



Del Crest Center – 4701 SE 15th St Oklahoma City (Del City), Oklahoma

\$9,461,000 | Cap: 7.15% | \$676,500 NOI | 4.4 Acres | Excellent Occupancy History

Del Crest Center

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- **Harbor Freight Ranks in the top 8% Nationally Per Placer AI**
- **80% Corporate Credit**
- **31% Investment Grade Credit**
- **I-40 Expanded to 6-Lanes (80,000+Vehicles Per Day)**
- **New On and Off Ramps**
- **BioLife Investment: \$4.5M**
- **New 10-Yr Leases with Boot Barn & Harbor Freight**

HMX Realty Advisors exclusively presents Del Crest Center in Oklahoma City. It is a well-established, five-tenant shopping center strategically located at the new on and off ramps of Interstate 40, with a traffic count of 82,000 vehicles per day. I-40 was recently expanded to six lanes to alleviate congestion. Ownership recently relocated Family Dollar and put Boot Barn in their space at a higher rent. Harbor Freight agreed to a new 10-year lease in exchange for TI money. Boot Barn and Harbor Freight both have new 10-year leases. Peak Fitness visits are up 33% over the last 24 months and is ranks in the top 21% of all gyms in the state.

The property is at 4701 South East 15th Street in Del City Oklahoma which is a major retail corridor with a top-performing Walmart Supercenter and Home Depot. Area retailers include Academy Sports, Hobby Lobby, Burlington Coat Factory, Chick-fil-A, Wendy's, Olive Garden, and Murphy USA. Tinker Air Force Base is 2.5 miles away and is the largest single site employer in Oklahoma with a payroll of 1.9 billion. See page 10. It is a critical use facility.

- **Strong National Brands:** Approximately 80% of the shopping center's income is derived from national corporate tenants and 31% is investment grade
- **Strategic Location & Accessibility:** The property's is adjacent and between Interstate 40 (recently expanded to six lanes), and a top performing Walmart Supercenter and Home Depot
- **Proven Tenant Performance:** According to Placer.ai visit data, all tenants are performing exceptionally well, **Historically Strong Occupancy:** This shopping center has a consistent history of high occupancy with little to no vacancy, demonstrating its enduring appeal to tenants.
- **Capital Improvements:** New roofs and HVAC systems were recently installed, minimizing near-term capital expenditure. The property is in excellent overall condition and well maintained.
- **Efficient Management:** All tenants contribute a 4% management fee, streamlining operational costs.

Ranking Overview

 **Harbor Freight Tools**
Se 15th St, Del City, OK



Category Group: Home Improvements & Furnishings | Visits | Sep 1st, 2024 - Aug 31st, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



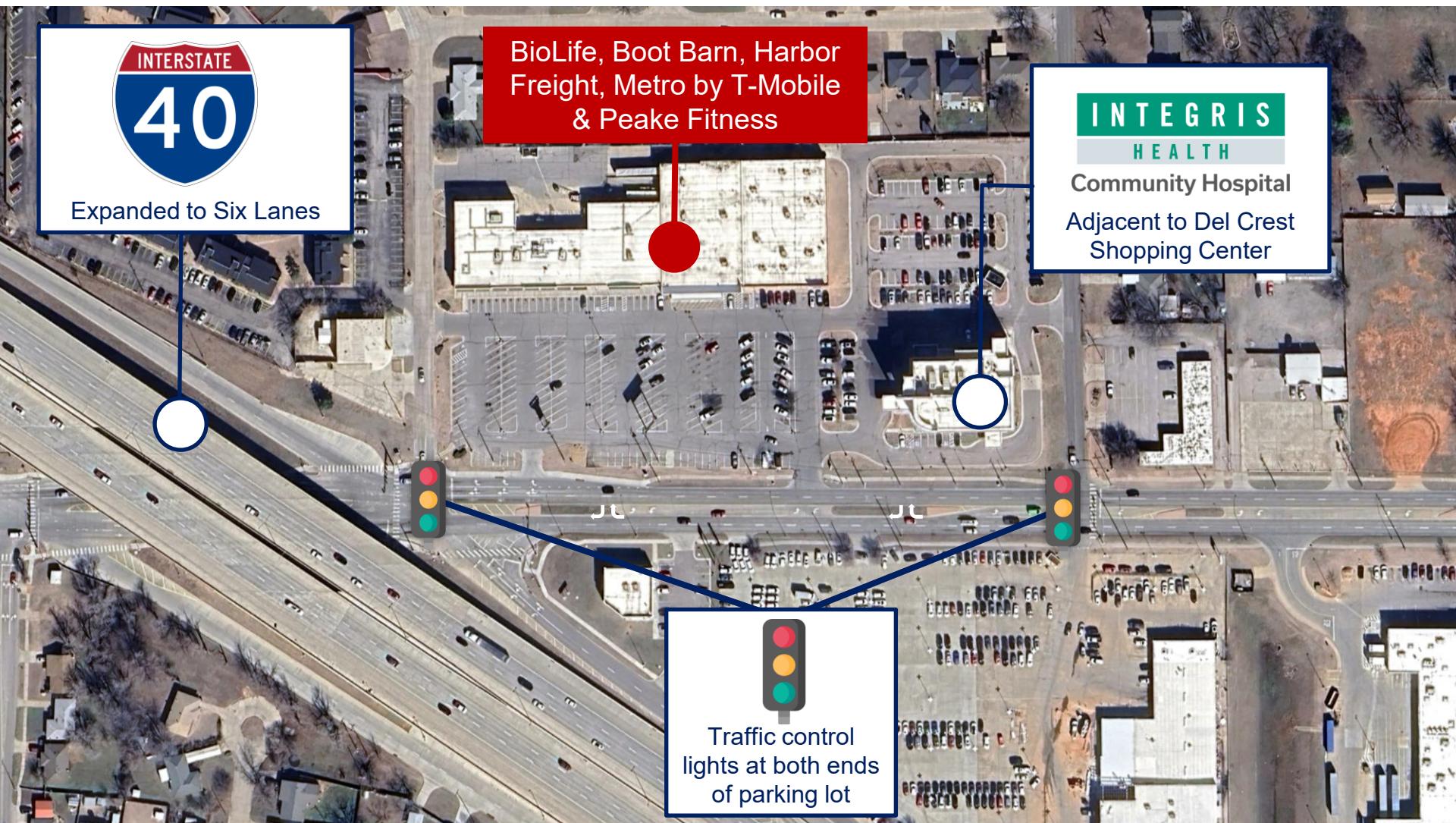
Del Crest Center- Del City, OK
Rent Roll and 10-Year Rent Schedule

**Del Crest
Center**

Address	Tenant	Leased Sq. Ft.	Start Date	End Date	Term	Rent/Year	Rent/SF	Escalations	Years	Lease Options	Percent of Income
4701 S.E. 15th	Bio Life	12,900	4/1/2022	3/31/2032	1 thru 5	206,400.00	16.00			4-5yr. Options	31%
					6 thru 10	227,040.00	17.60	10%			
									11 to 15	\$ 19.36	
4701 S.E. 15th #107	Metro T-Mobile	1,400	12/15/2016	4/30/2022	1 thru 2	28,080.00	20.06			1-5year option	
					3 thru 5	29,680.00	21.20	6%			
						31,458.00	22.47		6 thru 7	\$ 22.47	5%
									8 thru 10	\$ 23.81	
4713 S.E. 15th	Boot Barn	9,180	4/1/2024	3/31/2034	1 thru 5	135,405.00	14.75			4-5yr. Options	20%
					6 thru 10	148,945.00	16.22	10%	11 to 15	\$ 17.85	
4719 S.E. 15th	Harbor Freight	16,083	5/2/2014	5/31/2035	1 thru 10	144,744.00	9.00			5-5-yr options	
					11 thru 15	159,216.00	9.90	10%			24%
					16 thru 25	175,140.00	10.89	10%			
					26 thru 27	192,672.00	11.98	10%			
4721 S.E. 15th	Peake Fitness	16,000	2/1/2022	1/31/2027	1 thru 5	144,000.00	9.00			2-5yr. Options	21%
									6 to 10	\$ 9.90	
									11 to 15	\$ 10.89	
Total		55,563			Total	676,479	12.17				100%

Calendar Year	BioLife	Boot Barn	Harbor Freight	Metro by T-Mobile	Peak Fitness	Total	Price	Cap Rate
Year 2025	206,400	135,405	159,216	31,458	144,000	676,479	9,461,000	7.15%
Year 2026	206,400	135,405	159,216	31,458	144,000	676,479	9,461,000	7.15%
Year 2027	221,880	135,405	159,216	32,396	157,200	706,097	9,461,000	7.46%
Year 2028	227,040	135,405	159,216	33,334	174,240	729,235	9,461,000	7.71%
Year 2029	227,040	172,389	168,505	33,334	174,240	775,508	9,461,000	8.20%
Year 2030	227,040	180,203	175,140	34,334	174,240	790,957	9,461,000	8.36%
Year 2031	227,040	180,203	175,140	34,334	174,240	790,957	9,461,000	8.36%
Year 2032	244,068	180,203	175,140	35,364	179,467	814,243	9,461,000	8.61%
Year 2033	249,744	180,203	175,140	35,364	179,467	819,919	9,461,000	8.67%
Year 2034	249,744	198,288	183,906	36,425	184,851	853,214	9,461,000	9.02%
Year 2035	249,744	218,117	192,672	37,518	184,851	882,902	9,461,000	9.33%

Assumption for highlighted expired leases is 3% rent increase every two years





This information has been obtained from sources deemed reliable, however HMX Realty Advisors does not guarantee, warranty or represent its accuracy. It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.

PHOTOS

Oklahoma City is Growing and Adding Jobs and Population

Oklahoma City's strong, diverse economy and affordable living has been attracting companies and creating good jobs. Aerospace remains a major economic driver, employing over 43,000 in 290 firms and witnessing a remarkable 48% increase in output between 2015 and 2020.

Tinker Air Force Base, 2.5 miles from the subject property and upgrades all Navy and Air Force AWACS aircraft globally. It is a critical use facility due to its comprehensive capabilities and role in the Air Force and Navy maintenance, repair and overhaul {MRO} efforts. It upgrades and sustains KC-135 Tankers, B-52 Bombers, and AWACS aircraft. Tinker has an annual civilian and military budget of 1.9 billion with 27,000 military and civilian employees. Not included in this number is 43,000 private civilian workers in 290 firms related to Tinker Aerospace operations.

The technology sector is experiencing rapid growth, contributing \$4.2 billion to the local GDP in 2023. With tech jobs increasing by 15% in 2023 and a tech workforce now exceeding 22,590 employees, the city is establishing itself as a hub for technology and innovation.

Oklahoma City's energy sector is a cornerstone of its economy, with abundant oil and natural gas reserves, and a growing wind power industry. The city is home to major energy companies like Devon Energy, Continental Resources and Sonic, contributing to its economic stability and growth potential.





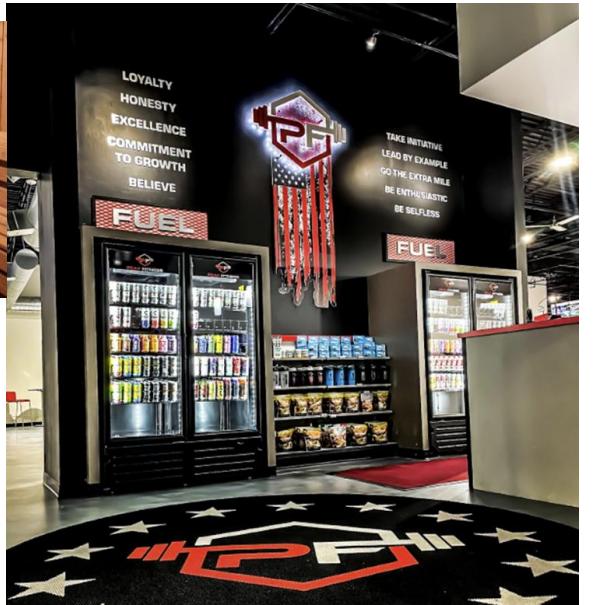
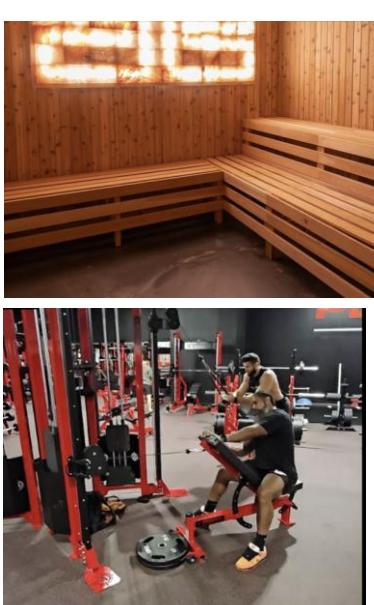
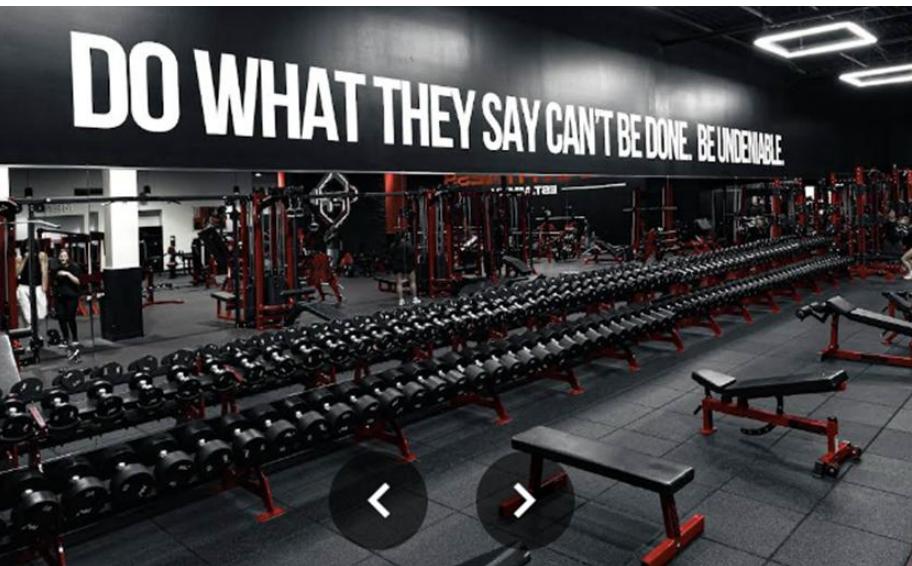
BioLife represents 31% of the center's income and benefits from an investment-grade credit rating.



Harbor Freight Tools USA, Inc. represents 24% of the center's income. It currently has an issuer credit rating of BB- from S&P Global Ratings and a rating of Ba3 from Moody's.

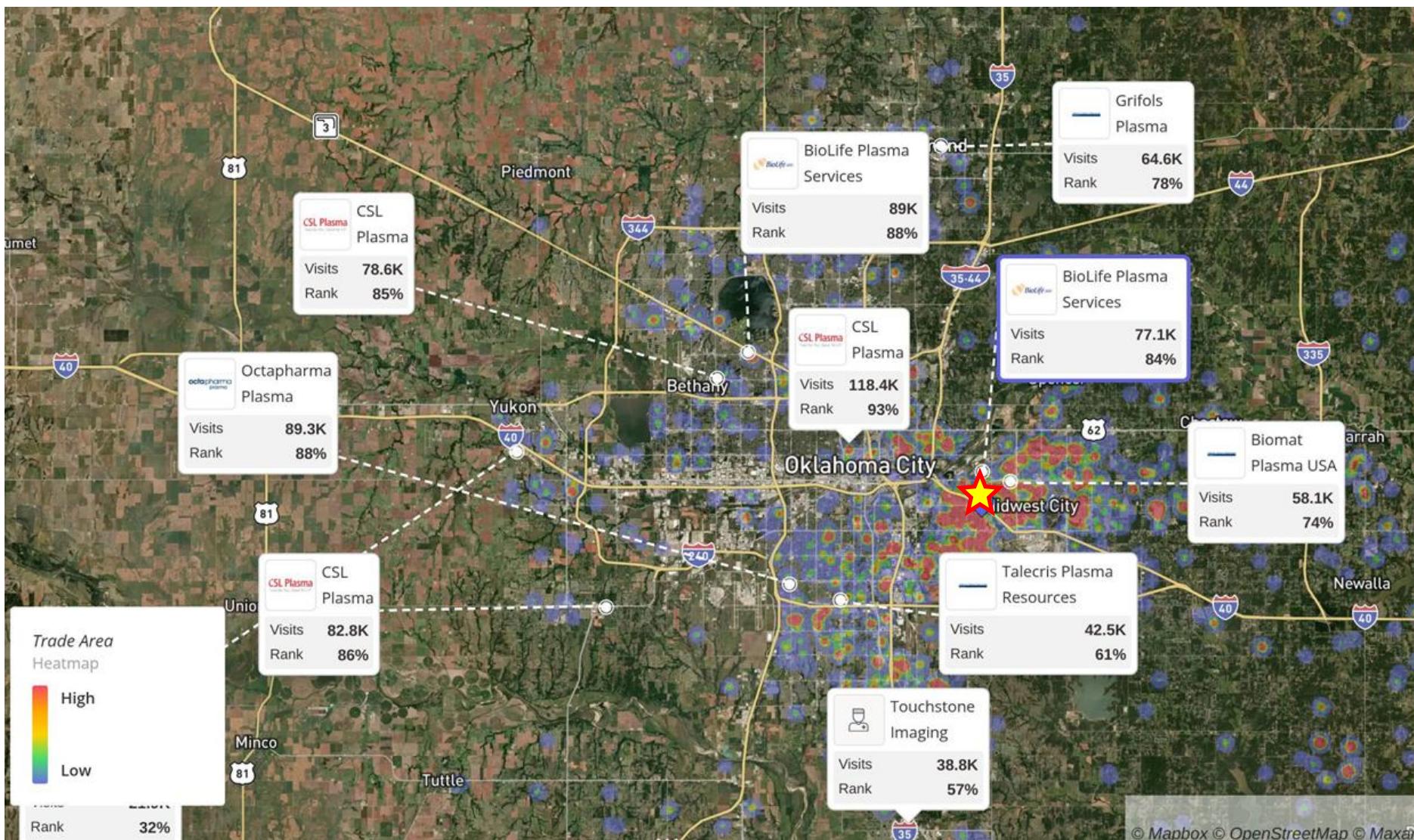


Boot Barn Holdings Inc (NYSE: BOOT) reparents 20% of the center's income. Boot Barn is a large, publicly-traded retailer specializing in Western and work-related footwear, apparel, and accessories. Their financial condition is strong, with recent reports showing significant revenue growth and a stable balance sheet





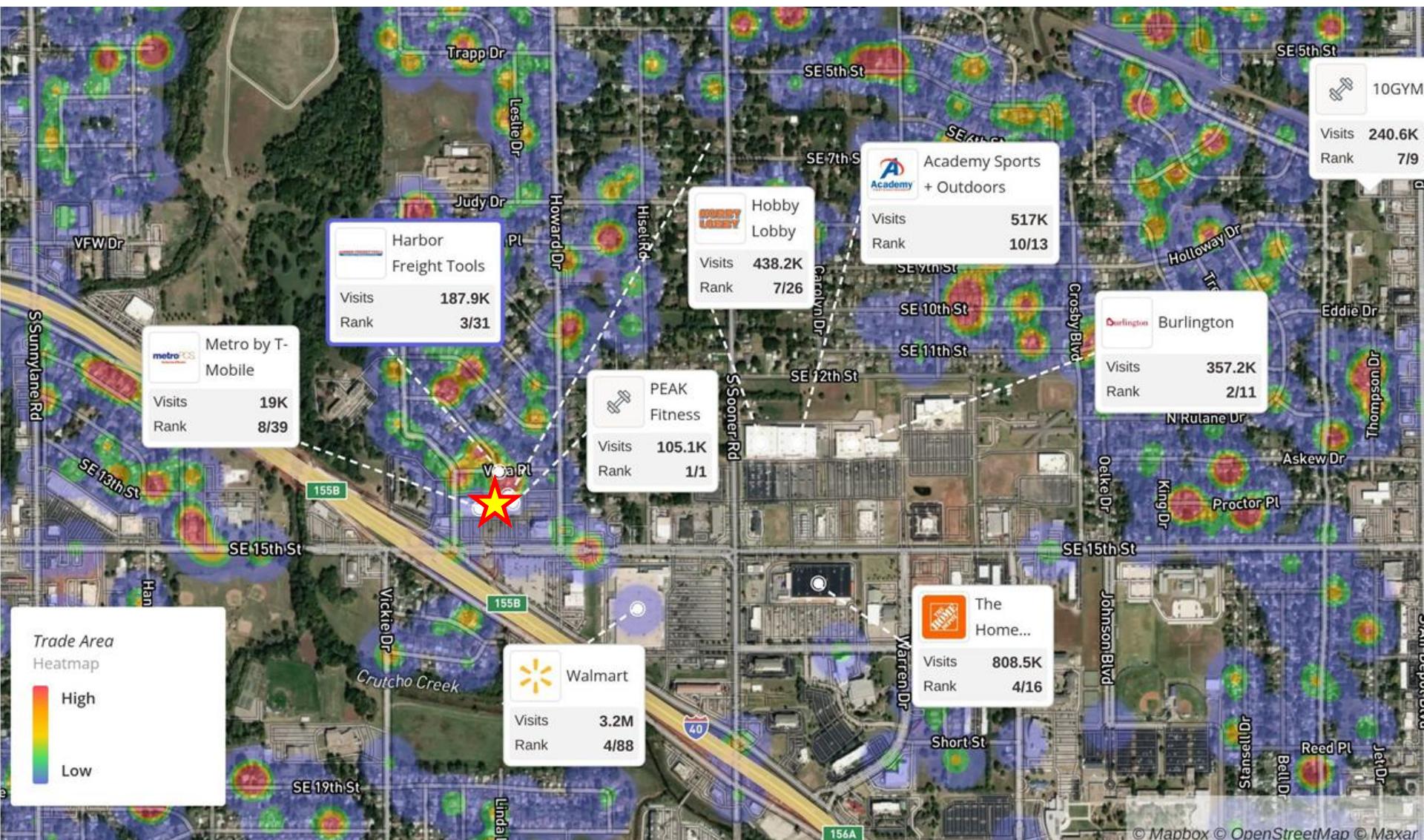
This Peak Fitness location has a dedicated and loyal following with over 102,000 customer visits in the last 12 months. It consistently ranks as one of the top gyms in OKC. Visits are up 15% over the last year and up 33% over the past two years. The tenant paid for the façade and spent approximately 1.0M improving the space, including saunas. The space was a former Gold's Gym, which closed all location in connection with its bankruptcy, however this location was profitable. The gym cliental includes many International Federation of Body Builders as well as Police, ENTs and Military. The gyns reviews are exceptional.



Del Crest Center- Del City, OK

State Ranking by Chain- Del Crest Has Top Performers

Del Crest Center



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RENT ROLL

Del Crest Center- Del City, OK

Investment Overview

Del Crest Center

2024 Summary	1 Mile	3 Miles	5 Miles
Population	8,152	64,819	136,928
Households	3,429	26,389	55,346
Families	1,981	15,513	32,125
Average Household Size	2.36	2.40	2.43
Owner Occupied Housing Units	1,825	12,517	25,923
Renter Occupied Housing Units	1,604	13,872	29,423
Median Age	38.2	35.0	34.8
Median Household Income	\$45,172	\$49,835	\$49,230
Average Household Income	\$58,374	\$65,565	\$68,617

2029 Summary	1 Mile	3 Miles	5 Miles
Population	8,152	65,225	139,398
Households	3,449	26,694	56,686
Families	1,983	15,607	32,701
Average Household Size	2.35	2.39	2.41
Owner Occupied Housing Units	1,840	12,698	26,666
Renter Occupied Housing Units	1,609	13,996	30,019
Median Age	39.4	36.5	36.1
Median Household Income	\$53,253	\$57,815	\$57,030
Average Household Income	\$70,267	\$77,482	\$80,965

2024-2029 Annual Rate	1 Mile	3 Miles	5 Miles
Population	0.00%	0.12%	0.36%
Households	0.12%	0.23%	0.48%
Average Household Income	3.35%	3.02%	2.99%

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