



Del Crest Center – Near the #1 Walmart Supercenter in Oklahoma
\$9,461,000 | Cap: 7.15% | \$676,500 NOI | 4.4 Acres | Excellent Occupancy History

Del Crest Center



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REALTY ADVISORS

- 2027 Cap is 7.46% and 2028 Cap is 7.71%
- Harbor Freight Ranks in the top 8% Nationally Per Placer AI
- 80% National Corporate Credit
- 31% Investment Grade Credit
- I-40 Expanded to 6-Lanes (80,000+Vehicales Per Day)
- New On and Off Ramps
- BioLife Investment: \$4.5M
- New 10-Yr Leases with Boot Barn & Harbor Freight

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.



Del Crest Center

golden corral
Buffet & Grill

Olive Garden
FUZZY'S TACO SHOP
WHATABURGER
DOLLAR TREE
Chick-fil-A
HOBBY LOBBY
The City Buffet
REGAL
MO'BETTANS HAWAIIAN STYLE FOOD
Louie's
RALLY HOUSE
Wendy's
Academy SPORTS+OUTDOORS

NISSAN

Walmart

boost mobile

THE HOME DEPOT

DUTCH BROS
SMOOTHIE KING

Del City High School

HAWTHORN SUITES BY WYNDHAM
Holiday Inn
LAQUINTA INNS & SUITES
Hampton Inn

Rose State College

TOYOTA CHEVROLET

HMX Realty Advisors exclusively presents for sale a well-established, five-tenant shopping center strategically located at the highly visible on and off ramps of Interstate 40, benefiting from a traffic count of 82,000 vehicles per day. The property has strong rent growth with several rent escalations in 2027 and 2028, so 80% of the income is from National Credit Tenants. The property is near the 1# Walmart Supercenter in Oklahoma as well as Home Depot. It is on SE 15th Street, a major retail corridor with easy access to a significant collection of national retailers. Academy Sports, Hobby Lobby, Burlington Coat Factory, Chick-fil-A, Wendy's, Olive Garden, Murphy USA, and Mo' Bettah are all nearby.

It benefits from the “Tinker Effect” with a 2.5-mile proximity to Tinker Air Force Base, the nation’s largest maintenance, repair, and overhaul (MRO) facility. Tinker’s strategic importance is reinforced by its selection as the exclusive maintenance hub for the next-generation B-21 Raider stealth bomber, a decades-long assignment based on the base's unrivaled industrial expertise. Further cementing its future, the base recently underwent a 131-acre expansion to accommodate 1,000 new jobs for Northrop Grumman and Lockheed Martin. As of 2026, the base supports 30,000 direct employees and 33,000 secondary personnel. Major private-sector neighbors include Boeing, the city's largest private aerospace employer (~3,500+ employees) and Pratt & Whitney, which operates a brand-new 845,000-square-foot engine facility for the F-35 and B-52 (opened Oct 2024). Del Crest serves as a primary retail hub for this massive workforce, which generates a total annual economic impact of \$7.5 billion up from 4.5 billion in 2023.

- **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:** Near the #1 Walmart Supercenter in Oklahoma and I-40 with 82,000 Vehicles per day
- **Proven Tenant Performance and Rental Growth:** BioLife rent escalates by over \$20,000 in 2027

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 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



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RENT ROLL

Ranking Overview

Harbor Freight Tools

Se 15th St, Del City, OK

Nationwide

6,726 / 89,980



Oklahoma

91 / 1,317



15mi

23 / 308



Category Group: Home Improvements & Furnishings | Visits | Sep 1st, 2024 - Aug 31st, 2025

Data provided by Placer Labs Inc. (www.placer.ai)



Ranking Overview

Walmart

Tinker Diagonal St, Del City, OK

Nationwide

169 / 7,443



Oklahoma

1 / 120



50 miles

1 / 46



Category: Superstores | Visits | Feb 1st, 2025 - Jan 31st, 2026

Data provided by Placer Labs Inc. (www.placer.ai)



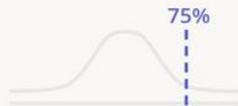
Ranking Overview

BioLife Plasma Services

SE 15th St, Del City, OK

Nationwide

22,104 / 90,784



Oklahoma

306 / 1,841



50 miles

139 / 833



Category Group: Medical & Health | Visits | Feb 1st, 2025 - Jan 31st, 2026

Data provided by Placer Labs Inc. (www.placer.ai)



Ranking Overview

PEAK Fitness

SE 15th St, Del City, OK

Nationwide

7,905* / 32,989



Oklahoma

97* / 419



50 miles

47* / 191



Category: Fitness | Visits | Jul 1st, 2023 - Jun 30th, 2024

Data provided by Placer Labs Inc. (www.placer.ai)





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



**INTERSTATE
40**

Expanded to Six Lanes

BioLife, Boot Barn, Harbor Freight, Metro by T-Mobile & Peak Fitness



**INTEGRIS
HEALTH**

Community Hospital
Adjacent to Del Crest Shopping Center



Traffic control lights at both ends of parking lot



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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.





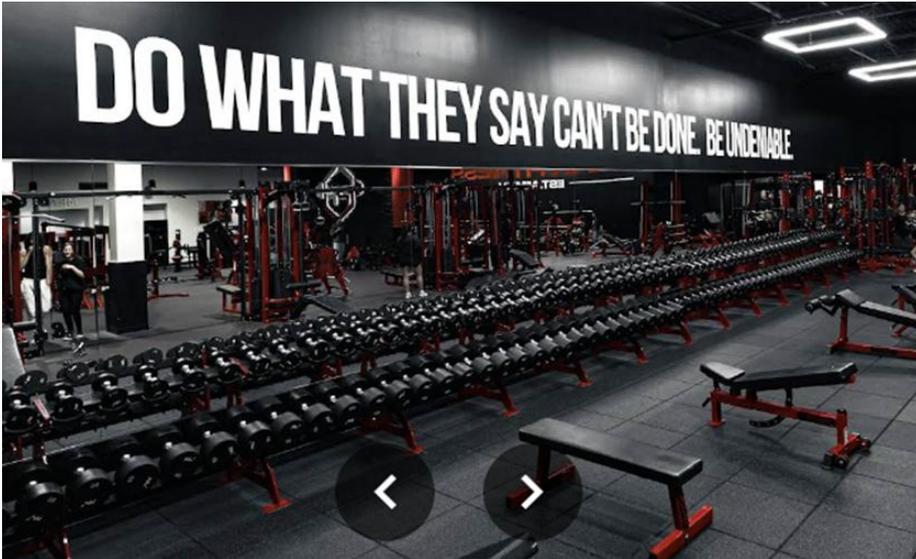
Harbor Freight Tools USA, Inc. represents 24% of the center's income. It currently has an issuer credit rating of BB- from S&P Global Ratings and a rating of Ba3 from Moody's.



Boot Barn Holdings Inc (NYSE: BOOT) represents 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

**Del Crest Center- Del City, OK
Peak Fitness AKA Rep Republic (low rent of \$9.00 PSF)**

**Del Crest
Center**





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 clientele includes many International Federation of Body Builders as well as Police, ENTs and Military. The gyms reviews are exceptional.

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%

Contact Us

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