



KFC - 11104 E. 21st St. - TULSA, OK

MARKETING PACKAGE

**CAMBRIDGE
PROPERTIES**

KFC - 11104 E. 21st St. - TULSA OK

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C A M B R I D G E
P R O P E R T I E S



section 1

Offering Highlights, Summary and Pricing

OFFERING HIGHLIGHTS AND SUMMARY

HIGHLIGHTS

- Dense Infill Tulsa Location – 16K+ Ppl in 1-Mile Radius
- Strong Operator and Holdco Guarantee – MBN Brands - 200+ Unit Operator – Financials Available in Escrow
- Eight Plus Yrs., Two, Five-Yr. Options and Three Seven and a Half Percent Increased Remaining in the Lease
- High Traffic Area – 45K CPD at Subject Intersection
- Resilient Rent Level in Neighborhood Demand Driven Area
- Brand Momentum – KFC Resurgence Being Led by Newly Appointed US President Catherine Tan-Gillespie



SUMMARY

The subject property offers the opportunity for an investor to purchase this fee simple absolute NNN KFC investment property. KFC has operated in 2,644 SF on half of an acre since the property was constructed in 1995. The building has been well taken care of with multiple remodel's and has been updated to the latest prototype. The operator has grown substantially since taking over in 2021 and is poised to continue that growth with reinvigorated franchisor support.

PROPERTY AND PRICING INFO

PRICING SUMMARY			LEASE SUMMARY	
Cap Rate	Price	Price Per Foot	Tenant	SC Food Group, LLC
5.75%	\$1,160,000	\$438.73	Guarantor	SC Food Group Holdco, LLC – 23 Units as of 2021 – Updated Financials Available in Escrow
PROPERTY DETAILS			Credit Rating	Private
Year Built/Renovated	1995 / 2018* / 2021*		Rent Commencement	April 5, 2018
Lot Size (Acres)	0.50		Initial Term	15 Years
Gross Leasable Area	2,644 SF		Term Remaining	8+ Years
Zoning	CS - Commercial		Rent Increases	7.5% Every Five Years
Type of Ownership	Fee Simple		Renewal Options	Two, Five-Year Options
OPERATING INFORMATION			Lease Type	Abs. NNN
Year 1 NOI*	\$68,615.23		Base Rent/Mo.	\$5,717.94
Rent/SF	\$25.95			
Gross Leasable Area	2,644 SF			



section 2

Aerial Map and Location Overview

AERIAL MAP



Link to Google Maps: [Click Here](#)

LOCATION OVERVIEW

Tulsa, OKLAHOMA

Tulsa, AZ

Tulsa is the second largest city in Oklahoma and the 47th most populous city in the US. Boasting approximately 1 Million people and once known as the oil capital of the world, it is the home of QuikTrip's headquarters, the 7th largest c-store operator in the country.

Tulsa has an ambitious local business scene as well as robust arts and culinary communities and a seemingly endless number of unique boutiques.

Home to plentiful art deco architecture, growing aerospace and aviation industries as well as a well-below-average cost of living; Tulsa is poised for continued growth in the gig economy of the future. The city even offers up to \$10k in relocation assistance for remote workers!



TOP EMPLOYERS

Employer	Number of Employees
Saint Francis Health System	9,660
Hillcrest Health System	6,144
Ascension St. John	5,154
American Airlines	4,800
City of Tulsa	3,600
QuikTrip Corporation	3,400
Amazon	3,000
Macy's	2,900
ONEOK, Inc	2,800
Bank of Oklahoma	2,700

Population

Year	1 Mile	3 Miles	5 Miles
2020	16,529	85,327	174,783
2024	16,218	84,687	175,207
2029	16,691	87,341	181,095

Household Income

Type	1 Mile	3 Miles	5 Miles
Average	\$55,561	\$56,992	\$66,194
Median	\$44,514	\$44,900	\$49,780



Tulsa MSA Market Overview



9.9M
+/-

Annual Visitors



Below National
Average Cost-of-
Living

14.9%



1M+

MSA Population



\$210k

Median Home Price

BROKER OVERVIEW

HENRY KERSON



Designated Broker

Henry focuses on commercial real estate dispositions, acquisitions, and tenant representation in Arizona and throughout the country. His clients include private investors, family real estate companies, and larger institutions. Henry also represents local, regional, and soon-to-be national tenants. Henry began his commercial real estate career at Marcus and Millichap in 2011 and learned the restaurant and tenant rep business from Chris "Oz" Osborn at Real Companies from 2021-2023. Most recently, he has begun to build a Cambridge Commercial brokerage at Cambridge Properties as its Designated Broker. He is committed to consistently adding value to his clients and the Cambridge team. Henry has sold and leased more than \$300M in more than 150 transactions in 18 States.

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