

4901
N Kickapoo Ave

Shawnee, OK 74804



Offering Memorandum

CBRE



EXECUTIVE SUMMARY

Cavender's has executed a 10-year lease for 13,821 SF of space at Shawnee Mall, securing a prime retail position within the market's most active commercial corridor.

Located at 4901 N Kickapoo Ave, the site offers exceptional visibility and direct exposure from I 40, ensuring consistent regional traffic and strong brand presence. The space benefits from its strategic placement at the intersection of major highways, drawing shoppers from Shawnee and the surrounding trade area.

Cavender's has evolved into one of the nation's premier Western wear retailers, consistently demonstrating strong financial performance and steady growth over the past six decades. The company operates a large multistate footprint underscoring its operational strength and long-term viability that is well positioned to perform throughout economic cycles. As a tenant, Cavender's offers investors a reliable and established brand with a long track record of sustained success.



The stability and creditworthiness of a long term Cavender's lease further enhance the investment profile, making this a compelling asset within the Shawnee, OK retail landscape.

INVESTMENT HIGHLIGHTS

This offering represents a 10-year lease, offering investors a stable and predictable income stream with minimal landlord responsibilities. The lease generates an annual NOI of \$180,219, reflecting a 6.85% cap rate with an implied valuation of \$2,630,934. The 13,821 SF building produces \$13.04/SF annually, and the lease includes fixed 10% rent increases every five years, strengthening long term income growth and enhancing the asset's value trajectory.

Strong national co-tenancy further elevates the investment profile, Ross and Kohl's are positioned adjacent to Cavender's and Walmart is located nearby, anchoring the broader trade area and generating consistent retail traffic. The property's generous parking, functional design, and prominent frontage complement these retail drivers, positioning Cavender's for long term success.

Supported by a net-lease structure, scheduled 10% rent escalations, and Cavender's long term commitment, the asset presents a compelling opportunity for investors seeking stable cash flow, dependable credit, and strong retail fundamentals.



Regional
Shawnee Mall



Location
Highly Visible



Tenancy
Single

THE OFFERING



SALE PRICE
\$2,630,000



CAP RATE
6.85%



NOI
\$180,129



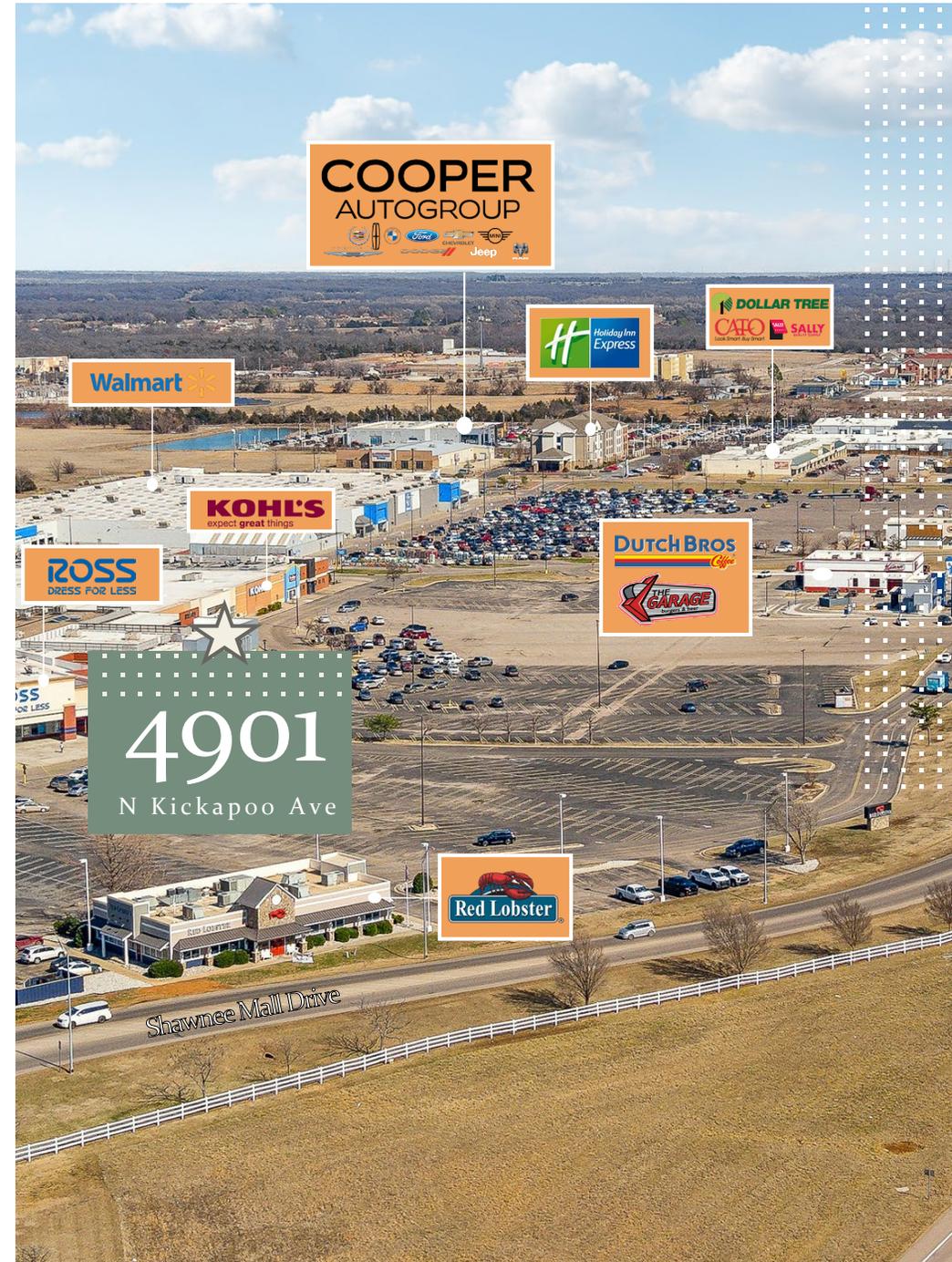
LEASE TYPE
Contact Broker

YEAR BUILT	1989
RENTABLE SF	12,810± SF
LOT SIZE	0.32± AC
LEASE COMMENCEMENT	March 18, 2026
LEASE EXPIRATION	March 18, 2036
LEASE TERM	10 Years
TERM OPTIONS	(4) 5-Year Options
REMAINING TERM	10 Years
LEASE TYPE	Contact Broker
TENANT	Cavender's Boot City

Category	Landlord Obligation
Taxes	Reimbursed by tenant for real estate ("ad valorem") taxes.
Insurance	Reimbursed by tenant for property insurance (improvements & building, not contents).
CAM	Not responsible; neither tenant or landlord pay or reimburse

AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population	986	17,088	36,450
2025 Employees	3,782	12,286	17,772
2025 Businesses	176	955	1,606
Projected 5-Year Growth Rate	0.34%	0.15%	0.16%
INCOME			
Average Household Income	\$81,879	\$74,607	\$68,968
Median Household Income	\$57,427	\$58,461	\$54,229
HOUSING			
# of Households	435	6,388	13,888
Average Home Price	\$279,926	\$240,039	\$224,645
Projected 5-Year HH Growth Rate	0.41%	0.26%	0.24%
HOUSING UNITS			
Owner-Occupied Housing	58.4%	55%	50.6%
Renter-Occupied Housing	35.7%	35.9%	37.9%
Vacant Housing Units	5.8%	9.2%	11.5%
2025 TRAFFIC COUNTS			
STREET NAMES		VPD	
I-40 & N Harrison Ave		25,872	
Shawnee Mall Drive & N Kickapoo St		9,567	
W Interstate Pkwy & N Kickapoo St		17,558	







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