

Crown Liquor Retail Center

3637 N Pennsylvania Ave, OKC, OK 73112

Offering Memorandum



**Real Estate & Profitable Business Offering
Within 1 Mile of Penn Square Mall, OKC**

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Executive Summary

Fee simple RE & Operating business

Asking Price

\$1,600,000

Acres

.45

Operating Net Business Profit 2024

\$158,235

Square Feet

3,831

Year Built

2001

Center Base Rent

*NNN are paid by operating business

\$108,000

Price Per Square Foot

\$417.65

Included Inventory

*At Cost

~\$200,000

2024 Offering Cash Flow

\$266,235

Yield on invested capital

16.6 %

The offering consists of a fee-simple retail property occupied by Crown Liquor (owner-occupied) and Cricket Mobile, with the operating liquor business and inventory included in the transaction at a purchase price of \$1,600,000. The real estate generates \$108,000 in annual base rent, while Crown Liquor produced \$158,235 in net operating profit in 2024. On a combined basis, the property and business produce approximately \$266,235 in annual cash flow, reflecting an all-in historical cash yield of approximately 16.6%, inclusive of in-place operations and inventory.

Property Description

Location

South West Corner of 36NW and Pennsylvania Ave

Zoning

Commerica Neighborhood

Parking

16 Parking Spots (4.4/1000)

Daily Traffic Count

15,800 on Pennsylvania

5,800 on 36NW



Cricket Mobile occupies approximately 800 SF under a month-to-month gross lease and pays \$1,500 per month in base rent.



Website

<https://www.instagram.com/crownliquorokc/?hl=en>

Year Founded

2023

Reviews

4.5 rating on 160 reviews

Crown Liquor is the owner-occupied tenant and has operated at the property since 2023. The business reported \$158,235 in net operating profit in 2024 and maintains a 4.5 Google rating across approximately 160 reviews. Inventory is included in the transaction





Demographics Map Report	1 Mile	3 Miles	5 Miles
Total Population	25.1K	129.5K	294.8K
Average Age	34	35	34
Average HH Income	\$64.1K	\$59.6K	\$53.4K

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