rate	-0.23%	0.00%	0.19%
Housing Unit Summary			
2000 Housing Units	6,701	45,822	78,054
Owner Occupied Housing Units	54.8%	50.1%	50.9%
Renter Occupied Housing Units	38.4%	41.0%	38.7%
Vacant Housing Units	6.8%	8.9%	10.4%
2010 Housing Units	6,709	44,947	80,750
Owner Occupied Housing Units	47.5%	46.0%	48.4%
Renter Occupied Housing Units	43.0%	43.5%	41.4%
Vacant Housing Units	9.5%	10.5%	10.2%
2020 Housing Units	6,796	45,987	85,855
Vacant Housing Units	10.3%	11.0%	10.5%
2023 Housing Units	6,825	46,510	87,859
Owner Occupied Housing Units	43.5%	44.9%	45.3%
Renter Occupied Housing Units	45.8%	43.7%	43.9%
Vacant Housing Units	10.8%	11.4%	10.8%
2028 Housing Units	6,831	46,849	89,516
Owner Occupied Housing Units	43.9%	45.3%	45.4%
Renter Occupied Housing Units	44.8%	43.0%	43.8%
Vacant Housing Units	11.4%	11.6%	10.8%
Median Household Income			
2023	\$35,494	\$41,246	\$48,319
2028	\$39,674	\$45,580	\$52,816
Median Home Value			
2023	\$97,504	\$99,912	\$130,005
2028	\$135,987	\$134,994	\$160,948
2023 Households by Income			
Household Income Base	6,089	41,220	78,362
<\$15,000	21.9%	16.8%	14.7%
\$15,000 - \$24,999	13.3%	11.8%	9.9%
\$25,000 - \$34,999	14.2%	12.7%	11.4%
\$35,000 - \$49,999	13.4%	17.2%	15.3%
\$50,000 - \$74,999	22.3%	21.2%	20.6%
\$75,000 - \$99,999	10.2%	9.6%	11.8%
\$100,000 - \$149,999	3.0%	7.9%	11.1%
\$150,000 - \$199,999	1.0%	1.5%	2.9%
\$200,000+	0.8%	1.2%	2.4%
Average Household Income	\$47,557	\$54,916	\$65,069



2023 Population 25+ by Educational Attainment			
Total	10,389	70,786	134,673
Less than 9th Grade	10.9%	13.4%	9.8%
9th - 12th Grade, No Diploma	13.9%	14.2%	11.7%
High School Graduate	31.6%	30.2%	27.5%
GED/Alternative Credential	6.3%	7.0%	6.1%
Some College, No Degree	23.7%	18.8%	19.9%
Associate Degree	6.9%	6.9%	7.6%
Bachelor's Degree	4.2%	6.5%	11.4%
Graduate/Professional Degree	2.5%	3.0%	6.1%
2023 Population 15+ by Marital Status			
Total	12,421	85,863	163,356
Never Married	36.1%	37.2%	37.7%
Married	43.6%	43.7%	43.1%
Widowed	6.3%	6.1%	6.3%
Divorced	14.0%	13.0%	13.0%

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YOUR RECEIPT OF THIS MEMORANDUM CONSTITUTES YOUR ACKNOWLEDGMENT THAT (I) IT IS A CONFIDENTIAL MEMORANDUM SOLELY FOR YOUR LIMITED USE AND BENEFIT IN DETERMINING WHETHER YOU DESIRE TO EXPRESS FURTHER INTEREST IN THE ACQUISITION OF THE PROPERTY, (II) YOU WILL HOLD IT IN THE STRICTEST CONFIDENCE, (III) YOU WILL NOT DISCLOSE IT OR ITS CONTENTS TO ANY THIRD PARTY WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF THE OWNER OF THE PROPERTY ("OWNER") OR PLAINS COMMERCIAL REAL ESTATE, AND (IV) YOU WILL NOT USE ANY PART OF THIS MEMORANDUM IN ANY MANNER DETRIMENTAL TO THE OWNER OR PLAINS COMMERCIAL REAL ESTATE.

THIS MEMORANDUM CONTAINS SELECT INFORMATION PERTAINING TO THE PROPERTY AND THE OWNER, AND DOES NOT PURPORT TO BE ALL-INCLUSIVE OR CONTAIN ALL OR PART OF THE INFORMATION WHICH PROSPECTIVE INVESTORS MAY REQUIRE TO EVALUATE A PURCHASE OF THE PROPERTY. THE INFORMATION CONTAINED IN THIS MEMORANDUM HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE, BUT HAS NOT BEEN VERIFIED FOR ACCURACY, COMPLETENESS, OR FITNESS FOR ANY PARTICULAR PURPOSE. ALL INFORMATION IS PRESENTED "AS IS" WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND. SUCH INFORMATION INCLUDES ESTIMATES BASED ON FORWARD-LOOKING ASSUMPTIONS RELATING TO THE GENERAL ECONOMY, MARKET CONDITIONS, COMPETITION AND OTHER FACTORS WHICH ARE SUBJECT TO UNCERTAINTY AND MAY NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. ALL REFERENCES TO ACREAGES, SQUARE FOOTAGES, AND OTHER MEASUREMENTS ARE APPROXIMATIONS.

ALL RENDERINGS, FLOOR PLANS, AND ARCHITECTURAL DRAWINGS OF THE SUBJECT PROPERTY ARE FOR DEMONSTRATION PURPOSES ONLY AND MAY NOT REFLECT THE FINISHED CONSTRUCTION OF THE PROPERTY. THIS MEMORANDUM DESCRIBES CERTAIN DOCUMENTS, INCLUDING LEASES AND OTHER MATERIALS, IN SUMMARY FORM. THESE SUMMARIES MAY NOT BE COMPLETE NOR ACCURATE DESCRIPTIONS OF THE FULL AGREEMENTS REFERENCED. ADDITIONAL INFORMATION AND AN OPPORTUNITY TO INSPECT THE PROPERTY MAY BE MADE AVAILABLE TO QUALIFIED PROSPECTIVE PURCHASERS. YOU ARE ADVISED TO INDEPENDENTLY VERIFY THE ACCURACY AND COMPLETENESS OF ALL SUMMARIES AND INFORMATION CONTAINED HEREIN, TO CONSULT WITH INDEPENDENT LEGAL AND FINANCIAL ADVISORS, AND CAREFULLY INVESTIGATE THE ECONOMICS OF THIS TRANSACTION AND PROPERTY'S SUITABILITY FOR YOUR NEEDS. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

THE OWNER EXPRESSLY RESERVES THE RIGHT, AT ITS SOLE DISCRETION, TO REJECT ANY OR ALL EXPRESSIONS OF INTEREST OR OFFERS TO PURCHASE THE PROPERTY, AND/OR TO TERMINATE DISCUSSIONS AT ANY TIME WITH OR WITHOUT NOTICE TO YOU. ALL OFFERS, COUNTEROFFERS, AND NEGOTIATIONS SHALL BE NON-BINDING AND NEITHER PLAINS COMMERCIAL REAL ESTATE OR THE OWNER SHALL HAVE ANY LEGAL COMMITMENT OR OBLIGATION EXCEPT AS SET FORTH IN A FULLY EXECUTED, DEFINITIVE PURCHASE AND SALE AGREEMENT DELIVERED BY THE OWNER.

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