



## **Del Crest Center – Near the #1 Walmart Supercenter in Oklahoma**

**\$9,450,000 | Cap: 7.6% | 4.4 Acres | 80% Corporate Credit | 31% Investment Grade**

### Del Crest Center



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REALTY ADVISORS

- Harbor Freight Ranks in the Top 8% Nationality
- I-40 Expanded to 6-Lanes (80,000+ Vehicles Per Day)
- New On and Off Ramps
- BioLife Investment: \$4.5M
- New 10-Yr Leases with Boot Barn & Harbor Freight
- 80% of Rent is Corporate and 30% Investment Grade
- 

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# Del Crest Center- Del City, OK Rent Roll and Pricing

# Del Crest Center

Tenant	Leased Sq. Ft.	Start Date	End Date	Term	Rent/Year	Rent/SF	Escalations	Option Years	Lease Options	Percent of Income
Bio Life	12,900	4/1/2022	3/31/2032	1 thru 5	206,400	16.00			4-5yr. Options	
				6 thru 10	227,040	17.60	10%			32%
								11 to 15	\$ 19.36	
								16 to 20	\$ 21.30	
								21 to 25	\$ 23.43	
								26 to 30	\$ 25.77	
Metro T-Mobile	1,400	12/15/2016	4/30/2032	1 thru 2	28,080	20.06			1-5year option	
				3 thru 5	29,680	21.20	6%			
					31,458	22.47	6%	6 thru 7	\$ 22.47	
					33,334	23.81	6%	8 thru 10	\$ 23.81	
					<b>New Negotiated Rent as of 5/1/2027 at 2.19 psf increase</b>	<b>36,400</b>	<b>26.00</b>	<b>New 5-yr base term</b>		5%
Boot Barn	9,180	4/1/2024	3/31/2034	1 thru 5	135,405	14.75			4-5yr. Options	19%
				6 thru 10	148,945	16.22	10%	11 to 15	\$ 17.85	
								16 to 20	\$ 19.63	
								21 to 25	\$ 21.60	
								26 to 30	\$ 23.76	
Harbor Freight	16,083	5/2/2014	5/31/2035	1 thru 10	144,744	9.00			5-5-yr options	
				11 thru 15	159,216	9.90	10%			22%
				16 thru 25	175,140	10.89	10%			
				26 thru 27	192,672	11.98	10%			
Rep Republic	16,000	2/1/2022	1/31/2027	1 thru 5	144,000	\$ 9.00			2-5yr. Options	
				6 thru 10	158,400	\$ 9.90	10%	6 to 10	\$ 9.90	22%
								11 to 15	\$ 10.89	
	<b>55,563</b>				<b>NOI</b>	<b>716,461</b>	<b>12.89</b>			100%
					<b>Price</b>	<b>9,450,000</b>				
					<b>Cap Rate</b>	<b>7.6%</b>				

## Finance Guidance

Sooner Rose – Midwest City, OK (OKC MSA)



	Option 1	Option 2	Option 3	Option 4
Loan to Value*	Up to 65%	65 – 70%	Up to 60%	Up to 70%
Fixed Term	3 – 5 years	3 – 5 years	3 – 10 years	5 – 10 years
Term	3 – 10 years	3 – 10 years	5 – 20 years	5 – 10 years
Interest Rate	5.60 – 5.75%	5.70 – 5.95%	5.60 – 5.85%	6.25 – 6.75%
Amortization	25 – 30 years	25 – 30 years	25 years	Full-term Interest Only
Prepayment	Flexible	Flexible	Structured	No Prepay Penalty

Above are preliminary soft quotes procured by CBRE's Middle Market Commercial Team. Rates as of 5.13.2026.  
Subject to review of tenant and sponsor strength | \*DSCR, DY, or LTV restrictions vary by capital source

HMX Realty Advisors exclusively presents for sale a well-established, five-tenant shopping center strategically located at the highly visible on and off ramps of Interstate 40, benefiting from a traffic count of 82,000 vehicles per day. 80% of the income is from National Credit Tenants. The property is near the 1<sup>st</sup> Walmart Supercenter in Oklahoma as well as Home Depot. It is on SE 15<sup>th</sup> Street, a major retail corridor with easy access to a significant collection of national retailers. Academy Sports, Hobby Lobby, Burlington Coat Factory, Chick-fil-A, Wendy's, Olive Garden, Murphy USA, and Mo' Bettah are directly north on 15<sup>th</sup> St. in Sooner Rose Shopping Center, which is also for sale.

A four-tenant section of the Sooner Rose Shopping Center with Dollar Tree, Dine Brands' Fuzzy's Taco Shop, Rally House with 300 locations, and Mountain Mike's Pizza is for sale separately and is priced at \$7,500,000 which is a 7.5 cap rate. Additionally, the Hobby Lobby in the center is also for sale at a 6.25 cap for \$8,150,000. [ShareFile - Where Companies Connect](#) is where you can assess the Hobby Lobby.

It benefits from the "Tinker Effect" with a 2.5-mile proximity to Tinker Air Force Base, the nation's largest maintenance, repair, and overhaul (MRO) facility. Tinker's strategic importance is reinforced by its selection as the exclusive maintenance hub for the next-generation B-21 Raider stealth bomber, a decades-long assignment based on the base's unrivaled industrial expertise. Further cementing its future, the base recently underwent a 131-acre expansion to accommodate 1,000 new jobs for Northrop Grumman and Lockheed Martin. As of 2026, the base supports 30,000 direct employees and 33,000 secondary personnel. Major private-sector neighbors include Boeing, the city's largest private aerospace employer (~3,500+ employees) and Pratt & Whitney, which operates a brand-new 845,000-square-foot engine facility for the F-35 and B-52 (opened Oct 2024). Del Crest serves as a primary retail hub for this massive workforce, which generates a total annual economic impact of \$7.5 billion up from 4.5 billion in 2023.

# Del Crest Center- Del City, OK Rent Roll and 10-Year Rent Schedule

# Del Crest Center

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**Ranking Overview**

**Harbor Freight Tools**

Se 15th St, Del City, OK

Nationwide

**6,726** / 89,980



Oklahoma

**91** / 1,317



15mi

**23** / 308



Category Group: Home Improvements & Furnishings | Visits | Sep 1st, 2024 - Aug 31st, 2025  
Data provided by Placer Labs Inc. (www.placer.ai)



**Ranking Overview**

**Walmart**

Tinker Diagonal St, Del City, OK

Nationwide

**169** / 7,443



Oklahoma

**1** / 120



50 miles

**1** / 46



Category: Superstores | Visits | Feb 1st, 2025 - Jan 31st, 2026  
Data provided by Placer Labs Inc. (www.placer.ai)



**Ranking Overview**

**BioLife Plasma Services**

SE 15th St, Del City, OK

Nationwide

**22,104** / 90,784



Oklahoma

**306** / 1,841



50 miles

**139** / 833



Category Group: Medical & Health | Visits | Feb 1st, 2025 - Jan 31st, 2026  
 Data provided by Placer Labs Inc. (www.placer.ai)



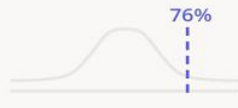
**Ranking Overview**

**PEAK Fitness**

SE 15th St, Del City, OK

Nationwide

**7,905\*** / 32,989



Oklahoma

**97\*** / 419



50 miles

**47\*** / 191



Category: Fitness | Visits | Jul 1st, 2023 - Jun 30th, 2024  
 Data provided by Placer Labs Inc. (www.placer.ai)





BioLife represents 31% of the center's income and benefits from an investment-grade credit rating.



**INTERSTATE  
40**

Expanded to Six Lanes

**BioLife, Boot Barn, Harbor Freight, Metro by T-Mobile & Peak Fitness**



**INTEGRIS  
HEALTH**

Community Hospital  
Adjacent to Del Crest Shopping Center



Traffic control lights at both ends of parking lot



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# Oklahoma City is Growing and Adding Jobs and Population

Oklahoma City's strong, diverse economy and affordable living has been attracting companies and creating good jobs. Aerospace remains a major economic driver, employing over 43,000 in 290 firms and witnessing a remarkable 48% increase in output between 2015 and 2020.

Tinker Air Force Base, 2.5 miles from the subject property and upgrades all Navy and Air Force AWACS aircraft globally. It is a critical use facility due to its comprehensive capabilities and role in the Air Force and Navy maintenance, repair and overhaul {MRO} efforts. It upgrades and sustains KC-135 Tankers, B-52 Bombers, and AWACS aircraft. Tinker has an annual civilian and military budget of 1.9 billion with 27,000 military and civilian employees. Not included in this number is 43,000 private civilian workers in 290 firms related to Tinker Aerospace operations.

The technology sector is experiencing rapid growth, contributing \$4.2 billion to the local GDP in 2023. With tech jobs increasing by 15% in 2023 and a tech workforce now exceeding 22,590 employees, the city is establishing itself as a hub for technology and innovation.

Oklahoma City's energy sector is a cornerstone of its economy, with abundant oil and natural gas reserves, and a growing wind power industry. The city is home to major energy companies like Devon Energy, Continental Resources and Sonic, contributing to its economic stability and growth potential.





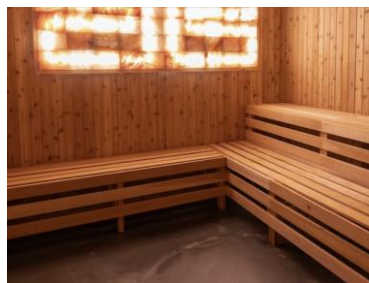
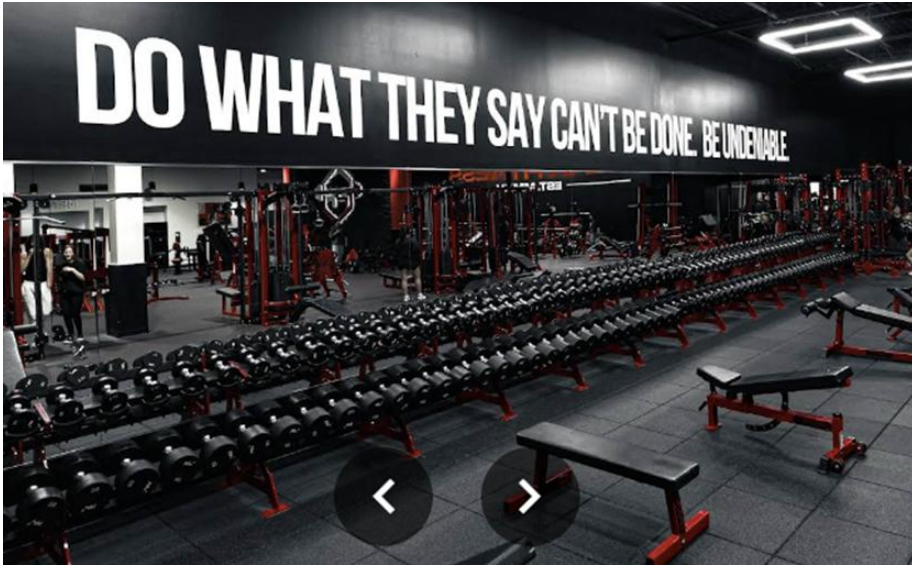
Harbor Freight Tools USA, Inc. represents 24% of the center's income. It currently has an issuer credit rating of BB- from S&P Global Ratings and a rating of Ba3 from Moody's.



Boot Barn Holdings Inc (NYSE: BOOT ) represents 20% of the center's income. Boot Barn is a large, publicly-traded retailer specializing in Western and work-related footwear, apparel, and accessories. Their financial condition is strong, with recent reports showing significant revenue growth and a stable balance sheet

**Del Crest Center- Del City, OK  
Peak Fitness AKA Rep Republic (low rent of \$9.00 PSF)**

**Del Crest  
Center**





This Peak Fitness location has a dedicated and loyal following with over 102,000 customer visits in the last 12 months. It consistently ranks as one of the top gyms in OKC. Visits are up 15% over the last year and up 33% over the past two years. The tenant paid for the façade and spent approximately 1.0M improving the space, including saunas. The space was a former Gold's Gym, which closed all location in connection with its bankruptcy, however this location was profitable. The gym clientele includes many International Federation of Body Builders as well as Police, ENTs and Military. The gyms reviews are exceptional.

<b>2024 Summary</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	8,152	64,819	136,928
Households	3,429	26,389	55,346
Families	1,981	15,513	32,125
Average Household Size	2.36	2.40	2.43
Owner Occupied Housing Units	1,825	12,517	25,923
Renter Occupied Housing Units	1,604	13,872	29,423
Median Age	38.2	35.0	34.8
Median Household Income	\$45,172	\$49,835	\$49,230
Average Household Income	\$58,374	\$65,565	\$68,617

<b>2029 Summary</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	8,152	65,225	139,398
Households	3,449	26,694	56,686
Families	1,983	15,607	32,701
Average Household Size	2.35	2.39	2.41
Owner Occupied Housing Units	1,840	12,698	26,666
Renter Occupied Housing Units	1,609	13,996	30,019
Median Age	39.4	36.5	36.1
Median Household Income	\$53,253	\$57,815	\$57,030
Average Household Income	\$70,267	\$77,482	\$80,965

<b>2024-2029 Annual Rate</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	0.00%	0.12%	0.36%
Households	0.12%	0.23%	0.48%
Average Household Income	3.35%	3.02%	2.99%

**Contact Us**

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