

Downtown Oklahoma City
(9 Miles From Subject)

Marcus & Millichap
PATEL YOZWIAK GROUP



SONIC AND VACANT HOOTERS

Absolute Net Lease | Former Hooters Available for Lease | Additional Income From Billboard

3015 NW Expressway, Oklahoma City, OK 73112

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TENANT SUMMARY // SONIC



Sonic Corporation, founded as Sonic Drive-In, is an American drive-in fast-food chain owned by Inspire Brands, the parent company of Arby's, Dunkin' Donuts and Buffalo Wild Wings. Sonic, founded by Troy N. Smith, Sr., opened its first location in 1953, under the name Top Hat Drive-In. Originally a walk-up root beer stand outside a log-cabin steakhouse selling soda, hamburgers, and hotdogs, With a dynamic history, Sonic surges forward while specializing in fresh, made-to-order meals that customers can't get anywhere else. Sonic's menu is unique, just like the 3 million customers who order from their drive-ins each day.

Sonic currently has 3,600+ locations in the United States. Sonic is known for its use of carhops on roller skates. The company's core products include the "Chili Cheese Coney", "Sonic Cheeseburger Combo", "Sonic Blasts", "Master Shakes", and "Wacky Pack Kids Meals". Sonic is renowned for its drive-thru experience, offering customers a quick and convenient way to enjoy their favorite meals.

In 2025, Sonic was ranked 15th in QSR magazine's rankings of the top-50 quick-service and fast-casual food brands in the nation and ranked 4th in the QSR Top Fast-Food Burger Chains, by Sales .

3,600+
LOCATIONS

46
STATES

5,000+
EMPLOYEES



PROPERTY PHOTOS // SONIC & VACANT HOOTERS



HIGHLIGHTS // SONIC & VACANT HOOTERS

- **SONIC RESTAURANT AND VACANT HOOTERS PROPERTY FOR LEASE ON SEPARATE PARCELS:** Sonic has operated at this location since 2000 and was recently remodeled in 2024.
- **SHORT TERM LEASE REMAINING:** Sonic has 3 years remaining on an absolute net lease with five, 1-year renewal options and 3% increases in each option.
- **ADDITIONAL INCOME FROM BILLBOARD LEASE:** Billboard located on Sonic parcel generates additional annual income with just under 5 years remaining on billboard ground lease.
- **ABSOLUTE NET LEASE:** No landlord responsibilities. Tenant is responsible for everything including roof and structure. Lease is corporately guaranteed by Sonic.
- **FORMER HOOTERS AVAILABLE FOR LEASE UP:** Property was built in 2004 with high visibility, pylon sign and large parking lot with easy access from all traffic directions. Contact broker for details.
- **HIGH-TRAFFIC CORRIDOR:** Situated on Northwest Expressway near the N May Ave intersection seeing a combined 64,500 vehicles per day.
- **LOCATED IN A EXTREMELY DENSE REGIONAL HOTEL, RETAIL & OFFICE CORRIDOR:** Located near multiple national retail tenants such as Home Depot, Target, Dave and Buster's, Best Buy, Residence Inn, Embassy Suites, Hampton Inn, Holiday Inn, Hilton Garden, Chipotle, AT&T, Walgreens, and More. Directly adjacent to Union Plaza, a large 250,000 square foot class A office tower and near Integris Health Baptist Medical Center, a major 500 bed hospital campus.
- **STRATEGIC REGIONAL CONNECTIVITY:** Located 9 miles from downtown Oklahoma City, 1.5 miles from Penn Square Mall and 7 miles from Lake Hefner with easy access to Interstate 44 and Interstate 235.
- **STRONG LOCAL DEMOGRAPHICS:** 5 mile population exceeds 226,800 and is projected to increase by 2028. Daytime population exceeds 33,500 within 1 mile of the property, and 375,300 within 5 miles. Average household incomes exceed \$83,300 within 1 mile. Unemployment is below 2% within 10 miles.

OFFERING SUMMARY // SONIC & VACANT HOOTERS

\$4,500,000

LIST PRICE

\$159,879

TOTAL NOI

PROPERTY DESCRIPTION

Address	3015-2025 NW Expressway, Oklahoma City, OK 73112
Year Built:	2000 (Sonic) 2004 (Former Hooters)
Lot Size:	+/-0.39-Acres (Sonic) +/-1.42-Acres (Former Hooters)
GLA:	1,499-Sq. Ft. (Sonic) 4,325-Sq. Ft. (Former Hooters)
Type of Ownership:	Fee Simple
Parcel Numbers:	149853202 & 149853200

LEASE ABSTRACT: BILLBOARD

Tenant:	Lamar
Lease Commencement:	2/1/2009
Lease Expiration:	1/31/2031
Lease Term Remaining:	5 Years
Current Annual Rent:	\$15,608
ROFR – Sale of Land:	Lessee has right of first refusal to meet bona fide offer to sell property where sign is located

LEASE ABSTRACT: SONIC

Tenant:	Sonic
Lease Type:	Absolute Net
Lease Commencement:	06/01/1999
Lease Expiration:	05/31/2029
Lease Term Remaining:	3 Years
Option Terms:	Five, 1-Year Options
Rental Increases:	3% In Each Option
LL Responsibility:	None
Tenant Responsibility:	All Including Roof and Structure
Guarantor:	Corporate
ROFR:	Yes, 30 day ROFR during initial term applicable to both parcels.
Exclusivity:	Cannot lease or sell adjacent property to any type of restaurant which mainly features hamburgers or generates 30% of its net sales from hamburgers such as Burger King, Wendy's, A&W, McDonald's, Hardee's, Carl's Jr., White Castle, etc.

RENT SCHEDULE: SONIC

Start	End	Annual Rent	Monthly Rent	Rent/SF	% Incr.
CURRENT	5/31/2029	\$144,271	\$12,023	\$96.24	-
Option 1	5/31/2030	\$148,599	\$12,383	\$99.13	3.00%
Option 2	5/31/2031	\$153,057	\$12,755	\$102.11	3.00%
Option 3	5/31/2032	\$157,649	\$13,137	\$105.17	3.00%
Option 4	5/31/2033	\$162,378	\$13,532	\$108.32	3.00%
Option 5	5/31/2034	\$167,249	\$13,937	\$111.57	3.00%

PARCEL VIEW // SONIC & VACANT HOOTERS



Billboard Ground Lease

3015 NW Expressway
14-985-3202



3025 NW Expressway
14-985-3200

Former Hooters

Northwest Expressway (38,200 VPD)

AERIAL // SOUTHEAST VIEW



AERIAL // NORTHWEST VIEW



DEMOGRAPHIC REPORT // OKLAHOMA CITY, OK

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection	11,894	91,584	229,384
2023 Estimate	11,763	90,773	226,851
2020 Census	11,954	92,272	228,807
2010 Census	11,814	91,378	221,963
2023 Daytime Population	33,597	160,173	375,315
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Average	\$83,333	\$87,807	\$79,334
Median	\$62,495	\$69,246	\$61,837
Per Capita	\$43,237	\$41,263	\$36,243
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection	6,217	42,938	104,492
2023 Estimate	6,151	42,483	102,877
2020 Census	6,025	41,606	99,785
2010 Census	6,048	41,687	96,070
HOUSING	1 Mile	3 Miles	5 Miles
Median Home Value	\$251,076	\$221,633	\$202,796
EMPLOYMENT	1 Mile	3 Miles	5 Miles
2023 Unemployment	2.85%	2.08%	2.21%
Avg. Time Traveled <30 Min.	20	20	21
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
High School Graduate	2.13%	1.89%	1.80%
Some College, No Degree	23.53%	26.72%	30.03%
Associate Degree	15.31%	14.64%	14.90%
Bachelor's Degree	8.35%	7.51%	7.07%
Advanced Degree	44.99%	39.91%	35.08%

MAJOR EMPLOYERS		EMPLOYEES
1	Msdg Elizabethtown LLC	20,339
2	State of Oklahoma	5,004
3	Staff One Inc	4,148
4	Baptist Medical Center Oklahoma	2,600
5	St Anthony Hospital	2,500
6	KAUT UPN 43 -TV	2,281
7	Putnam County School District	2,076
8	Devon Oei Operating Inc	2,000
9	Southeast Supply Header LLC	1,800
10	Revenue MGT Solutions LLC	1,650
11	County of Oklahoma	1,550
12	American Fidelity Lloyds Insurance	1,500
13	Otoe-Missouria Dev Auth Inc	1,200
14	Deaconess Hospital	1,180
15	One Gas Inc-Oklahoma Natural Gas	1,155
16	Republic Beverage Company	1,024
17	21c OkC Museum Hotel	999
18	Oklahoma Goodwill Industries	916
19	American Fidelity Corporation	910
20	Oklahoma Dept Human Services	800
21	Dental Depot PLLC	793
22	Oklahoma Department Transportation	700
23	Kimray Inc	620
24	Total Med Personnel Staffing LLC	610
25	SSE Leasing LLC	608

MARKET SUMMARY // OKLAHOMA CITY, OK

OKLAHOMA CITY

Home to the state's capital, the Oklahoma City metro is situated in the central portion of the state and is composed of seven counties: Oklahoma, Grady, Canadian, Cleveland, Logan, McClain and Lincoln. The metro is expected to add 31,000 people over the next five years, resulting in the addition of 15,000 households. Three cities have local populations exceeding 98,000, including Oklahoma City, Norman and Edmond. The metro is home to the Oklahoma City Thunder NBA team and the University of Oklahoma in Norman.

ECONOMY

- The energy industry continues to be a major economic driver. Chesapeake Energy Corporation and Devon Energy are based locally. Other large regional employers in the energy sector include OG&E Energy and Continental Resources.
- A large number of jobs are attributed to the government segment. Employers include the State of Oklahoma, Tinker Air Force Base and the FAA Mike Monroney Aeronautical Center.
- Aside from government, the health, education, manufacturing and telecommunications sectors also providing local jobs. Among the major employers here are Amazon, UPS, INTEGRIS Health, the University of Oklahoma, Paycom, Boeing, AT&T and Dell.

QUICK FACTS



POPULATION
1.5M
Growth 2024-2029*
2.2%



HOUSEHOLDS
574K
Growth 2024-2029*
2.7%



MEDIAN AGE
36.0
U.S. Median:
39.0



MEDIAN HOUSEHOLD INCOME
\$76,700
U.S. Median:
\$76,100

* Forecast



METRO HIGHLIGHTS



GROWING ENERGY AND ALTERNATIVE ENERGY INDUSTRY

The region is home to prominent companies in the energy industry and ranks among the nation's top 10 in compressed natural gas and wind energy.



DIVERSE EMPLOYMENT OPPORTUNITIES

Oklahoma City's economic base is diversifying beyond energy and government. The medical and information technology sectors are generating new jobs.



POPULATION GAINS

Over the next five years, population growth is expected to outpace the national rate, enhancing demand for health care and education, as well as housing and retail.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

SONIC & VACANT HOOTERS

3015 NW Expressway, Oklahoma City, OK

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