

Admiral Shopping Center

Tulsa, OK



*6925 E Admiral Pl
Tulsa, OK 74115*

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Table of Contents

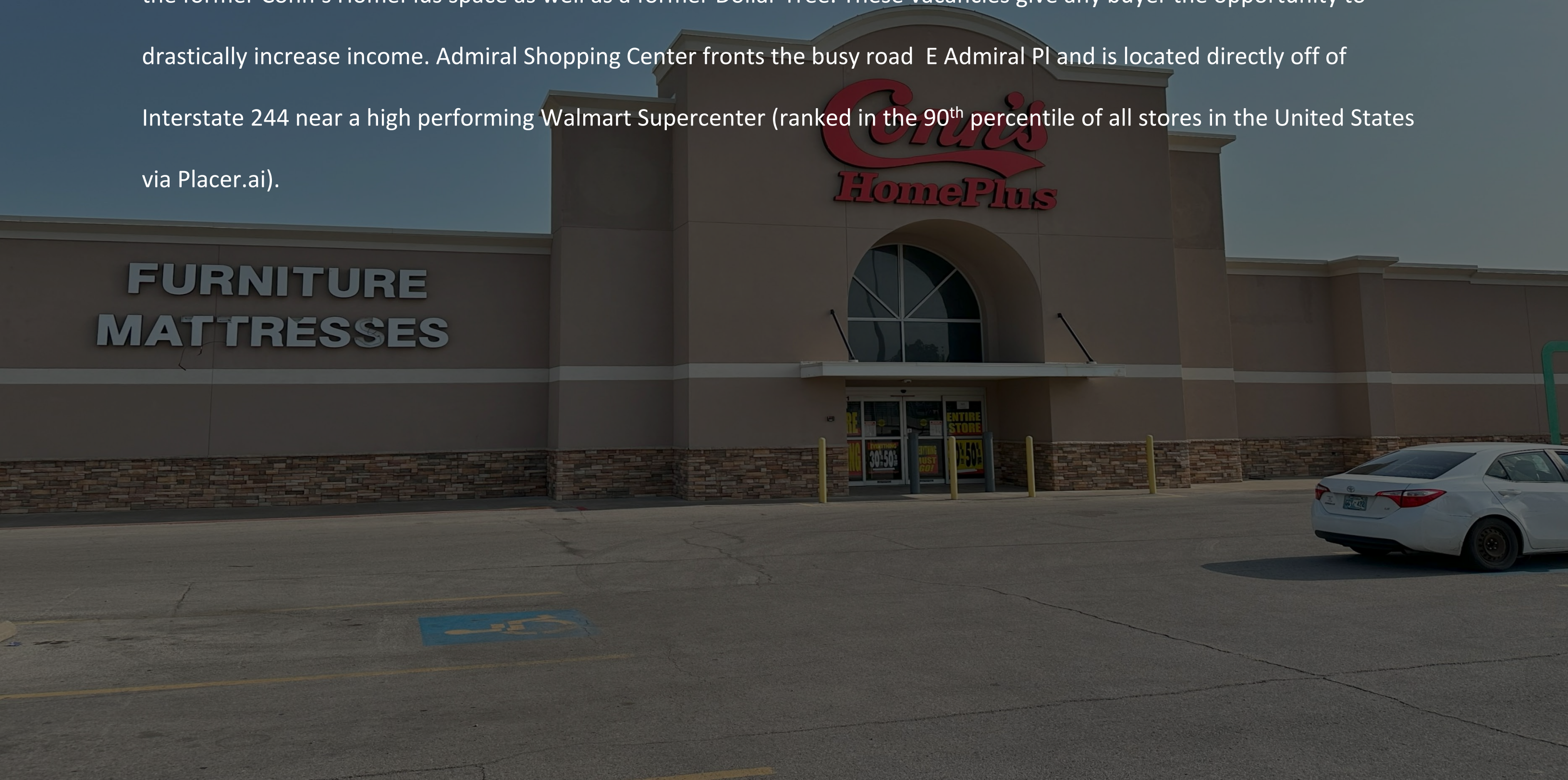
- Offering Memorandum: Page 3
- Investment Summary: Page 4
- Investment Highlights: Page 5
- Site Plan: Page 6
- Rent Roll: Page 7
- Pro Forma: Page 8
- Aerial: Page 9
- Demographics: Page 10

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Offering Memorandum

Admiral Shopping Center is a 91,907 SF shopping center in Tulsa, OK that is currently 30% occupied. The vacancies include the former Conn's HomePlus space as well as a former Dollar Tree. These vacancies give any buyer the opportunity to drastically increase income. Admiral Shopping Center fronts the busy road E Admiral Pl and is located directly off of Interstate 244 near a high performing Walmart Supercenter (ranked in the 90th percentile of all stores in the United States via Placer.ai).



Offering Summary

Admiral Shopping Center

6925 E Admiral Pl

Tulsa, OK 74115

5.59 Acres

Built/Renovated 1975 / 2016

91,907 SF

1 Tenant

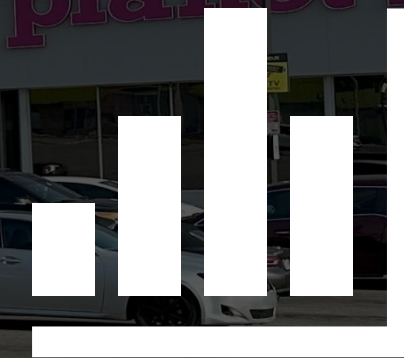
30% Occupied



PRICE
\$ 6,000,000



PRICE PSF
\$ 65.28



Pro Forma Cap Rate
11.01%

Investment Highlights



Upside: The center is currently 30% occupied, giving any buyer a straightforward opportunity to lease up the vacancies



Low Price/SF: Offered at just \$64.58/SF



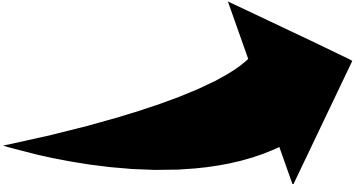
Near High Performing Walmart Supercenter: The nearby Walmart Supercenter is in the 90th percentile of all stores in the United States via Placer.ai



Fully Renovated in 2016: Roof replaced and parking lot resurfaced



Strong Performing Tenant: The Planet Fitness at the shopping center is ranked 5/22 in Oklahoma via Placer.ai



38,657 SF Endcap Box Vacancy

- Market Rent: \$8.50/SF
- Vacancy is in great condition (Former Conn's HomePlus)

24,180 SF Box Vacancy

- Market Rent: \$10.00 PSF
- Former Dollar Tree

**Opportunity to add
\$578,884 in NOI**



#	Tenant	SF
1	Planet Fitness	27,440
2	Available	24,180
3	Available	39,657

AVAILABLE AVAILABLE



Planet Fitness

Ocean Dental

**Jubilee
Liquor Store**

E. Admiral Pl.

N. 68th Ave

E. Archer St.



Crosstown Expy

Current Rent Roll

Tenant	SF	Lease Start	Lease End	Base Rent/SF	Base Rent Per Year	Option
Planet Fitness	27,440	11/1/2021	5/31/2034	\$7.00	\$192,080 \$198,139 \$205,800 \$215,403	Two (2) Five (5) Year Options
Available	24,180					
Available	39,657					

Pro Forma Rent Roll

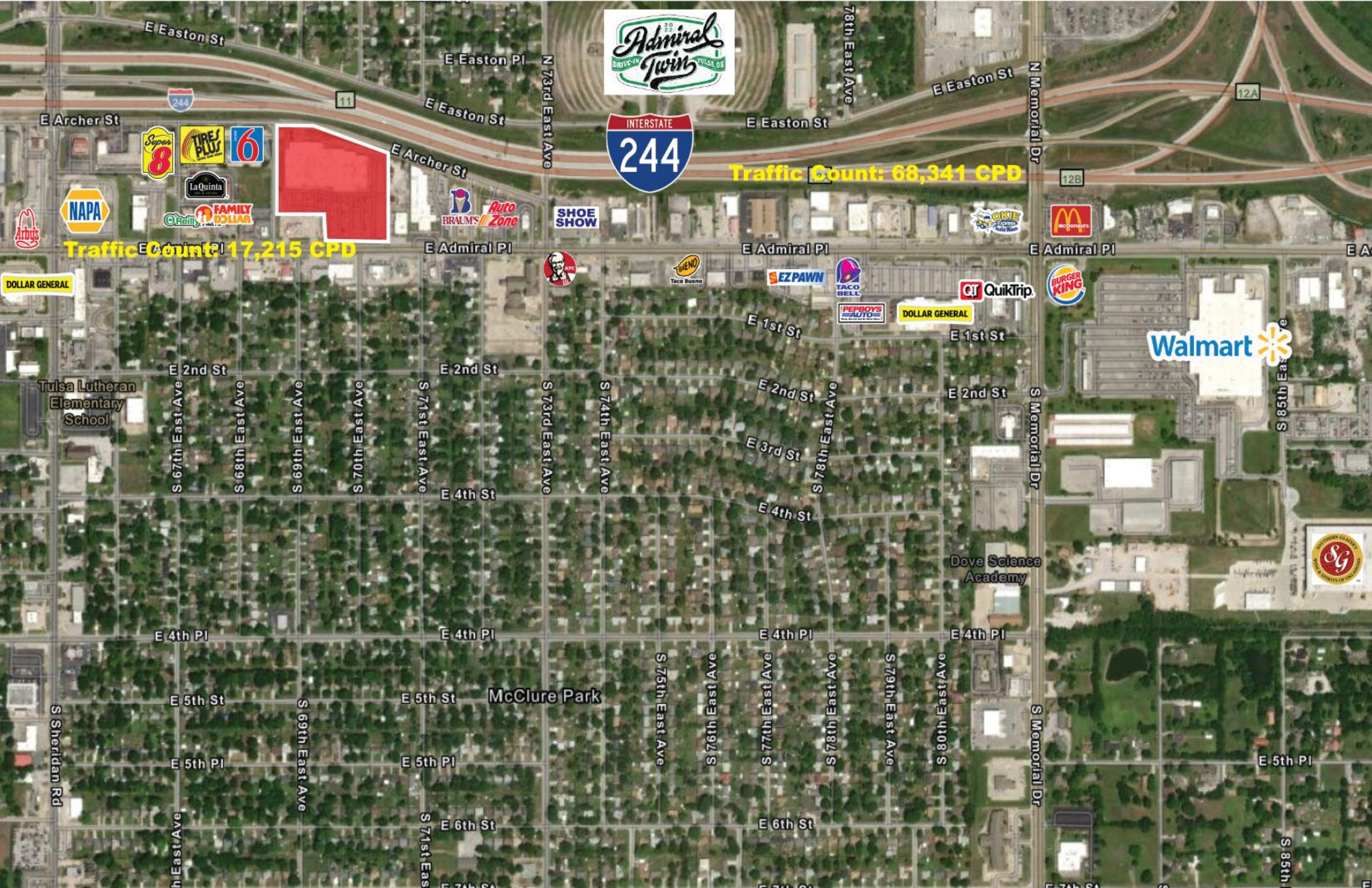
Tenant	SF	Lease Start	Lease End	Base Rent/SF	Base Rent Per Year	Option
Planet Fitness	27,440	11/1/2021	5/31/2034	\$7.00	\$192,080 \$198,139 \$205,800 \$215,403	Two (2) Five (5) Year Options
Available	24,180			\$10.00	\$241,800	
Available	39,657			\$8.50	\$337,084	

Lease Up Costs	
Tenant Improvement Allowance	\$638,370 (\$10.00/SF)
Leasing Commissions	\$363,870
Total Project Cost	\$7,002,240
Net Operating Income	\$770,964
Stabilized Cap Rate	11.01%



Traffic Count: 68,341 CPD

Traffic Count: 17,215 CPD



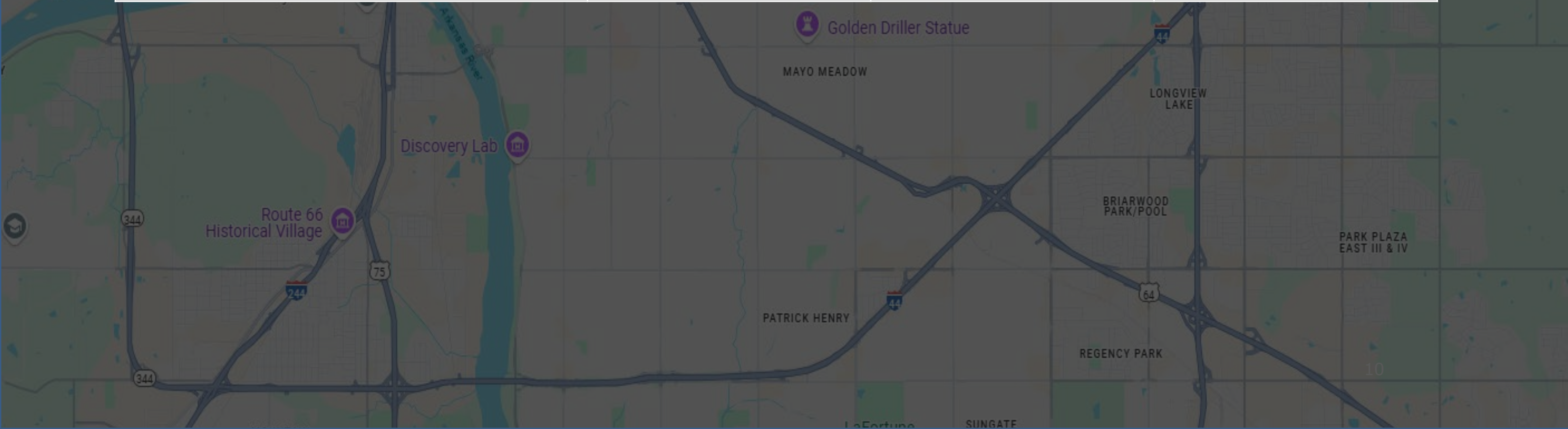
McClure Park

Dove Science Academy

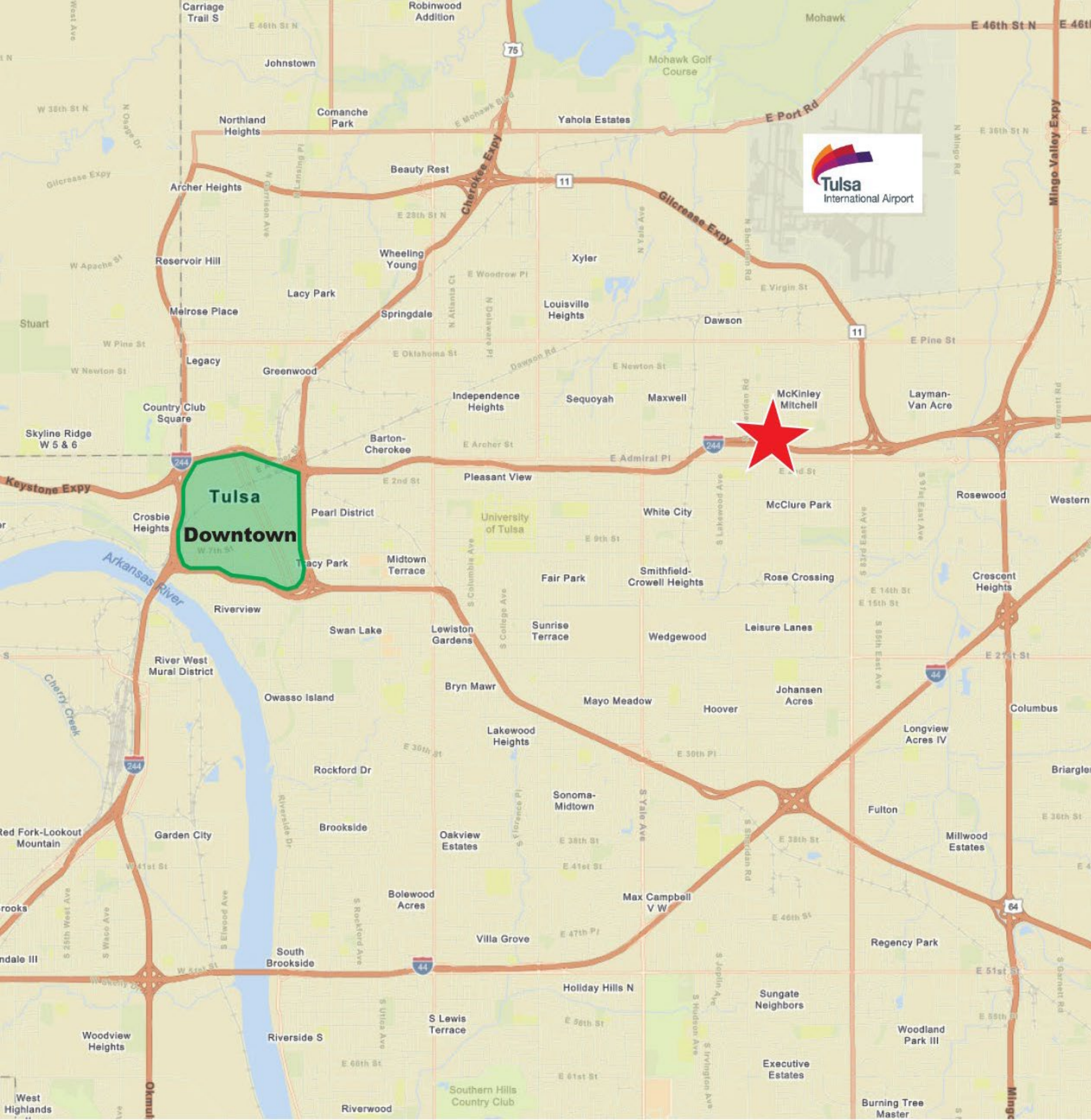
Tulsa Lutheran Elementary School

Demographics

	1 Mile	3 Miles	5 Miles
2024 Population	13,035	79,530	185,622
2029 Population Projected	13,505	82,632	192,710
2024 Households	4,702	31,208	73,661
2029 Households Projected	4,863	32,459	76,556
Average Household Income	\$53,620	\$56,635	\$64,903
Median Household Income	\$43,520	\$44,940	\$46,265
Median Age	33.2	34.5	34.8



Tulsa, Oklahoma



Tulsa, Oklahoma, is a vibrant and rapidly growing city that offers a unique blend of opportunities, affordability, and quality of life. With a population of about 420,000, it's the second-largest city in the state and has undergone a remarkable transformation from its historic roots in the oil industry to a diversified and dynamic economy. While energy remains a cornerstone, Tulsa is now a thriving hub for aerospace, healthcare, technology, and manufacturing. The aerospace sector, with major companies like Spirit AeroSystems and American Airlines, makes Tulsa a key player in the industry, while the tech scene is expanding, fueled by initiatives like the Tulsa Remote program, which attracts remote workers and entrepreneurs from around the country.

The city has seen steady population growth, with the broader metropolitan area now home to over 1 million people. Tulsa is focused on attracting young professionals, particularly those in tech, and has become a destination for people seeking a balance of career growth and lifestyle. The revitalization of downtown and other key areas has created a modern, walkable city that blends urban amenities with a friendly, community-centered vibe.

One of Tulsa's biggest advantages is its low cost of living. Housing is affordable, making it possible for residents to enjoy spacious homes and a high standard of living without the financial pressures of larger cities. Businesses also benefit from lower operational costs, making it an attractive place for companies to thrive. This affordability, combined with a strong economy, makes Tulsa an ideal place to live, work, and grow.

Tulsa offers a high quality of life with a vibrant arts scene, including museums, music festivals, and live performances. The city is home to beautiful parks, trails, and the Arkansas River, providing residents with abundant outdoor activities like hiking, cycling, and boating. The city's commitment to growth, innovation, and revitalization makes it a place where both individuals and businesses can thrive. With its blend of affordability, a diverse economy, and an exceptional quality of life, Tulsa is the perfect place for those looking to start a new chapter, grow their career, and enjoy a welcoming, thriving community.

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