

MEDWISE URGENT CARE (QUIKTRIP GUARANTEE) & BRICKTOWN BREWERY

505 SE WASHINGTON BOULEVARD | BARTLESVILLE, OKLAHOMA 74006



ACTUAL SITE

CIA commercial
investment
advisors

BANG
REALTY

OFFERING MEMORANDUM

** HOME OF THE OKLAHOMA WESLEYAN UNIVERSITY **

ADVISORY TEAM

JUSTIN ZAHN
Vice President

justin@ciadvisor.com
480.718.5555 - direct | 402.730.6021 - cell



COMMERCIAL INVESTMENT ADVISORS
CIA BROKERAGE COMPANY
9383 East Bahia Drive, Suite 130 | Scottsdale, Arizona 85260
480.214.5088
www.ciadvisor.com

BRIAN BROCKMAM
Principal Broker
LIC # 177814
brian@bangrealty.com
513.898.1551 - office



BANG REALTY-OKLAHOMA, INC.
2939 Vernon Place | Cincinnati, Ohio 45219
513.898.1551
www.bor50.com



Highlights



→ POINTS OF INTEREST

Retailers | Entertainment: Pad site to an Ollie's Bargain Outlet, Five Below & Dollar Tree Shopping Center; nearby retailers include Walmart, Lowe's, Hobby Lobby, Staples, Atwoods, T.J. Maxx, Ross Dress for Less, Dunham's Sports, Maurices, Dillard's Clearance Center, Rack Room Shoes, Ulta Beauty, Sally Beauty, Aldi, Homeland Grocery, United Supermarkets, Petco, Dollar General, GNC, Tractor Supply Co, Harbor Freight Tools, ABC Supply Co, Goodwill, O'Reilly Auto Parts, Walgreens, Regal Cinemas Planet Fitness

Higher Education: 7 minutes (3½ miles) to **Oklahoma Wesleyan University**

- a private university offering over 30 undergraduate & 6 graduate degree programs with serving 848 students

Healthcare: Adjacent to **Ascension St. John Jane Phillips Medical Center**

- a 133-bed facility offering 24/7 emergency care, general medicine, surgery, maternal & infant care, cancer treatment, etc.

PRICE
\$4,234,000

CAP RATE
7.25%

NOI
\$306,959

→ 100% OCCUPIED | STRONG SALES PERFORMANCE

Newly constructed 100% occupied two-tenant retail center anchored by highly successful Bricktown Brewery ([attractive 7.87% Rent to Sales Ratio](#)) and MedWise Urgent Care ([Quiktrip Guarantee](#))

→ LONG TERM CORPORATE LEASES

Bricktown Brewery (successful 21-unit chain) will sign a brand new 15-year NNN Lease with 8% rental escalations every 5 years at the Close of Escrow. MedWise Urgent Care is wholly owned and further guaranteed by QuikTrip and comes with attractive 10% rental escalations every 5 years!

→ PAD SITE | TRAFFIC COUNTS

Pad site to an Ollie's Bargain Outlet, Five Below & Dollar Tree Shopping Center - positioned on a large ±1.15-acre parcel, just off the hard southwest corner of SE Washington Blvd/US-75 and Frank Phillips Blvd with [traffic counts of 33,074 CPD!](#)

→ 2025 DEMOGRAPHICS

Population (5-mi)	43,958
Households (5-mi)	17,743
Average Household Income (3-mi)	\$90,920

Financial Analysis

ASKING PRICE	\$4,234,000
LIST CAP RATE	7.25%
ACTUAL OCCUPANCY	100%

GROSS LEASABLE AREA	±8,379 SF (\$505.31 PSF)
LOT SIZE	±1.15 acres
YEAR BUILT ROOF	2021 Standing Metal Seam

2025 ANNUALIZED OPERATING DATA

INCOME

2025 Scheduled Gross Income	\$306,959
Expense Reimbursement	\$98,894
Total Gross Annual Income	\$405,853

EXPENSES

Operating Expenses	(\$98,894)
Total Expenses	(\$98,894)

NET OPERATING INCOME	\$306,959
-----------------------------	------------------

2025 BUDGETED EXPENSES

Property Taxes	\$40,136
Insurance	\$30,000
CAM Expenses	\$16,758
Management Fee	\$12,000
Total Operating Expenses	\$98,894

PROPOSED FINANCING SUMMARY

All Cash or Buyer to obtain new financing at Close of Escrow.

Loan to Value (65%)	\$2,752,100
Down Payment (35%)	\$1,481,900
Interest Rate	5-Yr Fixed Rate @ 6.10%
Term	10-Yr Loan Term
Amortization	25 years
Loan Type	Full Recourse

For more information, please contact **Josh Sciotto | Marcus & Millichap** at **(602) 687-6647** or **josh.sciotto@marcusmillichap.com**.

Rent Roll

UNIT	TENANT NAME	SQ FT	% OF GLA	2025 ANNUAL RENT	RENT PSF	TYPE	LEASE STARTS	LEASE ENDS	INCREASES	INCREASE OPTIONS
A	Bricktown Brewery Restaurant	5,200	62.1%	\$210,000	\$40.38	NNN	07/01/25	06/30/40	<u>8% every 5 years</u> <u>07/01/30 to 06/30/35</u> \$226,800 (\$43.62 PSF) <u>07/01/35 to 06/30/40</u> \$244,944 (\$47.10 PSF)	<u>Three 5-year options</u> <u>1st:</u> \$264,540 (\$50.87 PSF) <u>2nd:</u> \$285,703 (\$54.94 PSF) <u>3rd:</u> \$308,559 (\$59.34 PSF)
B	MedWise Urgent Care (Quiktrip)	3,179	37.9%	\$96,959	\$30.50	NNN	03/17/23	03/16/33	<u>10% every 5 years</u> <u>03/17/28 to 03/16/33</u> \$106,655 (\$33.55 PSF)	<u>Three 5-year options</u> <u>1st:</u> \$117,320 (\$36.90 PSF) <u>2nd:</u> \$129,052 (\$40.60 PSF) <u>3rd:</u> \$141,958 (\$44.65 PSF)
Grand Total		8,379	100%	\$306,959	\$36.63 (AVG)					

Occupied **8,379** **100%**

Vacant **0** **0%**

Tenant Profile

BRICKTOWN BREWERY



RENTABLE SF	5,200
LEASE STARTS ENDS	07/01/25 to 06/30/40
PARENT COMPANY	Bricktown Brewery Restaurants, LLC
# OF LOCATIONS	21 locations in 5 states
FOUNDED HQ	1992 Oklahoma City, Oklahoma

Bricktown Brewery was Oklahoma's first brewpub and first restaurant to brew craft beer.

Their full-service bar has an impressive roster of local beer, and is carefully curated to satisfy their craft-beer-loving guests that are searching for the perfect pairing to their meal.

Their great food is the result of quality, fresh ingredients in their scratch-made kitchens. Guests can savor a variety of shareable plates, premium Angus beef burgers, flavorful sandwiches, hand-tossed pizzas, hearty soups and fresh salads, along with seafood and timeless comfort classics like chicken-fried steak, meatloaf, and crispy fried chicken.



RENTABLE SF	3,179
LEASE STARTS ENDS	03/17/23 to 03/16/33
PARENT COMPANY	QuikTrip Corporation
# OF LOCATIONS	12 locations in Oklahoma
FOUNDED HQ	2020 Tulsa, Oklahoma

MedWise Urgent Care provides expert, compassionate care for life's unexpected health needs—including lab testing, treatment for minor illnesses and injuries, x-rays, vaccinations, and physical exams. As the only Urgent Care Association (UCA) accredited clinic in Northeast Oklahoma, MedWise sets the standard for quality and reliability in urgent care.

With walk-in availability, online appointment scheduling, and virtual visits, MedWise offers flexible options to fit your schedule.

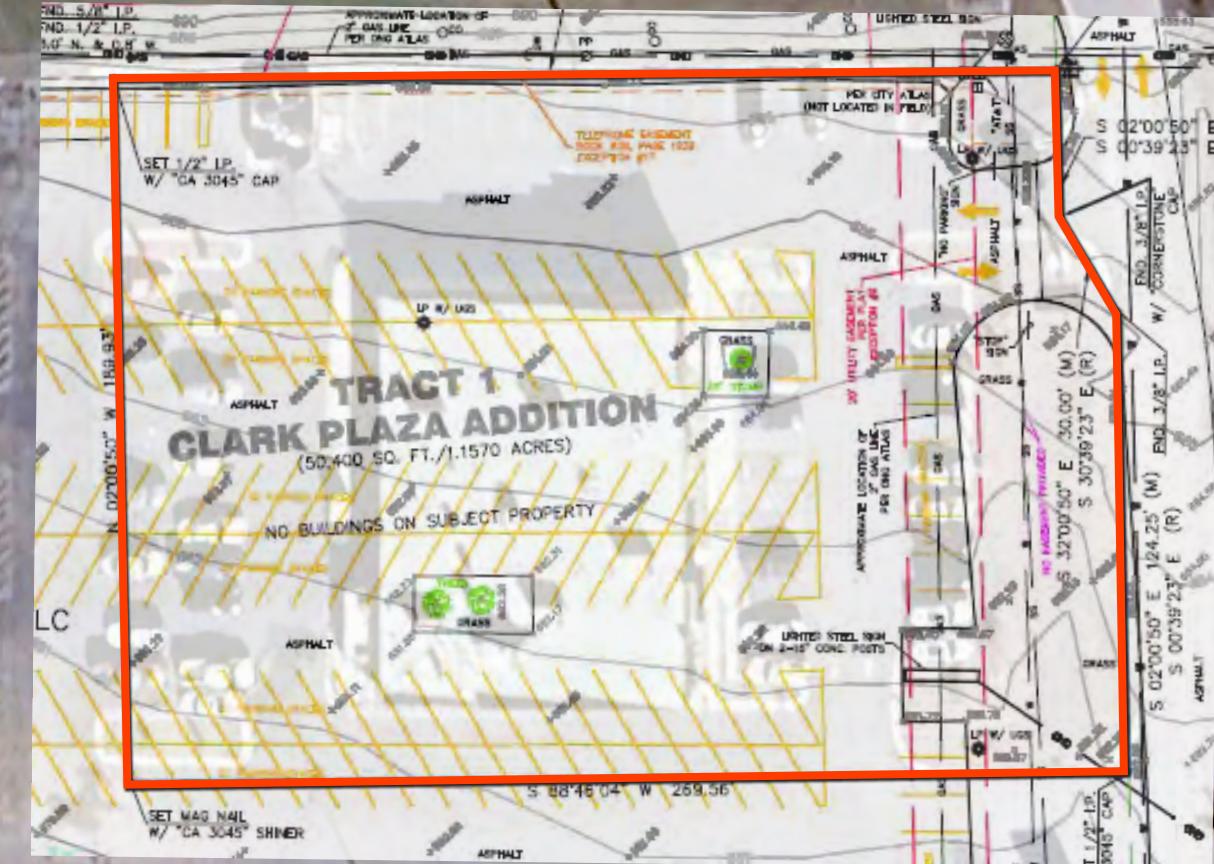
Site Plan

LOT SIZE

±1.15 Acres

GLA

±8,379 SF



US-75 / SE WASHINGTON BLVD
21,436 CPD

Northwest

As of June 29, 2025



tropical
SMOOTHIE CAFE



SHOE DEPT.
ENCORE



SUBJECT
PROPERTY

E FRANK PHILLIPS BLVD | 11,638 CPD

US-75/SE WASHINGTON BLVD
21,436 CPD

75

East

As of June 29, 2025

- Sooner Carpet
- New China Super Buffet
- Tacos Maria

goodwill

Walgreens

BANK OF OKLAHOMA

Schlotzsky's



E FRANK PHILLIPS BLVD | 11,638 CPD

Lot-A-Burger

NEAL'S
HOMESTORE

colaw
fitness



GAME X-CHANGE
uscellular
Check n Go
Brown's SHOE FIT CO.

SCOOTER'S
COFFEE

HOBBY
LOBBY



75

US-75/SE WASHINGTON BLVD | 21,436 CPD

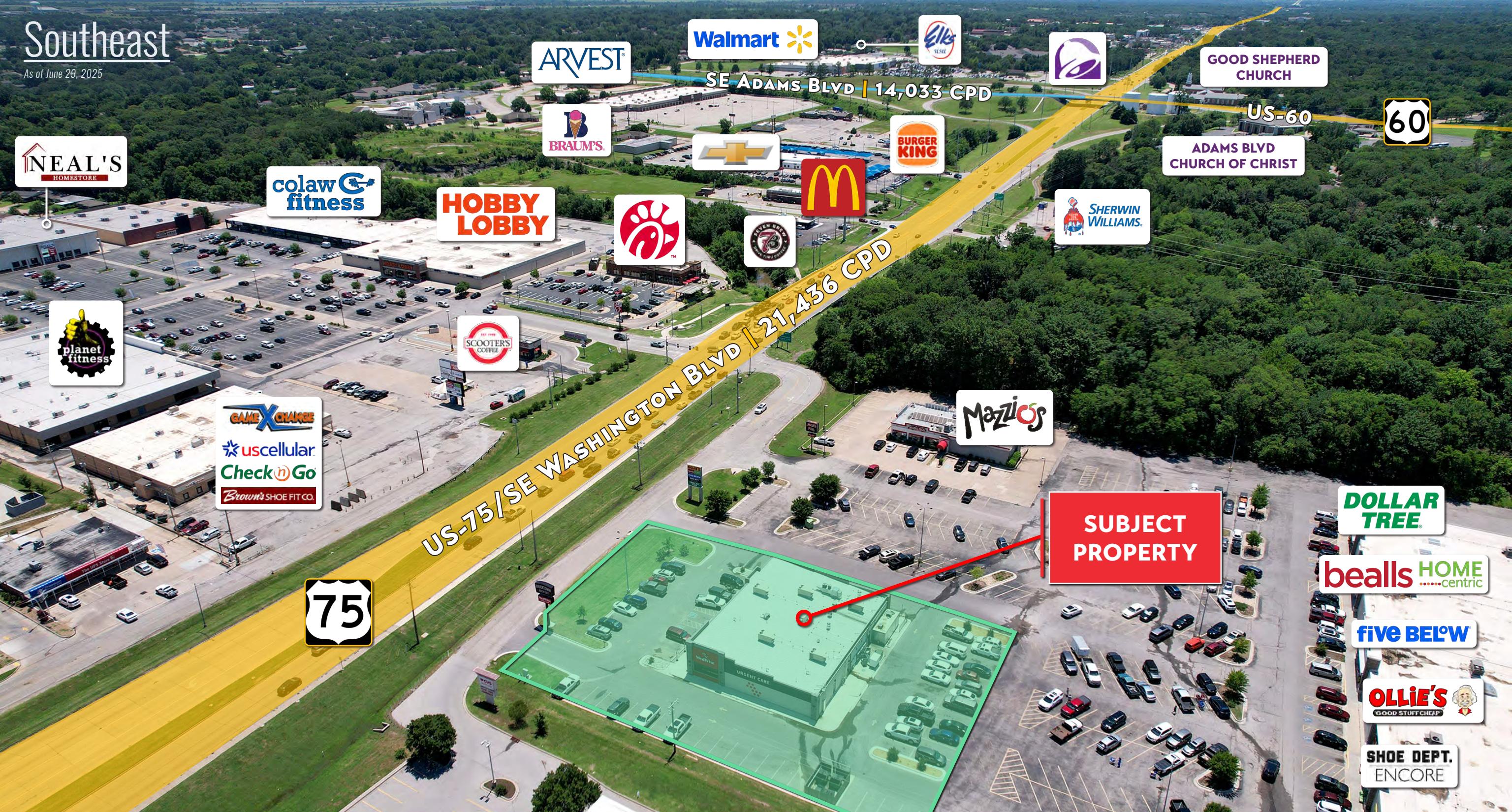
CVS

SUBJECT
PROPERTY

Mazzios

Southeast

As of June 29, 2025



Southwest

As of June 29, 2025



OKWU

OKLAHOMA WESLEYAN
UNIVERSITY

848 STUDENTS

T.J.maxx

maurices

RACK ROOM SHOES

verizon

ROSS
DRESS FOR LESS

ULTA
BEAUTY

SALLY.
GNC

Great
Clips

Great
Clips



DOLLAR
GENERAL



tropical
SMOOTHIE
CAFE

Wendy's



E FRANK PHILLIPS BLVD
11,638 CPD

bealls HOME
.....centric

DOLLAR
TREE

five
BELOW

OLLY'S
GOOD STUFF CHEAP

SHOE DEPT.
ENCORE

SUBJECT
PROPERTY

Mazzios



Bartlesville



Bartlesville Synopsis



Bartlesville is the county seat of Washington County and is almost 50 miles north of Tulsa.

Bartlesville is primarily known for its rich oil history and unique architectural landmarks. It's the birthplace of Phillips Petroleum Company and the site of Oklahoma's first commercial oil well, the Nellie Johnstone No. 1.

Frank Phillips' former home is now a museum operated by the Oklahoma Historical Society, showcasing his legacy. About 10 miles southwest of Bartlesville, his 3,700-acre Woolaroc Ranch features a museum of Native American, Western, and fine art, a family lodge and mausoleum, and a wildlife preserve with over 20 animal species including bison, elk, and zebra.

Bartlesville is also home to the Price Tower, the only skyscraper ever designed by Frank Lloyd Wright—a striking 19-story, 221-foot-tall structure featuring embossed copper spandrels, tinted glass windows, louvers, and poured stucco surfaces.

Bartlesville is home to Oklahoma Wesleyan University - a private university offering 30+ undergraduate degrees, serving 848 students.

2025 Demographics

	1-MI	3-MI	5-MI
Population	7,580	34,492	43,958
Households	3,167	14,093	17,743
Labor Population Age 16+	5,953	27,189	34,592
Median Age	37.8	37.7	38.1
Average Household Income	\$76,606	\$90,920	\$89,663



CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Commercial Investment Advisors, Inc. and should not be made available to any other person or entity without the written consent of Commercial Investment Advisors, Inc. | CIA Brokerage Company. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Commercial Investment Advisors, Inc. | CIA Brokerage Company has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Any projections, opinions, assumptions or estimates used in the Marketing Brochures are for example only and do not represent the current or future performance of any property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Commercial Investment Advisors, Inc. | CIA Brokerage Company has not verified, and will not verify, any of the information contained herein, nor has Commercial Investment Advisors, Inc. | CIA Brokerage Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Like all real estate investments, all of these investment carries significant risks. Purchaser and Purchaser's legal and financial advisors must request and carefully review all legal and financial documents related to the properties and tenants. While the tenant's past performance at these locations or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Purchaser is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Purchaser may be able to negotiate with a potential replacement tenant considering the location of the property, and Purchaser's legal ability to make alternate use of the property. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

FOR MORE INFORMATION:

JUSTIN ZAHN
Vice President
justin@ciadvisor.com
480.718.5555 - direct
402.730.6021 - cell

BRIAN BROCKMAN - BROKER
Bang Realty-Oklahoma Inc
LIC# 177814
bor@bangrealty.com
513.898.1551 - office

CIA commercial
investment
advisors

BANG
REALTY