

**Brand New 10-Year  
Corporate Lease  
Oklahoma City MSA**



**CIA** commercial  
investment  
advisors  
REALTY  
OFFERING MEMORANDUM

**BANG**  
REALTY

**DOLLAR TREE**

9033 South Bryant Avenue | Oklahoma City, Oklahoma 73160

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# Highlights



**PRICE**

\$2,352,000

**CAP RATE**

7.15%

**NOI**

\$168,200

## POINTS OF INTEREST

**Retailers | Entertainment:** Major retailers within a 20-minute drive include Costco, Walmart, Target, Sam's Club, Home Depot, Lowe's, At Home, Hobby Lobby, Kohl's, Burlington, Marshalls, Ross Dress For Less, Dick's Sporting Goods, Old Navy, Best Buy, Ulta Beauty, Five Below, Popshelf, PetSmart, ALDI, WinCo Foods, Half Price Books, Goodwill, Regal Theatres, Gold's Gym

**Higher Education:** 8 miles from **Oklahoma City Community College** - a public community college serving 16,253 students; 13 miles from **The University of Oklahoma Norman** - a major public research university serving 30,528 students (Fall 2024)

**Healthcare:** 5 miles from **Norman Regional Moore** - a 45-bed, not-for-profit hospital offering short-term acute care; 7 miles from **INTEGRIS Health Southwest** - a 334-bed comprehensive medical center offering a full range of services

**6 miles from Tinker Air Force Base** - the largest single-site employer in Oklahoma, with more than 27,000 military and civilian employees. The base provides an estimated annual statewide economic impact of \$6.7 billion, according to the fiscal year 2023 economic impact statement, and creates another 26,000 indirect jobs.



## CORPORATE GUARANTEED LEASE

Brand new 10-year NN\* lease with \$0.50 PSF rental escalations every 5 years in renewal options

\* Landlord is responsible for repairing & maintaining roof, floor slab, outer walls, parking lot (expenses over \$1,000 per year). Tenant self-manages CAM responsibilities.



## TENANT

**Dollar Tree Stores, Inc.** (NASDAQ: DLTR | S&P Credit Rating: BBB | Moody's Rating: Baa2 | a Fortune 500 Company) **operated 16,590 stores (16,342 in the U.S. & 248 in Canada) under the Dollar Tree, Dollar Tree Canada & Family Dollar** brand names as of November 2, 2024



## BRAND NEW CONSTRUCTION

Brand new, build-to-suit construction to Dollar Tree's latest prototype (10,000 SF) - opened in February 2025



## TRAFFIC COUNTS

Positioned on a ±0.90-acre lot with just off the southwest corner of SE 89th St & S Bryant Ave where traffic counts exceed 9,520 CPD!



## AFFLUENT 2024 DEMOGRAPHICS

Population (5-mi)	164,820
<b>Historical Annual Growth 2010-2020 (1-mi)</b>	<b>4.9%</b>
Households (5-mi)	64,447
<b>Average Household Income (1-mi)</b>	<b>\$109,986</b>

# Financial Analysis

## SITE ADDRESS

9033 South Bryant Avenue  
Oklahoma City, Oklahoma 73160

## TENANT

**Dollar Tree Stores, Inc.**

## LESSEE ENTITY TYPE

Corporate

## GROSS LEASABLE AREA

±10,000 SF

## LOT SIZE

±0.90 acre (±38,729 SF)

## YEAR BUILT

February 2025

## OWNERSHIP

Fee Simple (Building & Land)

## PARKING LOT

Concrete

## ROOF

Standing Seam

## EXPENSE REIMBURSEMENT

This is a **NN lease**. Landlord is responsible for repairing & maintaining roof, floor slab, outer walls, parking lot (expenses over \$1,000 per year). Tenant self-manages CAM responsibilities.

## LEASE TERM

10 years (new and no early termination)

## RENTAL INCREASES

\$0.50 every 5 years in renewal options

## RENT COMMENCEMENT DATE

February 1, 2025

## EXPIRATION DATE

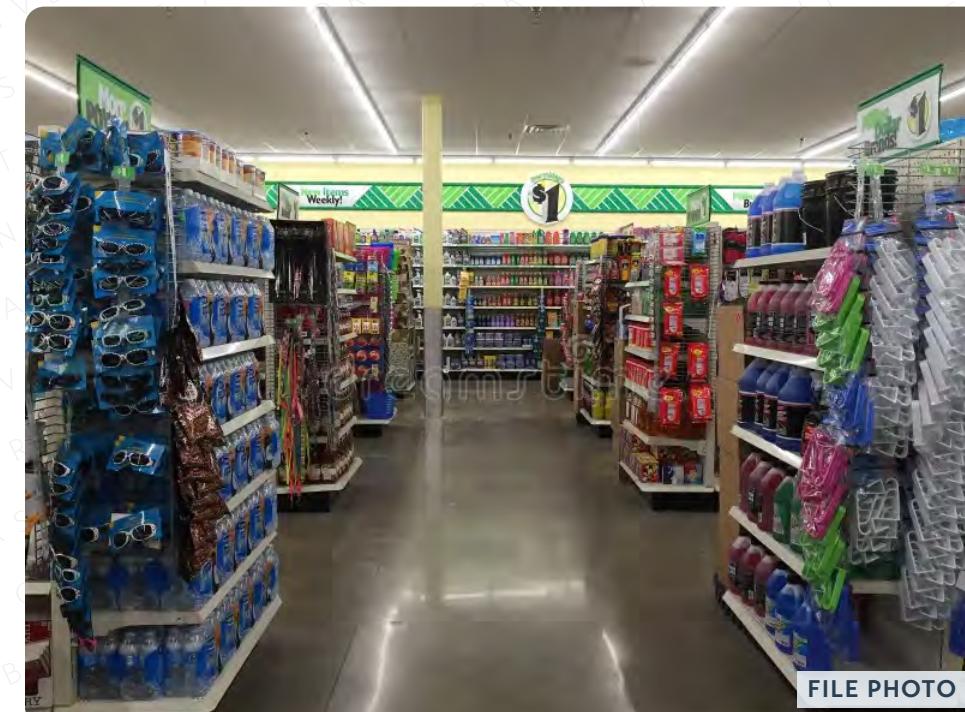
January 31, 2035

## OPTIONS

Five 5-year renewal options

## FINANCING

All Cash or Buyer to obtain new financing at Close of Escrow



FILE PHOTO

## Rent Roll

TERM	ANNUAL RENT	CAP RATE
Years 1-10	<b>02/01/25 to 01/31/35</b>	\$168,200
<b>RENEWAL OPTIONS</b>		
1st Option	02/01/35 to 01/31/40	\$173,200
2nd Option	02/01/40 to 01/31/45	\$178,200
3rd Option	02/01/45 to 01/31/50	\$183,200
4th Option	02/01/50 to 01/31/55	\$188,200
5th Option	02/01/55 to 01/31/60	\$193,200

# Tenant Profile



**FORTUNE**  
**500**

Ranked #143 in  
2025

**Forbes**

Ranked #906 in 2024  
for Global 2004  
Ranked #299 in  
2023 for Canada's  
Best Employers

TRADED AS

NASDAQ: DLTR

S&P CREDIT RATING

'BBB' Stable (Jan 2025)

MOODY'S RATING

'Baa2' Stable (Jul 2023)

REVENUE

\$30.9 Billion (2024)

# OF EMPLOYEES

211,000+

With stores in thousands of communities across the U.S. and Canada, **Dollar Tree** is known for providing unparalleled values and a "thrill-of-the-hunt" shopping experience. With an ever-changing assortment of products in categories such as seasonal celebrations, party supplies, crafts, snacks, cleaning supplies, offering more thrills, more fun, and exciting new surprises every week.

Dollar Tree was founded in 1986 and is headquartered in Chesapeake, Virginia. Dollar Tree operated 16,590 stores (16,342 in the U.S. and 248 in Canada) under the Dollar Tree, Dollar Tree Canada and Family Dollar brand names (as of November 2, 2024).

# Site Plan

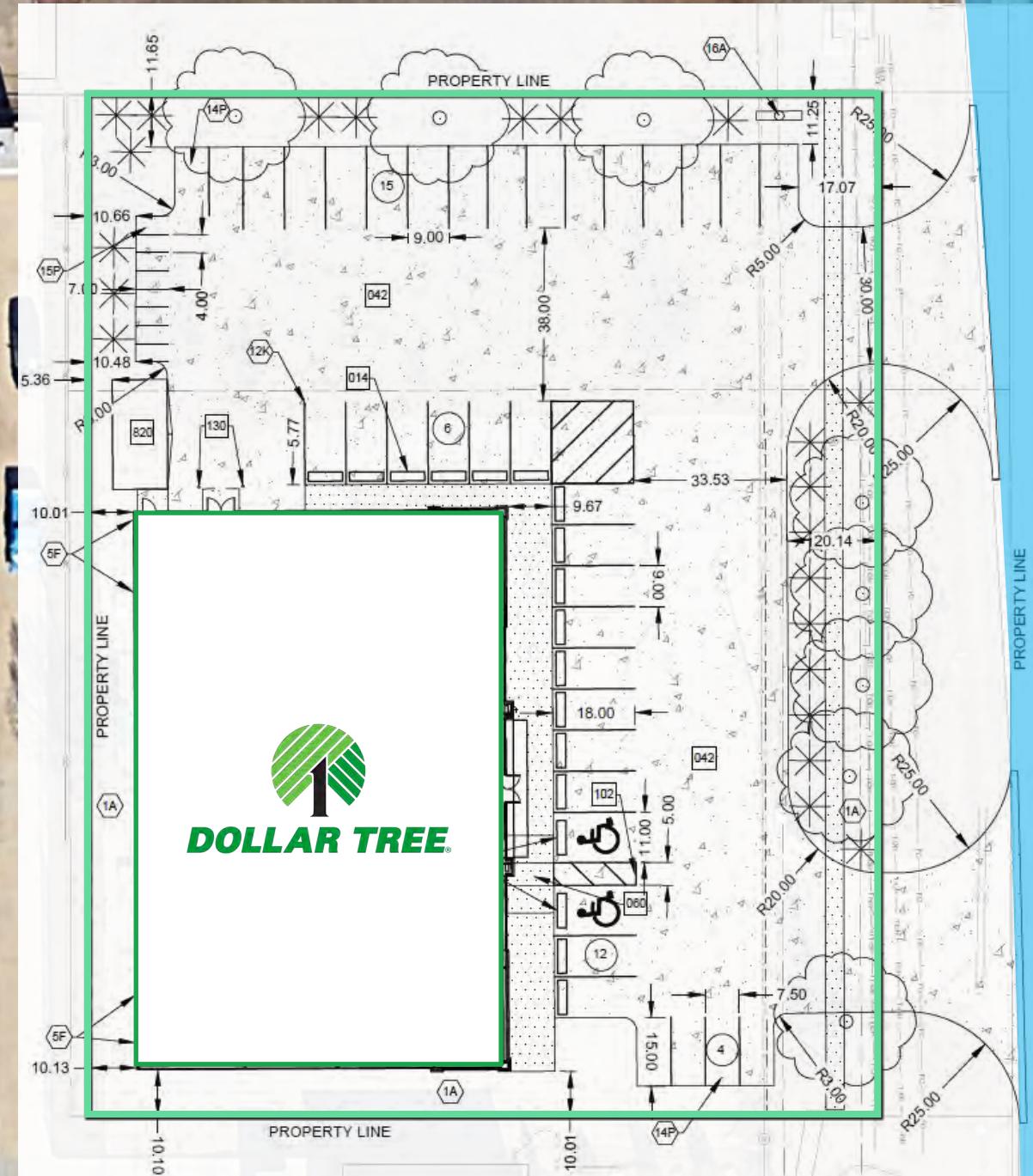
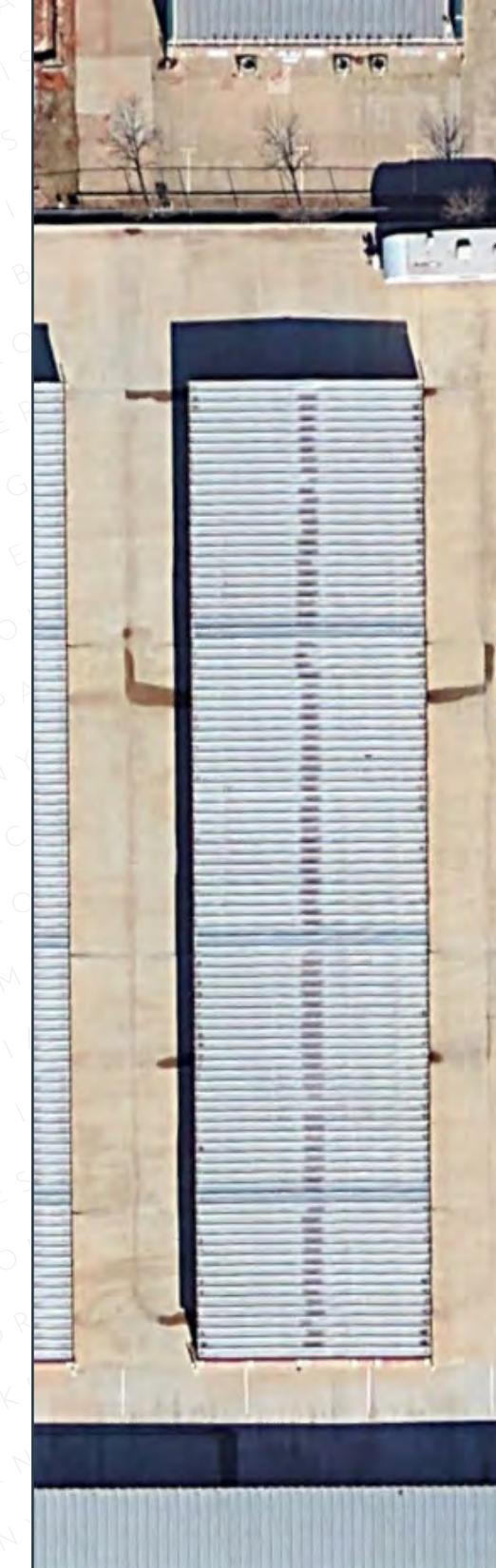
 Brand new construction - opened in February 2025

 Dollar Tree latest prototype

 38 parking stalls - 30 regular, 6 compact, 2 handicap & 8 motorcycle stalls

 GLA:  $\pm 10,000$  SF

 Lot Size:  $\pm 0.90$  acre ( $\pm 38,729$  SF)



**S BRYANT AVE | 6,216 CPD**

# Oklahoma City



# Oklahoma City Synopsis



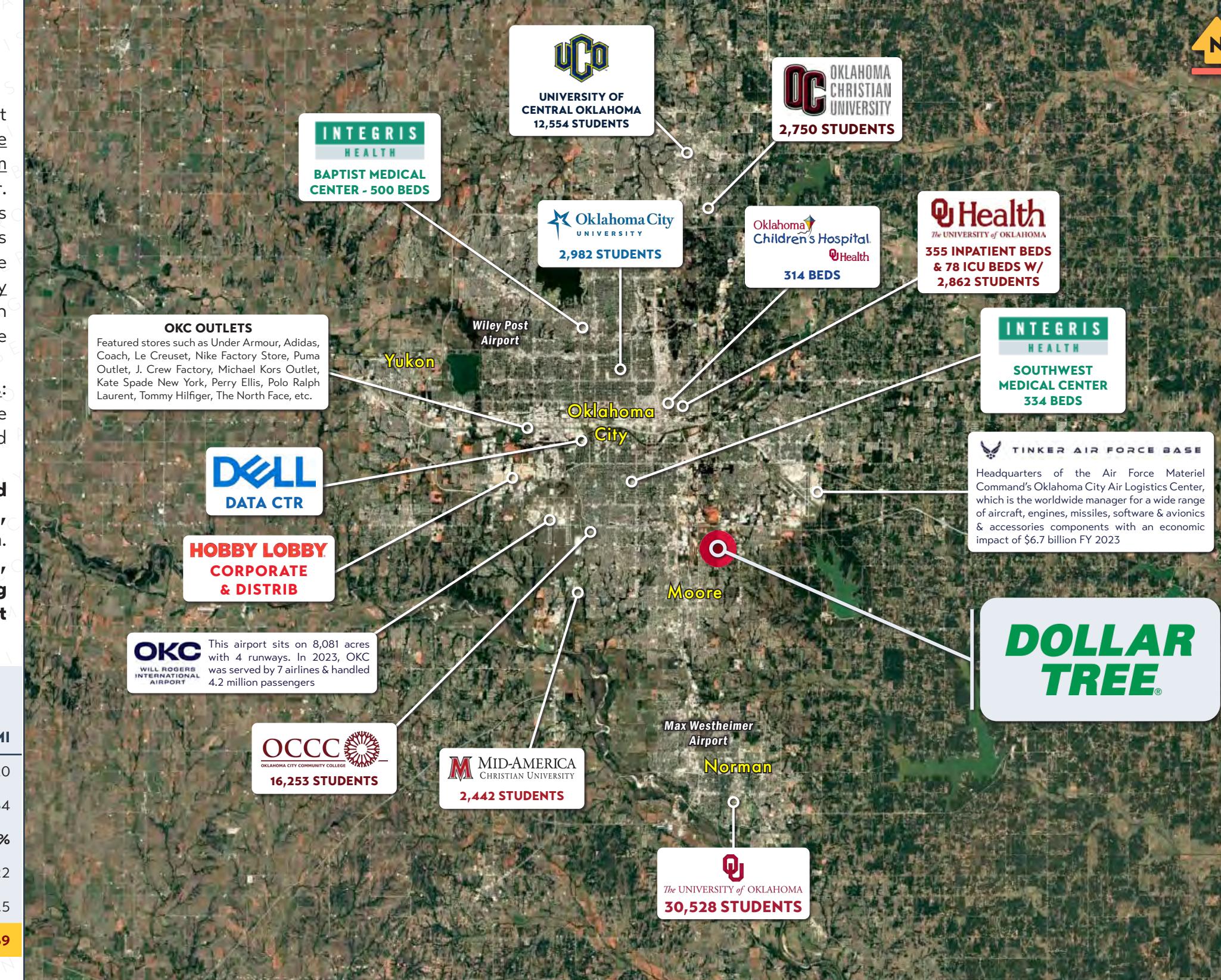
The **City of Oklahoma City (OKC)** is the capital & most populous city in Oklahoma. Oklahoma City has one of the world's largest livestock markets. Oil, natural gas, petroleum products, and related industries are its economy's largest sector. The city is in the middle of an active oil field, and oil derricks dot the capitol grounds. The federal government employs a large number of workers at **Tinker Air Force Base** and the United States Department of Transportation's Mike Monroney Aeronautical Center (which house offices of the Federal Aviation Administration and the Transportation Department's Enterprise Service Center, respectively).

The city is headquarters to two Fortune 500 companies: **Chesapeake Energy** and **Devon Energy**, as well as being home to **Love's Travel Stops & Country Stores**, which is ranked thirteenth on Forbes' list of private companies.

Top 5 Employers in OKC includes: **State of Oklahoma, United States Federal Aviation Administration, Integris Health, University of Oklahoma Health Sciences Center & Paycom**. Other major corporations include the **United Parcel Service, Farmers Insurance Group, Great Plains Coca-Cola Bottling Company, Deaconess Hospital, Johnson Controls, MidFirst Bank, Rose State College & Continental Resources**.

## 2024 Demographics

	1-MI	3-MI	5-MI
Population	5,113	52,256	164,820
2029 Projected Population	5,029	54,743	167,864
<b>Projected Annual Growth (2010-2020)</b>	<b>4.9%</b>	<b>1.1%</b>	<b>1.0%</b>
Labor Population Age 16+	3,951	40,683	128,322
Median Age	31.6	33.6	33.5
<b>Average Household Income</b>	<b>\$109,986</b>	<b>\$87,800</b>	<b>\$81,269</b>



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