



BROKEN ARROW, OK (TULSA MSA)

# Hawaiian Bros

TOP 25% MOST VISITED RESTAURANT IN OKLAHOMA

2023 BUILD-TO-SUIT CONSTRUCTION WITH DOUBLE DRIVE-THRU

 **CP PARTNERS**  
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed Oklahoma Real Estate Broker #183645

CVS pharmacy  
SUBWAY  
McDonald's

Walmart  
Neighborhood Market

CREEKWOOD  
ELEMENTARY

BROKEN  
ARROW  
HIGH  
SCHOOL

DICK'S  
SPORTING GOODS  
Target  
Marshall's  
Michael's  
FAMOUS  
footwear  
PET SMART  
ROSS  
DRESS FOR LESS  
rue21  
DOLLAR TREE  
Bath & Body Works  
FIVE GUYS  
crumbl

LOWE'S  
IHOP

CINEMARK

Walmart  
Supercenter

BUFFALO  
WILD  
WINGS

Public  
Storage

Jersey Mike's  
SUBS  
WING-STOP  
tropical CAFE

HOBBY LOBBY  
Super Savings, Super Selection!

SPROUTS  
FARMERS MARKET  
MATTRESS FIRM  
CAVA  
Starbucks

51  
72,164 VPD  
SUBJECT PROPERTY  
HAWAIIAN BROS  
— ISLAND GRILL —

HIDEAWAY  
PIZZA

FIREHOUSE  
SUBS  
Raley  
SCRUBS  
The Big Biscuit  
ARROW  
EYE CARE

TAKE  
5  
OIL CHANGE

FIRST WATCH  
THE DAYTIME CAFE

CHIPOTLE  
MEXICAN GRILL

Andy's  
Frozen Custard  
Chick-fil-A

19,632 VPD

Cane's  
AMERICAN DINERS

W

Reasor's  
POPEYES  
LOUISIANA KITCHEN  
Schlotzsky's  
CAFE

CEDAR CREEK  
DENTAL CARE  
Capriotti's  
SANDWICH SHOP  
TACOS 4 LIFE

DUTCH BROS  
Coffee





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# Hawaiian Bros

500 E KENOSHA ST, BROKEN ARROW, OK 74012 [↗](#)

\$4,709,000

PRICE

7.75%

CAP RATE

NOI	\$364,917
LEASE TYPE	Absolute NNN
LEASE TERM REMAINING	13 Years
BUILDING SIZE	4,000 SF
LAND AREA	1.42 AC



## Recent 2023 build-to-suit construction QSR building with double drive-thru

An absolute net Hawaiian Bros lease with 13-years remaining, featuring 10% rental increases every 5 years and a **full-term corporate guaranty**. Subject property is located in Broken Arrow – a suburb of Tulsa experiencing **significant economic development** stimulating growth in the direct trade area (see Page 5).



## The Offering

- 13-years remaining on an absolute net lease featuring 10% rental increases every 5 years
- Corporate guaranty from Hawaiian Bros, Inc. (see below)
- 2023 build-to-suit construction with double drive-thru
- Large 1.42 acre lot
- Ranked among the Top 25% most visited restaurants in Oklahoma over the past 12 months (per Placer.ai)

## About The Guarantor

- Rapidly expanding QSR concept founded in 2018 with 60+ restaurants in 9 states
- 2023 corporate revenues totaled \$119M (per *QSR Magazine*)
- Above average AUVs of \$3.15M (per *QSR Magazine*)

## Market Highlights

- Significant economic development bringing vibrancy to the direct trade area (see Page 5)
- Affluent demographics – \$107,000 average household incomes within a 3-mile radius of the subject property
- Dense residential community – 158,000 residents within a 5-mile radius of the subject property
- Nearby national retailers include Walmart, Target, Sprouts, Hobby Lobby, and Lowe's

### Surrounding Retail





# Economic Development In Broken Arrow

- **Aspen Ridge** – A 60-acre mixed-use development featuring a 60,000 square foot Reasor's grocery store and additional retail space, restaurants, and 170 residential apartments
- **Adjacent to Aspen Ridge** – Across the street from Aspen Ridge, a new project is planned to bring another 140,000 square feet of national retail space
- **Adams Creek** – East of Lowe's in north Broken Arrow, the Adams Creek Development is expected to begin construction in 2025 and will include around 187,000 square feet of national retailers
- **Arrow Forge Innovation District** – Located at West Florence Street and South Olive Avenue, this 90-acre industrial park is designed to attract advanced manufacturing and technology firms aiming to foster business development and attract local investment
- **Creek 51 Business Park** – Situated at the southwest corner of the Creek Turnpike and Highway 51, Creek 51 is a new light industrial business park that features office/warehouse spaces, light manufacturing, and distribution facilities
- **Sunset Amphitheater** – A new 12,500-seat amphitheater scheduled for completion in 2025 that will host a minimum of 45 concert events annually, enhancing the city's entertainment offerings



Arrow Forge Innovation  
District Rendering



Sunset Amphitheater  
Rendering



CURRENT		
Price		\$4,709,000
Capitalization Rate		7.75%
Building Size (SF)		4,000
Lot Size (AC)		1.42
Scheduled Rent		\$364,917
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$364,917

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Hawaiian Bros
Lease Signed By	Hawaiian Bros, Inc.
Lease Type	Absolute NNN
Lease Term	15 Years
Rent Increases	10% Every 5 Years
Rent Commencement	1/22/2024
Options	Three, 5-Year
Year Built	2023
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility



Tenant Info		Lease Terms		Rent Summary		
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT
Hawaiian Bros	4,000	1/22/2024	2/28/2029	\$364,917	\$30,410	\$364,917
	10% Increase	3/1/2029	2/28/2034		\$33,451	\$401,409
	10% Increase	3/1/2034	2/28/2039		\$36,796	\$441,550
	Option 1	3/1/2039	2/29/2044		\$40,475	\$485,705
	Option 2	3/1/2044	2/28/2049		\$44,523	\$534,275
	Option 3	3/1/2049	2/28/2054		\$48,975	\$587,703
TOTALS:	4,000			\$364,917	\$30,410	\$364,917



LEGEND



Property  
Boundary

4,000

Rentable SF

1.42

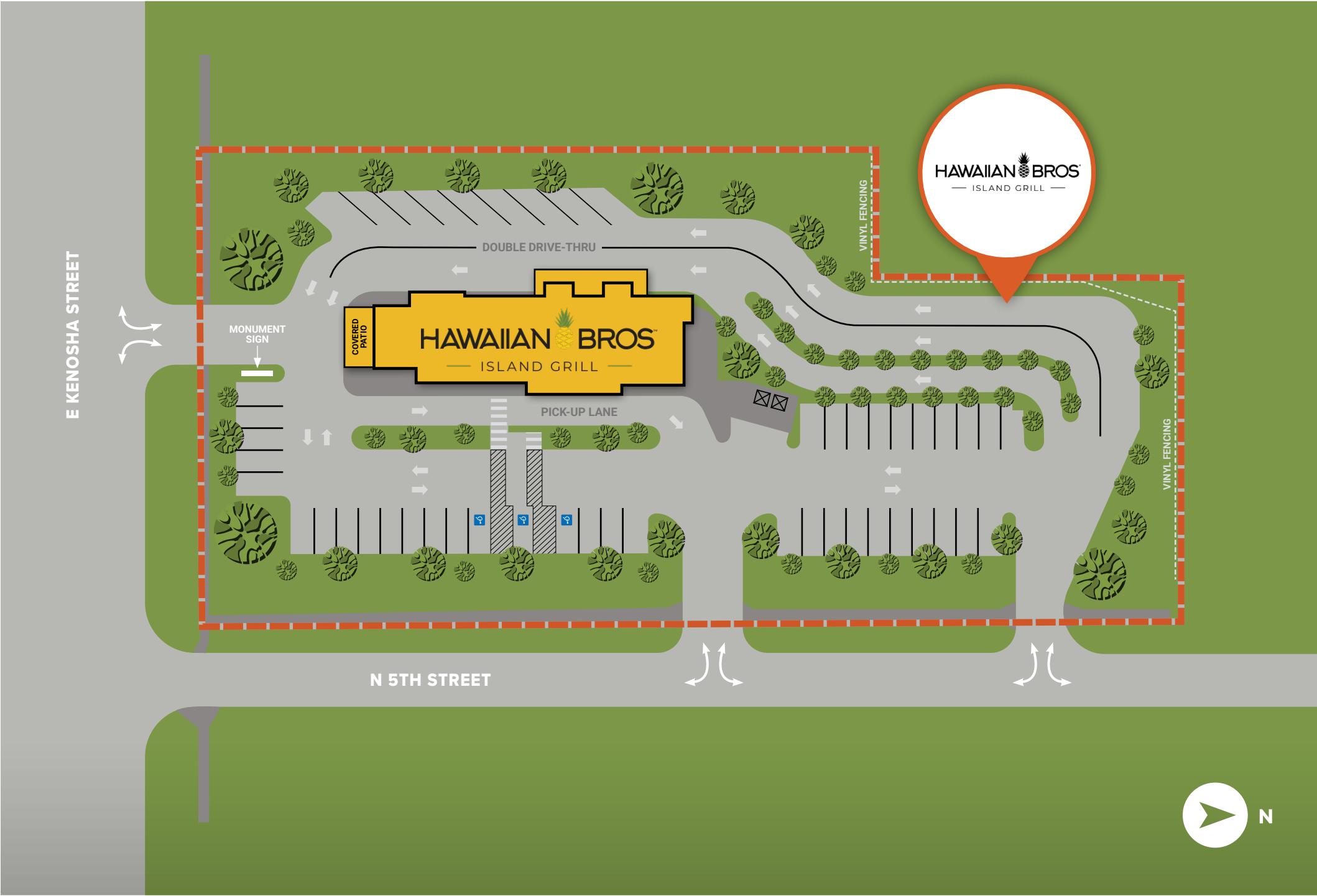
Acres

48

Parking Spaces



Egress





# An Award-Winning Hawaiian Fast Casual Chain



**\$3.15M**

AVERAGE UNIT VOLUME  
(AUV) IN 2023

**\$119 Million**

TOTAL REVENUE  
IN 2023

**60+**

RESTAURANTS  
IN 9 STATES



## About Hawaiian Bros

- Founded in 2018, Hawaiian Bros is a rapidly-growing fast casual restaurant concept that serves island-style comfort food and plate lunches
- Hawaiian Bros owns and operates over 60 restaurants across nine states and began expanding its franchising opportunities in 2023
- Additionally, the company boasted average unit volumes of \$3.15 million in 2023, according to *QSR Magazine*
- 2023 corporate revenues totaled \$119M (per *QSR Magazine*)

## Awards & Accolades

- Hawaiian Bros landed on numerous fastest-growing lists, including recognition as a notable new entrant on the Technomic Top 500 list, and the number 11 spot on the *Inc.* 5000 Regionals Midwest list
- In February 2022, Hawaiian Bros ranked #7 on *QSR Magazine's* 40/40 List of America's Hottest Startup Fast Casuals

[Tenant Website](#)







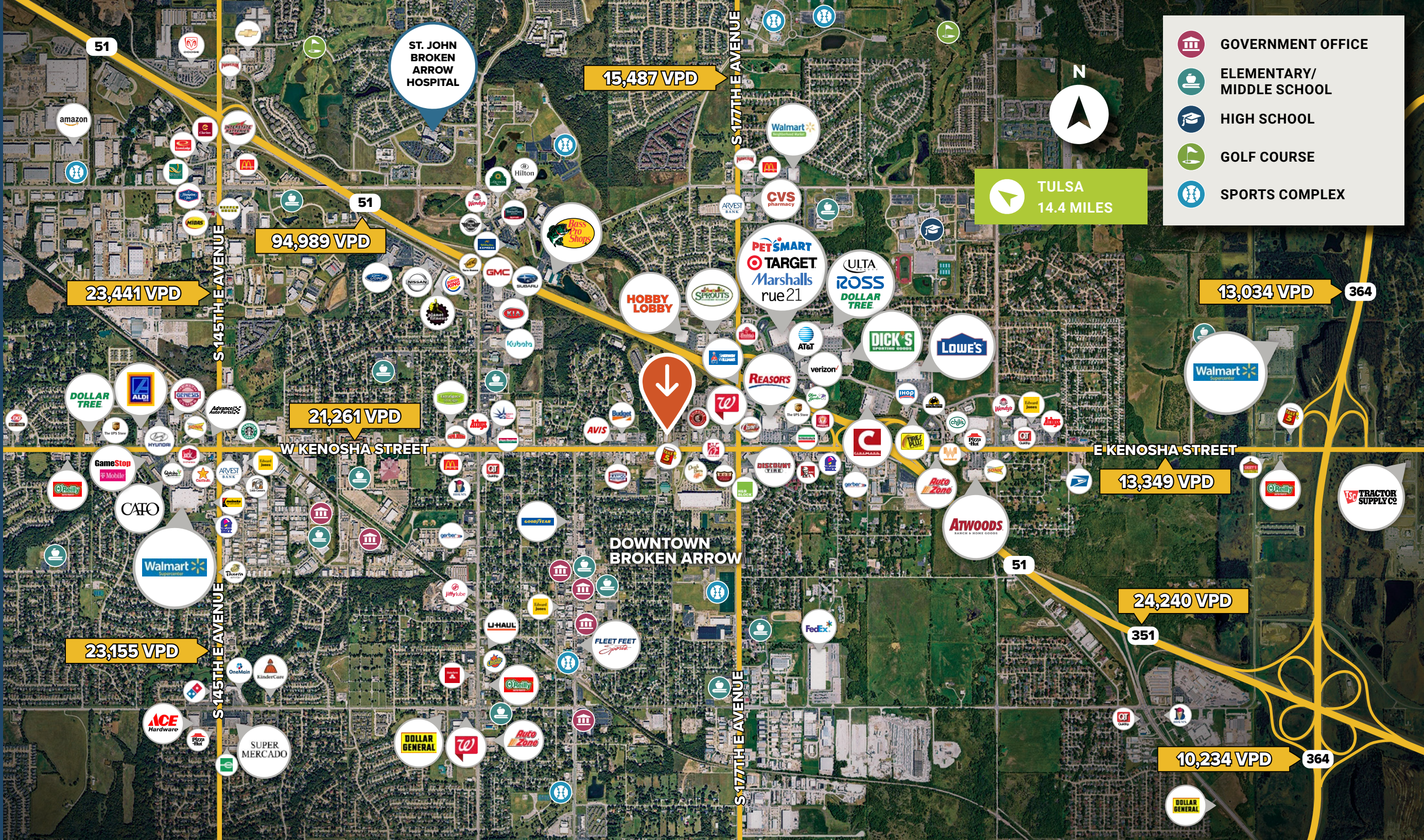
Located in  
a thriving  
Tulsa  
submarket

72,164  
VEHICLES PER DAY  
ALONG OK 51

19,632  
VEHICLES PER DAY ALONG  
E KENOSHA STREET

14.4 miles  
TO DOWNTOWN  
TULSA





- GOVERNMENT OFFICE
- ELEMENTARY/ MIDDLE SCHOOL
- HIGH SCHOOL
- GOLF COURSE
- SPORTS COMPLEX

TULSA  
14.4 MILES



DOWNTOWN  
BROKEN ARROW



Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	7,435	68,362	158,559
2029 Projection	7,696	70,857	166,946

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$87,041	\$107,229	\$100,423
Median	\$66,568	\$80,867	\$78,365

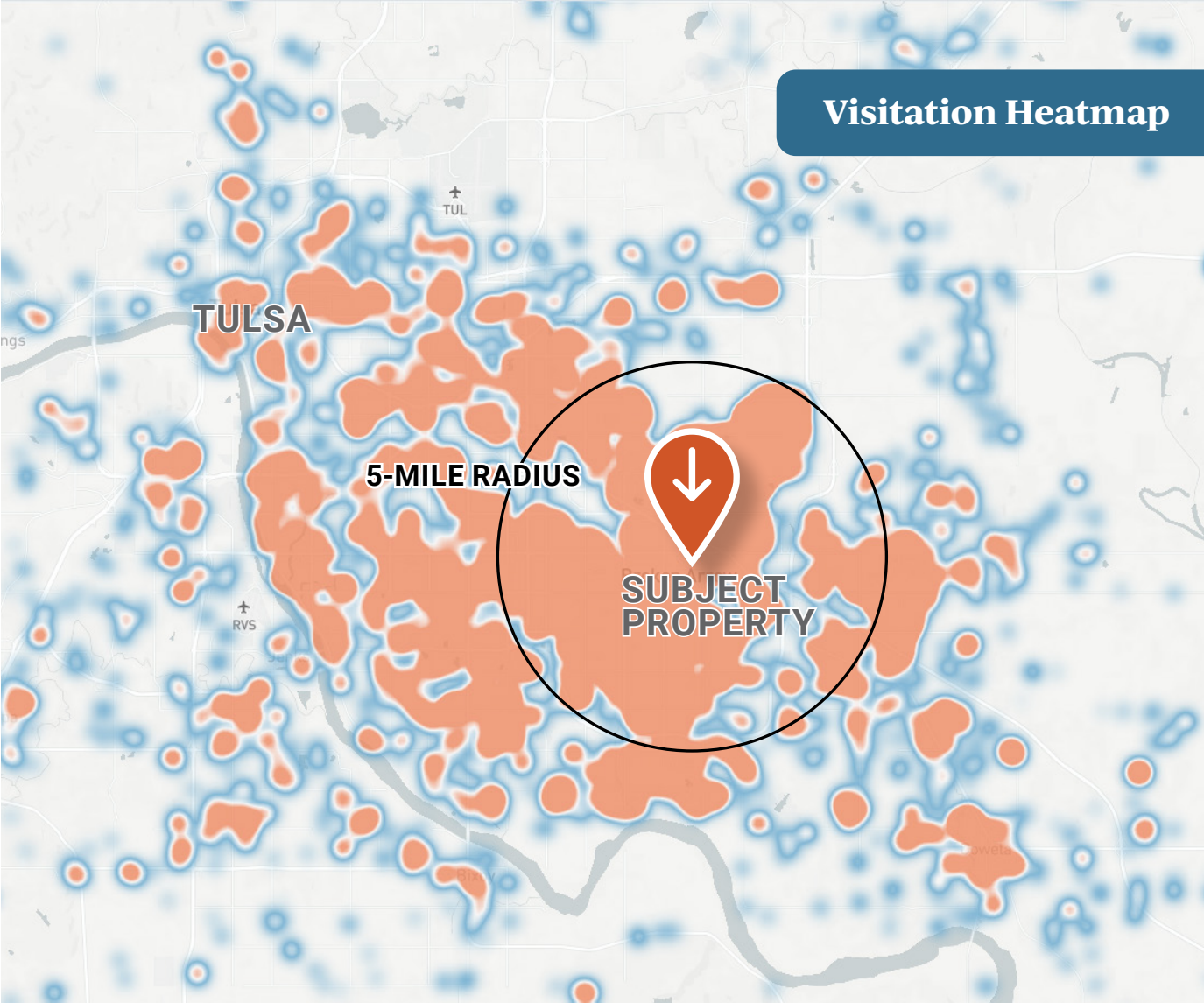
The subject property is **ranked in the 75th percentile (top 25%) of restaurants in Oklahoma**, based on the number of visits in the past 12 months

131.7K Visits

OVER PAST 12 MONTHS AT THE SUBJECT PROPERTY

24 Minutes

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY



The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

\*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

# Broken Arrow, OK

A FAST GROWING TULSA SUBURB



## Rich History with a Charming Downtown

- Broken Arrow, located in northeast Oklahoma within the Muscogee Nation, is the fourth largest city in the state with a population of approximately 122,756 residents
- As the largest suburb of Tulsa, the city is just southeast of downtown, offering convenient access to the metro area
- Broken Arrow saw a 14.8% population increase from 2010 to 2020, according to the U.S. Census Bureau, making it one of the fastest-growing incorporated municipalities in Oklahoma
- The city is an integral part of Oklahoma's history, from electing the state's first female mayor in 1931 to hosting Rooster Days, the longest-running festival in the state
- The award-winning Rose District, located in the heart of downtown, is a vibrant destination for boutique shopping, dining, and the arts

## Business & Industry

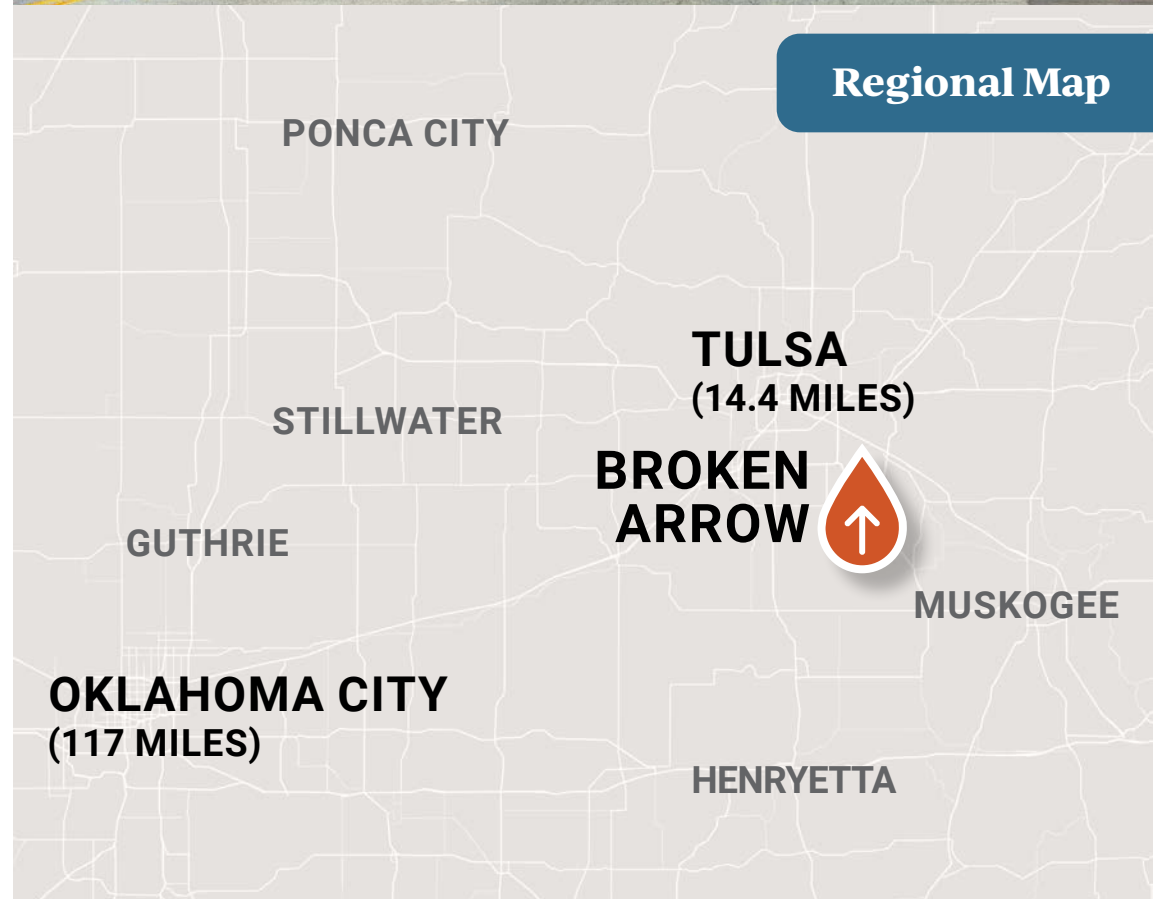
- Broken Arrow is a prominent manufacturing hub, ranking third in the state for its concentration of over 300 manufacturing companies, with many employees working in the energy sector
- Arrow Forge is a new 90-acre innovation district coming soon - The proposed mixed-use development master plan includes a variety of office spaces, retail opportunities, and potential residential units

1.04 Million

TULSA MSA  
ESTIMATED POPULATION

\$67.5 B

TULSA MSA GDP







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