

ABSOLUTE NNN | 14 YEARS REMAINING | 10% RENT INCREASES  
 NEAREST PHARMACY TO MEDICAL CENTER | HIGHEST TRAFFIC INTERSECTION IN BARTLESVILLE  
 ATTRACTIVE 3.82% ASSUMABLE FINANCING (OPTIONAL) DELIVERING 12.04% CASH-ON-CASH RETURN

# CVS pharmacy®

Bartlesville, Oklahoma



**NNLG** NATIONAL NET LEASE GROUP

**CUSHMAN & WAKEFIELD**

## ASSUMABLE DEBT- OPTIONAL

Also offered Free and Clear

<b>ASSUMABLE LOAN</b>	\$4,700,000 (67.9% LTV)
<b>EQUITY REQUIREMENT</b>	\$2,221,762 (32.10%)
<b>INTEREST RATE</b>	3.82%
<b>AMORTIZATION</b>	Interest Only
<b>MATURITY DATE</b>	02/01/2031
<b>LEVERED CASH FLOW (ANNUAL)</b>	\$267,880.93
<b>LEVERED CASH FLOW (MONTHLY)</b>	\$22,323.41
<b>CASH ON CASH RETURN</b>	12.04%

- **Absolute NNN Lease Structure**  
Zero landlord responsibilities for operating or capital expenses
- **CVS Health Corporation (NYSE: CVS) maintains a BBB investment-grade credit rating from Standard & Poor's with a Stable Outlook** - The company reported approximately \$402 billion in annual revenue (FY 2025) and maintains a market capitalization exceeding \$90 billion, underscoring its financial strength and national scale.
- **Premier Hard-Corner Location at Bartlesville's Busiest Intersection** - Strategically positioned at the signalized intersection of State Highway US-75 (Washington Boulevard) and Frank Phillips Boulevard, the area's primary retail and commuter corridor, with combined daily traffic counts exceeding 35,900 vehicles, providing exceptional visibility and exposure.
- **Nearest CVS (and National Pharmacy Chain) to Ascension St. John Jane Phillips Medical Center** - The subject property is the nearest CVS and national pharmacy chain to Ascension St. John Jane Phillips Medical Center, a 114-bed regional hospital spanning over 22 acres across six buildings and recognized among the nation's "Top 100 Hospitals."
- **Situated in Front of Turkey Creek Shopping Center** - Located directly in front of the 114,357-square-foot Shops at Turkey Creek, a fully redeveloped neighborhood shopping center (formerly K-Mart) now anchored by Dollar Tree, Five Below, Burkes Outlet, and Ollie's Bargain Outlet, driving consistent daily consumer traffic.
- **Limited Competition** - The property benefits from a highly constrained competitive landscape, with no other freestanding CVS locations within a 36-mile radius and only two Walgreens locations within the immediate trade area.
- **Employer-Driven Prescription Demand** - Bartlesville's largest employers, Phillips 66 and ConocoPhillips, utilize CVS Caremark for pharmacy benefit management services, supporting recurring prescription traffic and long-term demand fundamentals.

**\$6,921,762**  
PRICE

**6.50%**  
CAP RATE

**CVS CAREMARK**  
LEASE GUARANTOR

**BBB**  
S&P RATING

**14 YEARS**  
TERM REMAINING

**ABSOLUTE NNN**  
LEASE TYPE

**2.02 ACRES**  
LOT SIZE

### HIGHEST TRAFFIC INTERSECTION IN BARTLESVILLE



### INFORMATION REQUEST

#### CUSHMAN AND WAKEFIELD NATIONAL NET LEASE GROUP

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