

# HIGH-PERFORMING OKC WALGREENS



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



5901 NW 122ND STREET

OKLAHOMA CITY, OK 73142

Walgreens

# NNN LEASE OFFERING MEMORANDUM DISCLAIMER

Zebra Capital hereby advises all prospective purchases of net leased property as follows:

This confidential offering memorandum has been prepared by Zebra Capital. for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. No representation is made by Zebra Capital. or the property owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied on as a promise or representation as to the future performance of the property. Although the information contained herein is believed to be correct, Zebra Capital., owner and their employees and agents disclaim any responsibility for inaccuracies and expect prospective purchaser to exercise independent due diligence in verifying all such information. Further, Zebra Capital., owner and their employees and agents disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omissions from, the confidential offering memorandum or any other written or oral communication transmitted or made available to recipient. This confidential offering memorandum may include certain statements and estimates by Zebra Capital. with respect to the projected future performance of the property; these assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved.

The confidential offering memorandum does not constitute a representation that there has been no change in the business or affairs of the property or owner since the date of preparation of the confidential offering memorandum. Analysis and verification of the information contained in the confidential offering memorandum is solely the responsibility of the prospective purchaser. Additional information and an opportunity to inspect the property will be made available upon request to interested and qualified prospective investors or purchasers.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the property and/or terminate discussion with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing the confidential offering memorandum or making an offer to purchase the property unless and until such offer is approved by owner, a written agreement for the purchase of the property has been fully executed, delivered and approved by owner and its legal counsel, and any conditions to owner's obligation thereunder have been satisfied or waived.

This confidential offering memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Zebra Capital. or owner, or used for any other purpose whatsoever other than to evaluate the possible purchase of the property. By accepting the confidential offering memorandum, you agree that you will not use the confidential offering memorandum or any of the contents in any fashion or manner detrimental to the interest of owner or Zebra Capital.

# WALGREENS

5901 NW 122ND STREET, OKLAHOMA CITY, OK

<b>INVESTMENT HIGHLIGHTS</b>	<b>4</b>
<b>PRICING &amp; FACTS</b>	<b>5</b>
<b>PROPERTY PHOTOS</b>	<b>6-11</b>
<b>DEMOGRAPHICS</b>	<b>12</b>
<b>TENANT OVERVIEW</b>	<b>13</b>

**ZEBRA CAPITAL**

**NIKO MIĆIN**  
(305) 912 2133  
[niko@zebraca.com](mailto:niko@zebraca.com)

[www.zebraca.com](http://www.zebraca.com)

**BANG REALTY**

**BRIAN BROCKMAN**  
(513) 898 1551  
[bor@bangrealty.com](mailto:bor@bangrealty.com)

[www.bor50.com](http://www.bor50.com)

**ZEBRA CAPITAL**

**BOSKO STANKOVIC**  
(646) 416 2042  
[bosko@zebraca.com](mailto:bosko@zebraca.com)

[www.zebraca.com](http://www.zebraca.com)

# INVESTMENT HIGHLIGHTS



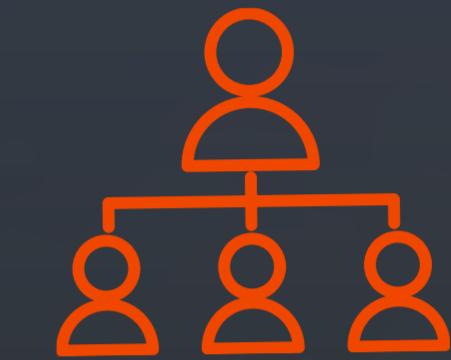
## MISSION CRITICAL LOCATION

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

**\$5,290,472**

CAP RATE

**7.75%**

NOI

**\$410,004**

LEASE TYPE

**NNN**

YEAR BUILT

**2008**

RENTABLE SF

**14,455 SF**

LOT SIZE

**1.08 ACRES**

OWNERSHIP TYPE

**FEES 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



PROPERTY PHOTOS



AERIALS

# OKLAHOMA CITY

DOLLAR  
GENERAL

🚗 | 20,301 DAILY

FAITH CHURCH

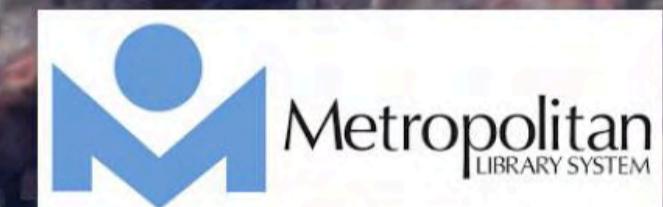


SUBWAY

MACARTHUR BOULEVARD

🚗 | 20,335 DAILY

122ND STREET



SPROUTS  
FARMERS MARKET



AERIALS

# OKLAHOMA CITY

CROWNE POINTE  
APARTMENTS

DOLLAR  
GENERAL

SUBWAY

Walgreens

Casey's

FAITH CHURCH

ups

N MACARTHUR BLVD

NW 122ND ST

CIRCLE K

Orangetheory  
FITNESS

Metropolitan  
LIBRARY SYSTEM

HERITAGE POINT  
OF OKLAHOMA CITY

DENTISTS  
OF OKLAHOMA CITY

SPROUTS  
FARMERS MARKET

GLENHURST VILLAS  
65 UNITS

AERIALS

# OKLAHOMA CITY



Farmers Insurance Group  
Federal Credit Union

JOHN KILPATRICK TURNPIKE

WILL ROGERS  
ELEMENTARY  
SCHOOL

DOLLAR GENERAL

State Farm

ExtraSpace<sup>®</sup>  
Storage

PUTNAM CITY  
NORTH HIGH  
SCHOOL

Walmart

HARVEST HILLS  
ELEMENTARY  
SCHOOL

UNITED STATES  
POSTAL SERVICE<sup>®</sup>

O'Reilly AUTO PARTS

Walgreens

CREST  
FRESH MARKET

CVS  
pharmacy

DOLLAR GENERAL

JAMES L DENNIS  
ELEMENTARY  
SCHOOL

Walgreens

CREST  
FRESH MARKET

DOLLAR GENERAL

7 ELEVEN  
SONIC  
America's Drive-In

Metropolitan  
LIBRARY SYSTEM

SPROUTS<sup>™</sup>  
FARMERS MARKET

Orangetheory<sup>®</sup>  
FITNESS

122 2ND STREET

MERCY HOSPITAL  
OKLAHOMA CITY  
-380 BEDS-

THE GREENS  
COUNTRY CLUB

JOHN MARSHALL  
HIGH SCHOOL

Soccer City  
OKLAHOMA CITY

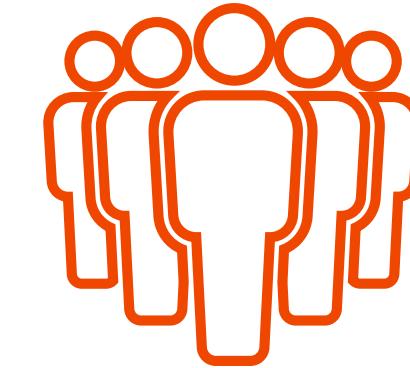
LAKE HEFNER

MACARTHUR BOULEVARD

# 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**

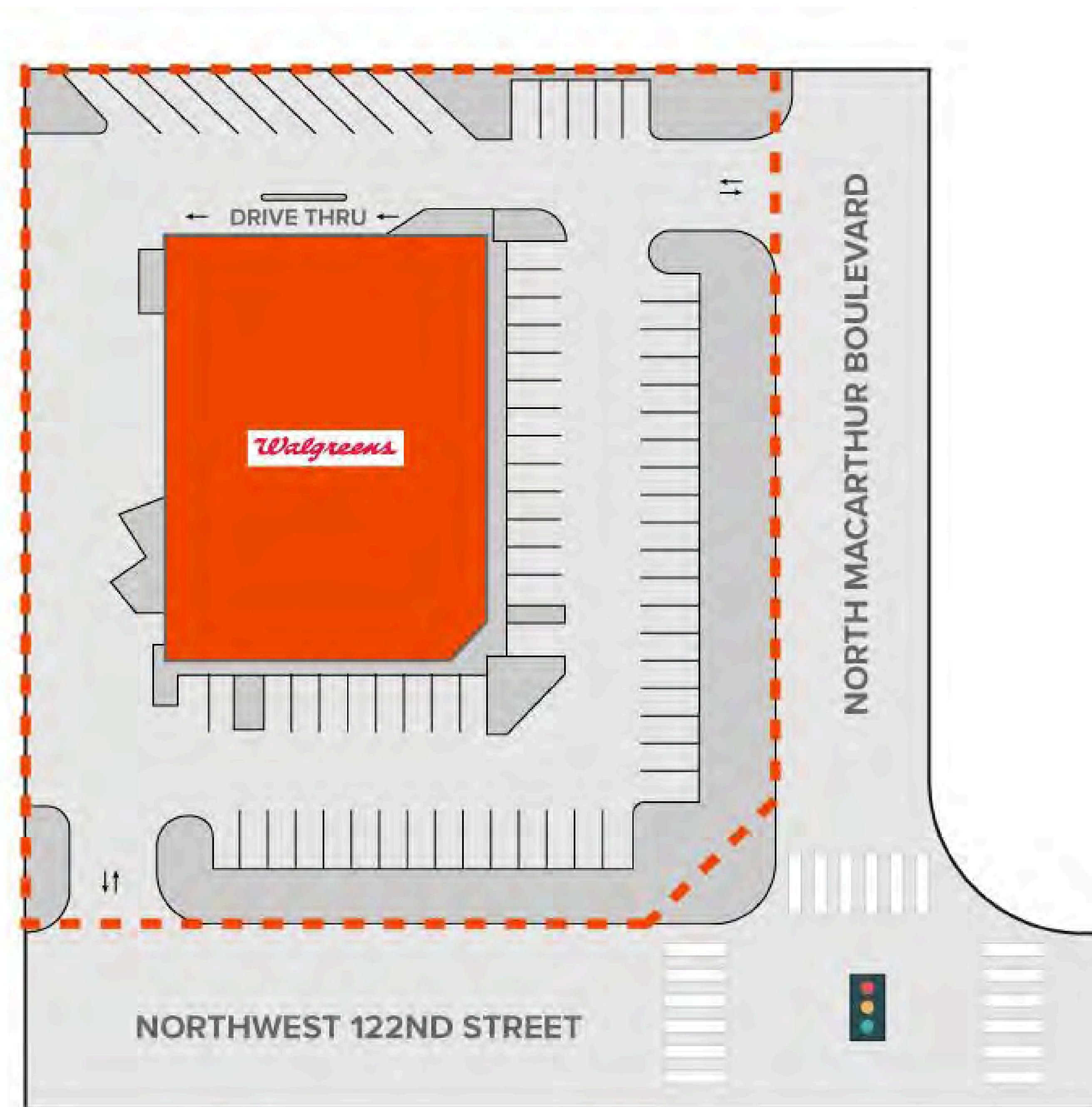
HOUSEHOLDS WITHIN 5 MILES



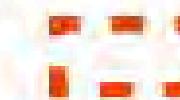
**\$104,549**

AVERAGE HOUSEHOLD INCOME  
IN 3-MILES RADIUS

# SITE PLAN



 Subject Property

 Property Parcel

# 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**    **8,500**

ANNUAL REVENUE

LOCATIONS



<b>TENANT NAME</b>	WALGREENS
OWNERSHIP	PRIVATE
TICKER SYMBOL	WBA
CREDIT RATING	S&P : BB

# CONTACT US



**NIKO MIĆIN**

(305) 912 2133

[niko@zebraca.com](mailto:niko@zebraca.com)

**BOSKO STANKOVIC**

(646) 416 2042

[bosko@zebraca.com](mailto:bosko@zebraca.com)

[www.zebraca.com](http://www.zebraca.com)



BROKER OF RECORD

**BRIAN BROCKMAN**

(513) 898 1551

[bor@bangrealty.com](mailto:bor@bangrealty.com)

[www.bor50.com](http://www.bor50.com)