

# HIGH-PERFORMING OKC WALGREENS



PRICE: \$5,290,472 | CAP RATE: 7.75% | NOI: \$410,004



5901 NW 122ND STREET

OKLAHOMA CITY, OK 73142

*Walgreens*



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# WALGREENS

5901 NW 122ND STREET, OKLAHOMA CITY, OK

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# INVESTMENT HIGHLIGHTS



## MISSION CRITICAL LOCATION

2 miles from Mercy Hospital OKC, a 380-bed leader in breast imaging, robotic surgery, and cancer and stroke treatment.



## TOP - PERFORMING STORE

Over \$3.5 million in reported sales for 2024.



## RAPID POPULATION GROWTH

39% population increase since 2000 within a 3-mile radius.



## ZERO LANDLORD RESPONSIBILITIES

Zero landlord responsibilities for operating or capital expenses.



## SIGNALIZED INTERSECTION

Excellent visibility at the signalized intersection of MacArthur Blvd and 122nd St, with over 20,000 cars daily.



## AFFLUENT DEMOGRAPHICS

Average household income is above \$104,000 within a 3-mile radius.



# PRICING & FACTS

SALE PRICE	CAP RATE	NOI	LEASE TYPE
\$5,290,472	7.75%	\$410,004	NNN
YEAR BUILT	RENTABLE SF	LOT SIZE	OWNERSHIP TYPE
2008	14,455 SF	1.08 ACRES	FEE SIMPLE

YEAR BUILT	2008	LEASE TERM	75 Years
RENTABLE SF	14,455 SF	TERMINATION OPTIONS	EVERY 5 YEARS, COMMENCING YEAR 26
LOT SIZE	1.08 AC	LEASE TYPE	Triple-Net (NNN)
LEASE COMMENCEMENT	August 4,2008	ROFR	45 DAYS
LEASE EXPIRATION	August 31, 2033	TENANT	Walgreens
REMAINING TERM	7.5+/- Years	GUARANTOR	Walgreens Co.



# OKLAHOMA CITY

**ZEBRA**  
CAPITAL









AERIALS

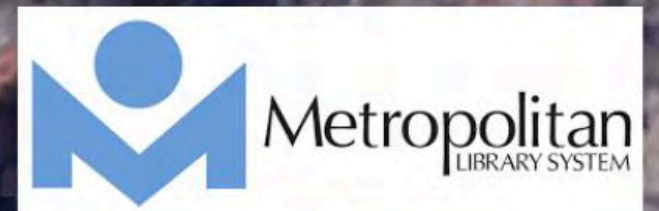
# OKLAHOMA CITY

**DOLLAR  
GENERAL**



 | 20,335 DAILY

 | 20,301 DAILY



122ND STREET

MACARTHUR BOULEVARD



**FAITH CHURCH**



**DENTISTS  
OF OKLAHOMA CITY**

**SPROUTS**  
FARMERS MARKET



AERIALS

# OKLAHOMA CITY

DOLLAR  
GENERAL

FAITH CHURCH



SUBWAY

Walgreens



CROWNE POINTE  
APARTMENTS



N MACARTHUR BLVD

NW 122ND ST



SPROUTS  
FARMERS MARKET

HERITAGE POINT  
OF OKLAHOMA CITY

GLENHURST VILLAS  
65 UNITS



AERIALS

# OKLAHOMA CITY

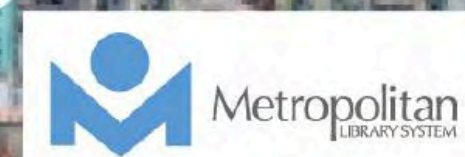


JOHN KILPATRICK TURNPIKE

MERCY HOSPITAL  
OKLAHOMA CITY  
-380 BEDS-

THE GREENS  
COUNTRY CLUB

WILL ROGERS  
ELEMENTARY  
SCHOOL



122 2ND STREET

DOLLAR GENERAL



DOLLAR GENERAL

PUTNAM CITY  
NORTH HIGH  
SCHOOL

JAMES L DENNIS  
ELEMENTARY  
SCHOOL

SPROUTS  
FARMERS MARKET



JOHN MARSHALL  
HIGH SCHOOL



DOLLAR GENERAL

HARVEST HILLS  
ELEMENTARY  
SCHOOL



MACARTHUR BOULEVARD

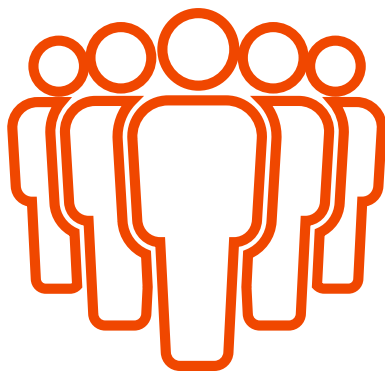
LAKE HEFNER



# DEMOGRAPHICS

## OKLAHOMA CITY, OK

POPULATION	1 MILE	3 MILES	5 MILES
2024	11,460	70,113	171,520
2029 PROJECTION	11,601	71,760	178,568
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024	5,473	29,696	73,613
2029	5,545	30,388	76,489
GROWTH 2024-2029	0.3%	0.5%	0.8%
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
AVERAGE	\$97,750	\$104,549	\$91,042
MEDIAN	\$75,651	\$83,686	\$68,049



171,520

POPULATION WITHIN 5 MILES



73,613

HOUSEHOLDS WITHIN 5 MILES



\$104,549

AVERAGE HOUSEHOLD INCOME  
IN 3-MILES RADIUS



# SITE PLAN





# Walgreens

Walgreens Boots Alliance (WBA) is the world’s first global pharmacy-led health and wellness enterprise. Formed through the merger of Walgreens and Alliance Boots in December 2014, the company combines two iconic brands with complementary geographic reach, shared values, and a legacy of trusted healthcare services. Its expertise spans pharmaceutical wholesaling and community pharmacy care, with roots extending back over a century.

With a workforce of more than 312,000 employees, Walgreens Boots Alliance operates in over 25 countries, making it the largest retail pharmacy, health, and daily living destination across the U.S. and Europe. It is also the world’s largest purchaser of prescription drugs and a leading provider of health and wellness products.

The company is structured into three primary segments: Retail Pharmacy USA, Retail Pharmacy International, and Pharmaceutical Wholesale. Walgreens, along with Duane Reade—New York City’s most recognized drugstore chain acquired in 2010—is part of the Retail Pharmacy USA division.

As of March 2025, the Retail Pharmacy USA division operates approximately 8,500 stores across all 50 U.S. states, the District of Columbia, Puerto Rico, and the U.S. Virgin Islands. Its expansive footprint ensures that approximately 78% of the U.S. population lives within five miles of a Walgreens or Duane Reade location, making Walgreens the largest drugstore chain in the country. In fiscal year 2024, Walgreens Boots Alliance reported total sales of \$147.7 billion.

147.7 BILLION USD

ANNUAL REVENUE

8,500

LOCATIONS



TENANT NAME	WALGREENS
OWNERSHIP	PRIVATE
TICKER SYMBOL	WBA
CREDIT RATING	S&P : BB



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