

MEDWISE URGENT CARE (QUIKTRIP GUARANTEE) & BRICKTOWN BREWERY

505 SE WASHINGTON BOULEVARD | BARTLESVILLE, OKLAHOMA 74006



ACTUAL SITE

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

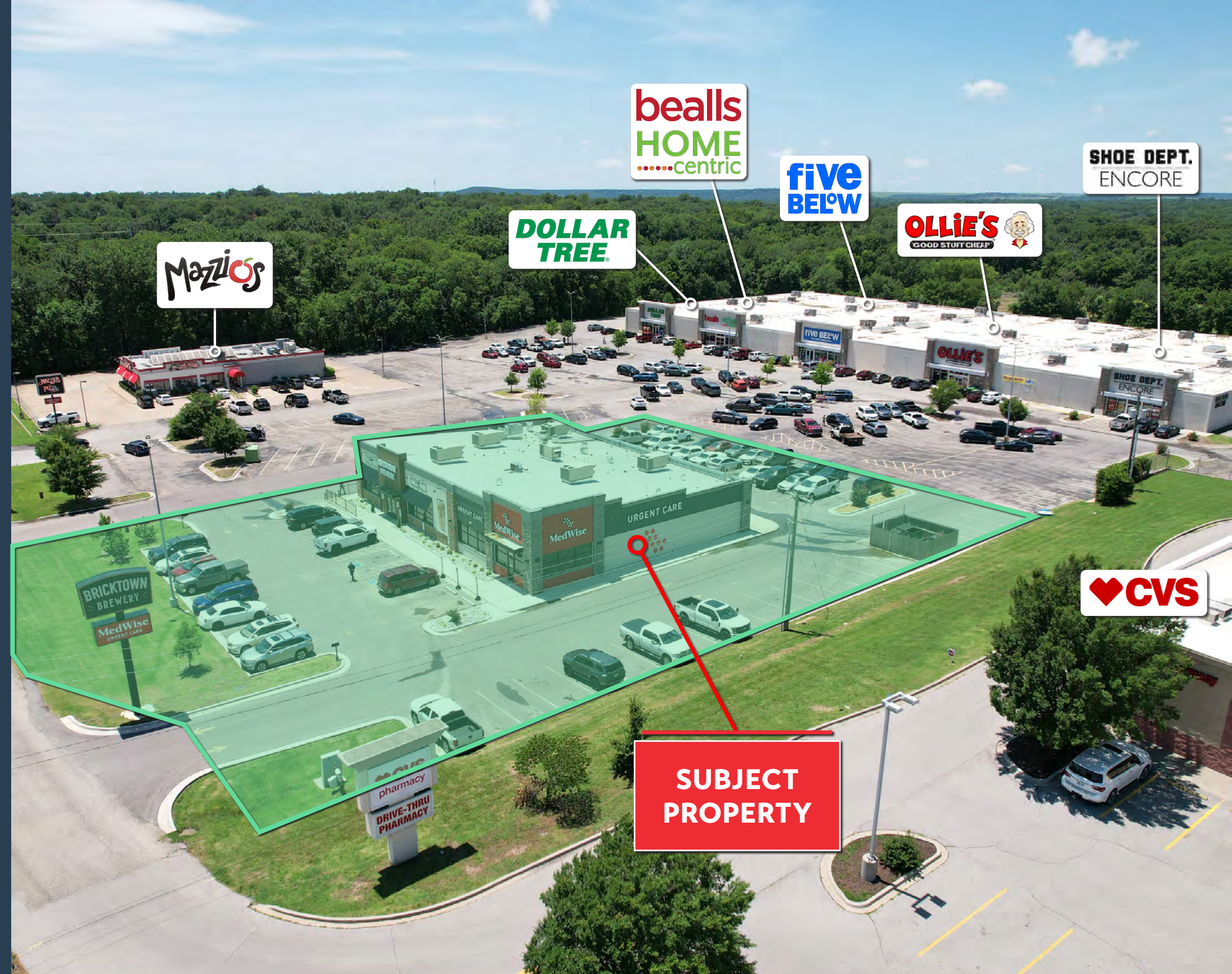
brian@bangrealty.com

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	CAP RATE	NOI
\$4,234,000	7.25%	\$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	GROSS LEASABLE AREA	±8,379 SF (\$505.31 PSF)
LIST CAP RATE	7.25%	LOT SIZE	±1.15 acres
ACTUAL OCCUPANCY	100%	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	8% every 5 years	Three 5-year options
									07/01/30 to 06/30/35	
									\$226,800 (\$43.62 PSF)	
									07/01/35 to 06/30/40	
								\$244,944 (\$47.10 PSF)		
B	MedWise Urgent Care (Quiktrip)	3,179	37.9%	\$96,959	\$30.50	NNN	03/17/23	03/16/33	10% every 5 years	Three 5-year options
									03/17/28 to 03/16/33	
									\$106,655 (\$33.55 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.

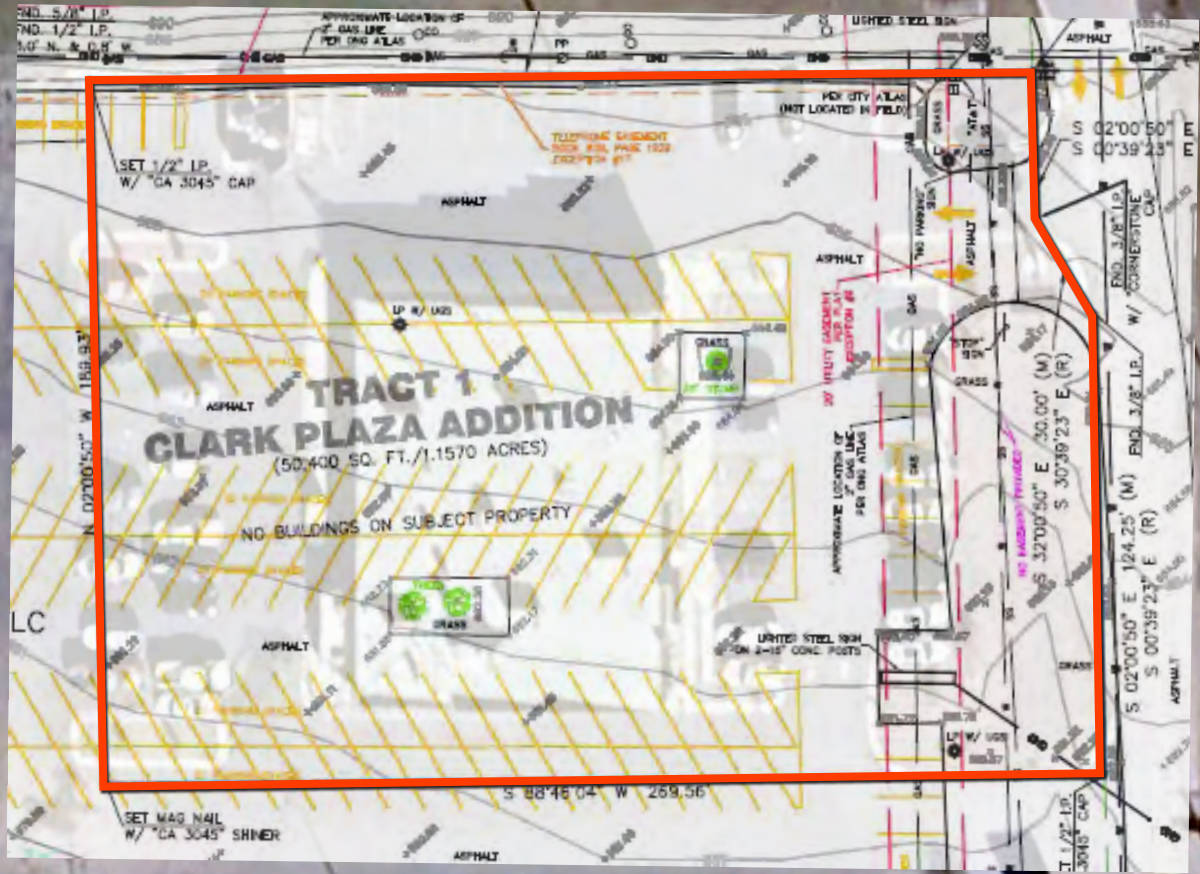
MedWise URGENT CARE



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

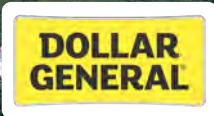
MedWise Urgent Care provides expert, compassionate care for life’s unexpected health needs—including lab testing, treatment for minor illnesses and injuries, x-rays, vaccinations, and physical exams. As the only Urgent Care Association (UCA) accredited clinic in Northeast Oklahoma, MedWise sets the standard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



US-75/SE WASHINGTON BLVD
21,436 CPD

LOT SIZE ±1.15 Acres
GLA ±8,379 SF



SHOE DEPT.
ENCORE



E FRANK PHILLIPS BLVD
11,638 CPD

SUBJECT
PROPERTY



US-75/SE WASHINGTON BLVD
21,436 CPD



- Sooner Carpet
- New China Super Buffet
- Tacos Maria

goodwill

Walgreens

E FRANK PHILLIPS BLVD | 11,638 CPD

Lot-A-Burger

BANK OF OKLAHOMA

Schlotzsky's



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

NEAL'S
HOMESTORE



colaw
fitness

HOBBY LOBBY



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

CVS



SUBJECT
PROPERTY

Mazzio's

Southeast

As of June 29, 2025



NEAL'S
HOMESTORE

colaw
fitness

planet
fitness

GAMEXCHANGE
uscellular
Check n Go
Brown's SHOE FIT CO.

75

ARVEST

BRAUM'S

HOBBY
LOBBY

7-Eleven

SCOOTER'S
COFFEE

Walmart

Chevrolet

McDonald's

BURGER
KING

7-Eleven

Elks

GOOD SHEPHERD
CHURCH

ADAMS BLVD
CHURCH OF CHRIST

60

SHERWIN
WILLIAMS

Mazzio's

SUBJECT
PROPERTY

DOLLAR
TREE

bealls HOME
centric

FIVE BELOW

OLLIE'S
GOOD STUFF CHEAP

SHOE DEPT.
ENCORE

OKWU
OKLAHOMA WESLEYAN
UNIVERSITY
848 STUDENTS

LOWE'S

city of bartlesville
CONNECTED | CREATIVE | VIBRANT

TJ-maxx **ROSS** **SALLY.**
maurices DRESS FOR LESS **GNC**
RACK ROOM SHOES **ULTA** **Great**
verizon **petco** **Clips**

**DOLLAR
GENERAL**

Arby's

KFC

tropical CAFE
SMOOTHIES

Wendy's

bealls **HOME**
centric

**DOLLAR
TREE**

**five
BEL'W**

OLLIE'S
GOOD STUFF CHEAP

**SHOE DEPT.
ENCORE**

TACOMAYO

Little Caesars

Mazzio's

**SUBJECT
PROPERTY**



CVS

E FRANK PHILLIPS BLVD
11,638 CPD

Bartlesville



**SUBJECT
PROPERTY**

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



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FOR MORE INFORMATION:

JUSTIN ZAHN
Vice President

justin@ciadvisor.com
480.718.5555 - direct
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