



# Firestone

7021 NW 23<sup>rd</sup> Street | Bethany, OK 73008

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## Broker of Record

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# Offering Summary

**Firestone**

7021 NW 23<sup>rd</sup> Street | Bethany, OK

**Price: \$1,456,000**

**Cap Rate: 6.25%**



NET OPERATING INCOME (NOI)	\$91,005 *	YEAR BUILT	1983
RENT INCREASES	YES	GROSS LEASABLE AREA (GLA)	6,326 SF
LEASE TERM	45 YEARS	LOT SIZE	0.92 ACRES
LEASE COMMENCEMENT	APRIL 1983	LEASE TYPE	NNN
LEASE EXPIRATION	NOVEMBER 2029	ROOF & STRUCTURE	TENANT
REMAINING TERM	5.5+ YEARS	OPTIONS TO PURCHASE	YES - 15 DAYS
OPTIONS	NONE	GUARANTOR	CORPORATE

\*Based on Rent as of December 2024

TERM	COMMENCEMENT	ANNUAL RENT	INCREASE	CAP RATE
Current Term	12/1/2018	\$87,845	-	6.03%
Option Period	12/1/2024	\$91,005	3.60%	6.25%
<b>NET OPERATING INCOME</b>		<b>\$91,500</b>		

# Investment Highlights

**40+ Year Operating History, Strong Commitment to Site** – Firestone has operated at this location since 1983 and has executed four extensions showing an unwavering commitment to the site

**Absolute NNN Lease with Rental Increase in December 2024** – Allows an investor the opportunity to acquire a NNN asset on a truly passive income structure

**Strong Corporate, “A” Rated Investment Grade Tenant** – Bridgestone/Firestone has an investment grade credit rating of “A” by S&P and A2 by Moody’s

Founded in 1900 Firestone is a wholly owned subsidiary of the Bridgestone Retail Operations, LLC, which has four retail brands and over 2,200 locations nationwide

In 2023, Bridgestone (NYSE: BRDCY) had revenue in excess of \$31.2 billion and ranked #413 on the Fortune Global 2000 list

**Features Excellent Visibility and Highway Accessibility with Strong Traffic Counts** – The site sits directly off NW 23rd St (26,374 VPD) and N Rockwell Ave (24,929 VPD) with easy access to I-44 (157,238 VPD) (Source: CBRE Analytics)

**Densely Developed Residential Market with Ideal Consumer Demographics** – There are over 357,681 residents within a 7-mile radius of the property with an average household income of \$82,928

**Located Along Major Retail Corridor** – Neighboring national retailers include Aldi, McDonald’s, Ace Hardware, 7-Eleven, Whataburger, CVS, T-Mobile, Wendy’s, Anytime Fitness, Cash Saver, Dominos, Family Dollar, Subway and many more

**Internet & Pandemic Resistant Tenant** – Firestone has been designated an “Essential Business” and locations across the country remained open throughout the pandemic

**Dynamic Population Growth** – Oklahoma City is the 20th largest city in America and the 6th fastest-growing among those 20 cities



**Total Population**

85,782



**Median Age**

37



**Avg. Household Income**

\$65,710



**2023-2028 Annual Population Growth**

0.34%



**Distance Decay**

60% of Customers  
Within 5 Miles



**Educational Attainment**

17.1% Bachelors  
8.1% Associate



**Avg. Dwell Time**

9.7 Minutes per Visit



**Visitor Frequency**

43% Return

Trade Area Demographics (Source: CBRE Location Intelligence)

**CBRE**

# Site Plan

N Rockwell Avenue

**Firestone**

NW 23<sup>rd</sup> Street



**CBRE**



# Firestone

TYPE: Retail

NO. OF LOCATIONS: 1,700+

YEARS IN BUSINESS: 98+

HEADQUARTERS: Nashville, TN

WEBSITE: [www.firestone.com](http://www.firestone.com)

At Firestone Complete Auto Care, they offer you the complete experience. From the moment you walk in, you're met with some of the best customer service that can provide up-to-date knowledge on their quality products, the right solutions for your auto care needs, and initiatives that help improve your community and environment. Because they believe that every customer should leave with complete confidence in knowing they helped your car run newer longer.



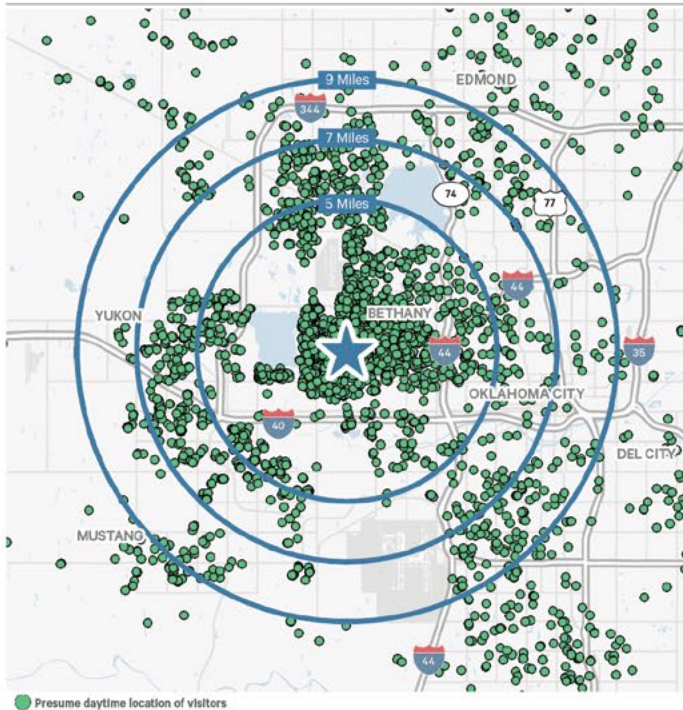
# Firestone | Mass Mobile Data

7021 NW 23rd ST  
Bethany, OK 73008

Study Period: Mar 31, 2023 to Feb 29, 2024

**Massive Mobile Data** – Data sourced from a wide range of varied mobile apps (SDKs) providing a location analysis solution for location decisions. By analyzing sophisticated mobile data, we are creating an accurate picture of customers. Mobile data is the most trusted solution for strategic marketplace analysis.

## Common Daytime Radius



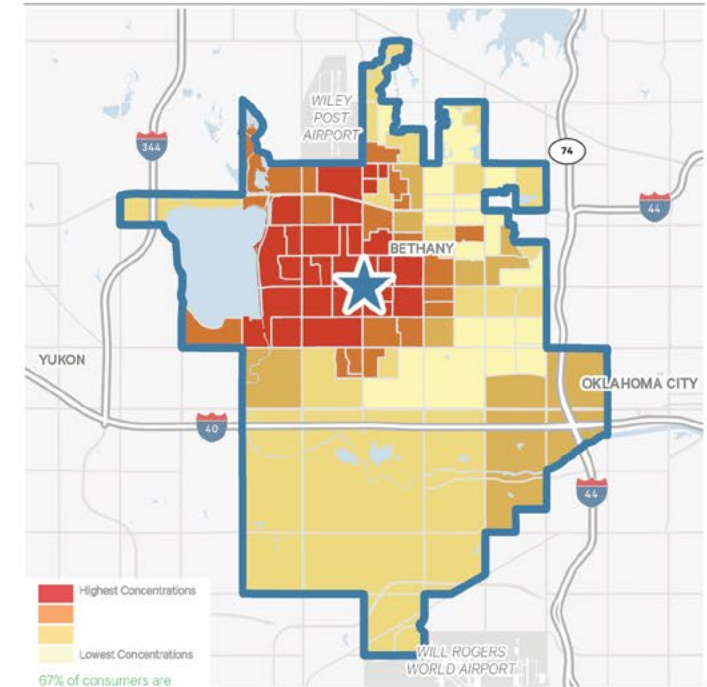
## Trade Area Demographics

<b>Total Population</b>	<b>Average Household Income</b>
85,782	\$65,710
<b>2023-2028 Annual Pop. Growth</b>	<b>2023 Retail Trade Sales (\$000) - SIC</b>
0.34%	\$242,315
<b>Educational Attainment</b>	<b>Median Age</b>
8.1% Associate 17.1% Bachelor's 5.4% Graduate	36.6

## Site Demographics

<b>Average Dwell Time</b>	<b>Visitor Frequency</b>
9.7 minutes per visit	Return 43% One-Time 57%

## Trade Area

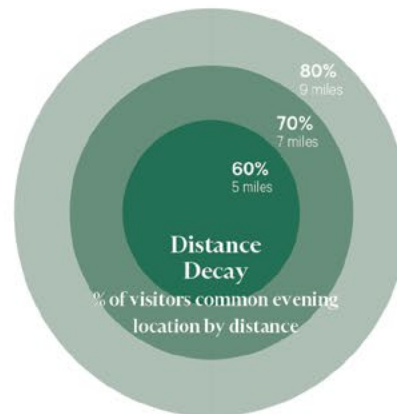


## Percent Daytime Locations

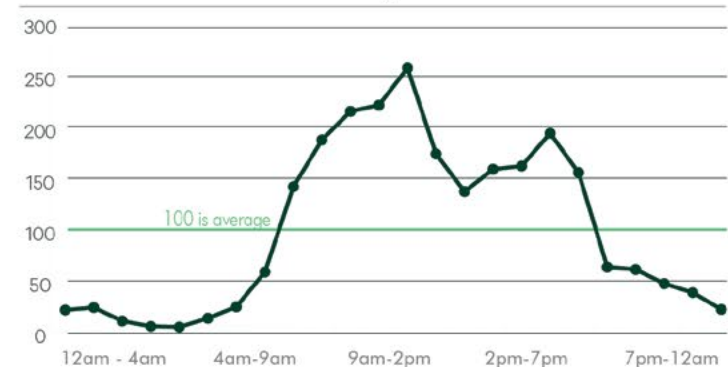
Oklahoma	43.5%
Bethany	24.1%
Yukon	8.0%
Edmond	3.0%

## Percent Evening Locations

Oklahoma	39.8%
Bethany	26.2%
Yukon	9.0%
Edmond	3.0%



## Traffic By Hour



# Retail Aerial

CBRE

Site  
**Firestone**

NW 50th St

NW 39th Expy

N Council Rd

**Holiday Inn & Suites**  
**SUBWAY**  
**FAMILY DOLLAR**

**CASHSAVER**  
A COST PLUS FOOD OUTLET  
**FAMILY DOLLAR**

**BRAUM'S**

**WHATABURGER**

**FAMILY DOLLAR**  
**McDonald's**  
**CVS pharmacy**  
**PAPA JOHN'S**  
**Dominos**  
**AutoZone**  
**Walgreens**

**DOLLAR GENERAL**

NW 23rd St

N Eagle Ln

**GOOD YEAR**

**Pizza Hut**

**ALDI**

N MacArthur Bly

**FedEx**  
**7 ELEVEN**  
**Church's CHICKEN**  
**SONIC**  
**DOLLAR GENERAL**

**ANYTIME FITNESS**  
**DOLLAR TREE**  
**ACE**  
The helpful place.  
**H&R BLOCK**

**Little Caesars**  
**McDonald's**  
**Walgreens**  
**FedEx**

**CREST FOODS**  
Home of Rock Bottom Prices  
**AMF BOWLING**  
**ICON CINEMA**  
**BURGER KING**  
**DOLLAR TREE**  
**cicis**  
**BRAUM'S**  
**dd's DISCOUNTS**  
**T Mobile**

**AutoZone**  
**FAMILY DOLLAR**  
**Advance Auto Parts**  
**O'Reilly AUTO PARTS**  
**DOLLAR GENERAL**

N Rockwell Ave

W Reno Ave

**NAPA**

# Retail Aerial

0.5 Miles

**DOLLAR GENERAL**

Site  
**Firestone**

**CASH SAVER**  
A COST PLUS FOOD OUTLET

**FAMILY DOLLAR**

**BRAUM'S**

Caribbean Fusion

NW 23rd St

NW 23rd St

**Allstate**  
**LIBERTY TAX**

Gallegos Mexican

**Pizza Hut**

**ANYTIME FITNESS**

**DOLLAR TREE**

**ACE**  
The helpful place.

**H&R BLOCK**

**Little Caesars**  
**Walgreens**  
**FedEx**

N Rockwell Ave

N Rockwell Ave

**CBRE**



# Demographics

## POPULATION (2024)

1 MILE	14,799
3 MILES	78,060
5 MILES	180,002
7 MILES	360,209

## HOUSEHOLDS (2024)

1 MILE	5,954
3 MILES	30,484
5 MILES	72,421
7 MILES	146,050

## AVG HH INCOME (2024)

1 MILE	\$72,624
3 MILES	\$67,313
5 MILES	\$79,875
7 MILES	\$89,981

## ANN POPULATION GROWTH (5 MILES)

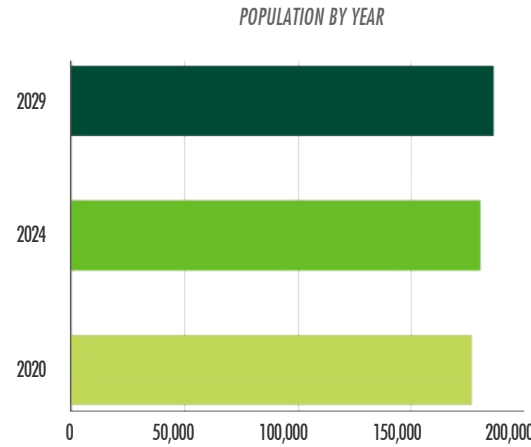
2024-2029	0.63%
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## TRAFFIC COUNTS (VPD)

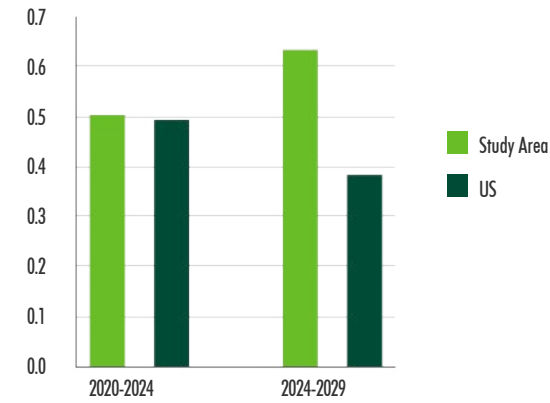
NW 23RD STREET	26,374
ROCKWELL AVENUE	24,929
I-44	157,238

# 5 - Miles

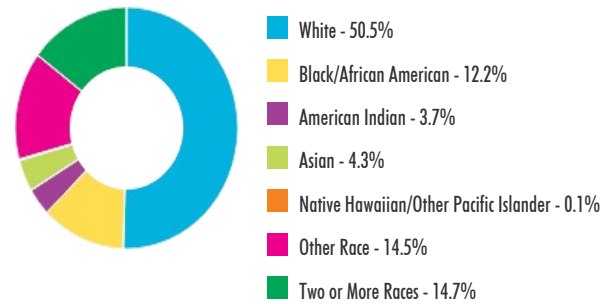
## POPULATION



## % COMPOUND ANNUAL POPULATION GROWTH



## RACE & ETHNICITY



**26.6%** HISPANIC/LATINO POPULATION (ALL RACES)

## INCOME

**\$56,614**  
MEDIAN HOUSEHOLD INCOME

**\$32,170**  
PER CAPITA INCOME

## HOME OWNERSHIP

**52.1%**  
OWNER-OCCUPIED UNITS

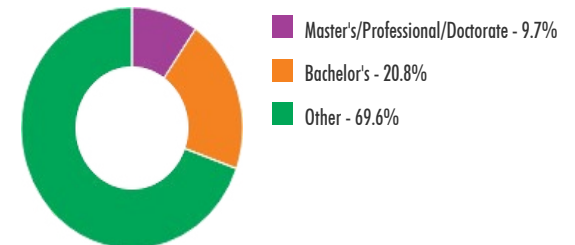
## EMPLOYMENT

**113,932** EMPLOYEES

**9,206** BUSINESSES

**4.0%** RESIDENTIAL UNEMPLOYMENT RATE

## EDUCATION



# Oklahoma City Advantage

Oklahoma City is the 3rd largest city in terms of geographic area in the contiguous U.S., spanning over 621 square miles. Located directly in the center of the state, Oklahoma City profits from supreme interstate connectivity and is the state capital. The area has been experiencing high growth from versatile demand drivers that make Oklahoma City one of the most prominent cities in the U.S. The Oklahoma City MSA is one of the fastest-growing metros in the country with roughly 1.44 million people. Between 2010 and 2015 the metro grew by nearly 10% which is twice as fast as the nation and by 2040, the metro is expected to exceed 2 million residents.

Lying in the Great Plains region, Oklahoma City has one of the world's largest livestock markets. Oil, natural gas, petroleum products and related industries are the largest sector of the local economy. Once just a regional power center of government and energy exploration, Oklahoma City has since diversified to include the sectors of information technology, services, health services, and administration. 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 sixteenth on Forbes' list of private companies. 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.

CBRE



Oklahoma City State Capitol Building



OKC River Walk



Wheeler Ferris Wheel

# OKLAHOMA CITY

**#2** Most Affordable Housing Market in the World  
(Demographia International Housing Study '22)

**23%** Population Growth Since 2000 (U.S. Census, 2020)

**6<sup>th</sup>** Fastest Growing Population in the Nation since 2010  
(U.S. Census, 2022)

**#1** City for High Wages & Low Cost of Living (CNBC, 2018)

**#1** City for Young Families (Insurify, 2021)

**#1** Best Large City to Start a Business (Wallethub, 2017)

**#3** Lowest Business Costs (Moody's, 2021)

**#13** Best Run City in America (Wallethub 2021)

**Top10** City for Lowest Tax Burden (U.S. Census 2021)

**Top5** Life-Science Development Hub (CBRE 2021)

The convergence of I-35, I-40 and I-44 as well as the development of Tinker Air Force Base, the second largest military air depot in the nation, made Oklahoma City into a major interchange on the interstate highway system – with 130-plus miles of federal interstate and state highways. Due to its central location within the nation's major highway arteries, Oklahoma City became a principal distribution center within the state and the southwest region. Efficient transportation has been the cornerstone in the overall planning of Oklahoma City and as a result, getting to any part of the city takes about 20 minutes or less.

Today, Oklahoma City is a thriving metropolis with a low cost of living, short commute times, big league quality of life and a diversified economy. Through multiple resident-led tax initiatives, Oklahoma City is bursting with new development, bettering its infrastructure and schools and creating new quality-of-life additions to the city that are drawing attention and visitors from around the country. With thrilling sports action, world-class museums, entertainment, shopping and dining at more than a dozen different districts, the energy to continue to grow, build and create is palpable all around town.

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