

BRICKTOWN BREWERY - NEW 15 YR ABS NNN CORP LEASE

1000 NW 192ND ST, EDMOND, OK 73012 (OKLAHOMA CITY MSA)



Rendered Signage

OFFERING MEMORANDUM

Marcus & Millichap

BRICKTOWN BREWERY

CREST FOODS **QDOBA MEXICAN EATS**
Hilton Garden Inn **SHOWBIZ CINEMAS**

UCO UNIVERSITY OF Central Oklahoma
 ±12,000 Students

Mercy Hospital Oklahoma City
 ±380 Beds

Dillard's **LIFETIME FITNESS**
amc THEATRES **JCPenney**
 QUAIL SPRINGS MALL

HOME 2 SUITES BY HILTON **Starbucks** **Wendy's** **HOMewood SUITES BY HILTON**
Hampton by Hilton **DISCOUNT TIRE** **CHARLESTON'S RESTAURANT**
MCDONALD'S **Carls Jr.** **Carl's Jr.** **Arbys**

THE HOME DEPOT **at home** **Walmart**
 The Home Décor Superstore
PET SMART **ALDI** **BEST BUY**
DICK'S SPORTING GOODS **LOWE'S** **TARGET**

ALDI **HOBBY LOBBY** **Office DEPOT** **ROSS DRESS FOR LESS**
TJ-maxx **Walmart** **OLLIE'S OUTLET** **Bargain**
GOOD STUFF CHEAP **sam's club**
KOHL'S **TARGET**

WHOLE FOODS MARKET **Sur la table** **lululemon**
ATHLETAWEST **elm ANTHROPOLOGIE**
 CLASSEN CURVE

SNU 1899
 ±2,100 Students

macy's **The Cheesecake Factory**
Apple **Dillard's** **JCPenney** **amc THEATRES**
 PENN SQUARE MALL

OKC OUTLETS

DOWNTOWN OKLAHOMA CITY

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Executive Summary

1000 NW 192nd Street, Edmond, OK 73012

FINANCIAL SUMMARY

Price	\$2,462,000
Cap Rate	6.50%
Building Size	5,485 SF
Net Cash Flow	6.50% \$160,000
Year Built	2016
Lot Size	31,666 SF

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Bricktown Brewery Restaurants, LLC
Guarantor	Corporate
Roof & Structure	Tenant Responsible
Lease Commencement Date	Upon Close of Escrow
Lease Expiration Date	15 Years from Close of Escrow
Lease Term	15 Years
Rental Increases	10% Every 5 Years
Renewal Options	3, 5 Year Options
Right of First Refusal	None

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Years 1 – 5	\$160,000.00	6.50%
Years 6 – 10	\$176,000.00	7.15%
Years 11 – 15	\$193,600.00	7.86%
Renewal Options	Annual Rent	Cap Rate
Option 1 (Years 16 – 20)	\$212,960.00	8.65%
Option 2 (Years 21 – 25)	\$234,256.00	9.51%
Option 3 (Years 26 – 30)	\$257,681.60	10.47%

Base Rent	\$160,000
Net Operating Income	\$160,000
Total Return	6.50% \$160,000

BRICKTOWN BREWERY



BRICKTOWN BREWERY

RUSHBROOK
±380 Single-Family Homes

BRAUMPS
ICE CREAM AND DAIRY STORES
Opening Soon



15,900 CPD
NW 192ND STREET





Public Storage

HEARTLAND MIDDLE SCHOOL
±1,035 Students



KEYSTONE ADVENTURE SCHOOL & FARM

FRONTIER ELEMENTARY SCHOOL
±800 Students

9,800 CPD
NW 192ND STREET

FUTURE DEVELOPMENT



BRAUM'S
ICE CREAM AND DAIRY STORES
Opening Soon



BRICKTOWN BREWERY

RUSHBROOK
±380 Single-Family Homes

15,900 CPD
NW 192ND STREET



Property Description



INVESTMENT HIGHLIGHTS

- » **Brand New 15-Year Absolute Triple-Net (NNN) Corporate-Guaranteed Lease**
- » 10% Rental Increases Every 5 Years with Multiple Renewal Options
- » **Bricktown Brewery Operates 21 Locations Across 5 States**
- » Dense Trade Area in the Oklahoma City MSA - 154,976 Residents within a 5-Mile Radius
- » **Households and Population Projected to Grow 4% in the Immediate Area by 2030**
- » Affluent Demographics within 1-Mile - Average Household Income Exceeds \$157,000
- » **10-Minute Drive Away from Downtown Edmond and the University of Central Oklahoma (±12,000 Students)**
- » Directly Across from New Retail Development and in Immediate Proximity to Large National Retailers: Walmart, Kohl's, Goodwill, and More



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2030 Projection	11,729	84,140	161,424
2025 Estimate	11,260	80,456	154,976
Growth 2025 - 2030	4.17%	4.58%	4.16%

Households

2030 Projections	3,968	31,443	64,643
2025 Estimate	3,812	29,985	61,823
Growth 2025 - 2030	4.08%	4.86%	4.56%

Income

2025 Est. Average Household Income	\$157,880	\$129,468	\$126,232
2025 Est. Median Household Income	\$127,855	\$109,781	\$105,616


Tenant Overview



BRICKTOWN BREWERY

 **OKLAHOMA CITY, OK**
Headquarters

 **1992**
Founded

 **±21**
Locations

 **BRICKTOWNBREWERY.COM**
Website

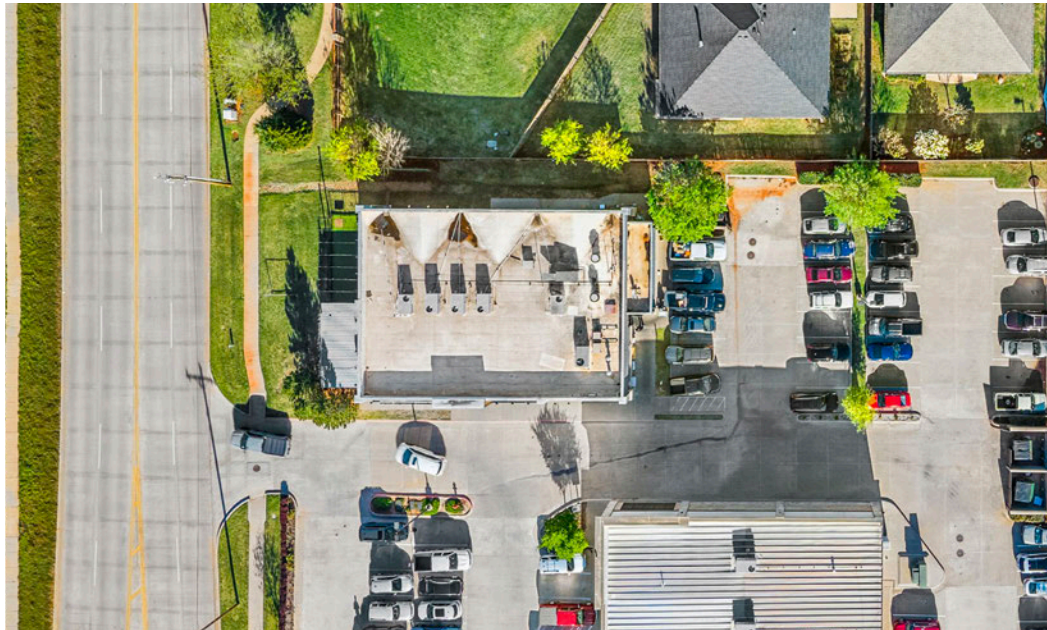


Building Rendering

Bricktown Brewery is a traditional American brew-pub, offering award-winning local beers and a full menu of shareables, burgers, sandwiches, pizzas, and sweets all prepared to the highest standard. Its uniquely-designed, spacious restaurants offer the perfect environment for guests to enjoy local beer and great food, all delivered by some of the best in-the-business servers and bartenders.

Bricktown Brewery handcrafts beer in its original Oklahoma City location, delivering the beer to its satellite locations. The brewery has 21 locations located throughout Oklahoma, Arkansas, Kansas, Missouri, and Texas. Each restaurant is uniquely designed for each host city and for the people in that community. Bricktown Brewery invites guests to dine in the spacious restaurants, or enjoy their food in the comfort of their home with curbside pickup or delivery via DoorDash and Postmates.

Property Photos



Location Overview



Edmond is a city in Oklahoma County, part of the Oklahoma City metropolitan area. It's home to over 94,000 residents, making it the fifth-most populous city in Oklahoma.

OKLAHOMA CITY METROPOLITAN AREA

Oklahoma City is the capital and largest city in the state of Oklahoma with 681,054 residents. The Oklahoma City metropolitan area has a population of 1,396,445, making it Oklahoma's largest metropolitan area by population.

The economy of Oklahoma City, once just a regional power center of government and energy exploration, has since diversified to include the sectors of information technology, services, health services and administration. The city is headquarters two Fortune 500 companies, Chesapeake Energy Corporation and Devon Energy

Corporation, as well as being home to Love's Travel Stops & Country Stores, which is ranked thirteenth on Forbes' list of private companies. The city is located on the I-35 corridor, one of the primary travel corridors south into neighboring Texas and Mexico and north towards Wichita and Kansas City.

Tourism is an important aspect of this region's economic development. The Greater Oklahoma City area sees an impact of approximately \$2.1 billion in direct spending from more than 7.5 million annual tourists. Oklahoma City is home to unique neighborhoods and districts, thriving local restaurants and craft breweries, national sports and family entertainment, outdoor recreation on the Oklahoma River, and a flourishing live music scene. Known as the "Modern Frontier," Oklahoma City balances rich history and new growth.

[exclusively listed by]

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For financing options, please reach out to:

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