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OWNER-USER
OPPORTUNITY

\$2,090,000

8000 E RENO BLVD. MIDWEST
CITY, OK 73110 (OKLAHOMA CITY
MSA)

RETAIL INVESTMENT GROUP, LLC
8255 E RAINTREE DR SUITE 100, SCOTTSDALE, AZ 85260
480.429.4580
RETAIL1031.COM

SEAN STEPHENSON
Senior Associate
480.429.4580
sean@retail1031.com
AZ #SA672380000

STEVEN DAVIS
Managing Member
480.429.4580
steven@retail1031.com
AZ #BR101032000

ERIC C. FLESKE, CCIM
Broker of Record
OK #137210



PROPERTY INFORMATION

Address:	8000 E Reno Blvd., Midwest City, OK 73110
Price:	\$2,090,000
Cap Rate:	7.0% based on current tenants
Current Lessee:	McDonald's & C Store
Building Size:	±5,456 SF
Land Area:	±1.26 AC
Lease Expiration:	August 31, 2021
Options:	(1) 5-Year Options w/ Negotiated Terms
NOI	\$146,400 based on current tenants
Lease Type:	Owner/User Opportunity

INVESTMENT HIGHLIGHTS

- Owner/User Opportunity
- C-Store Sales: \$750,000 w/o Fuel Sales
- 0.4 Miles from Oklahoma Heart Hospital
- 8 Gas Pumps
- Tinker Air Force Base 2 Miles South
- Municipal Complex Located Across the Street
- McDonald's Lease Exp. 08/31/2021
- Signalized Hard Corner
- Drive-Thru Location
- Absolute NNN Lease
- Zero Landlord Responsibilities
- Directly Across from Walmart
- 8 Miles from Downtown Oklahoma City
- Across from New Walgreens (Dec '17)



The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Retail Investment Group has not verified, and will not verify, any of the information contained herein, nor has Retail Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



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MIDWEST CITY OKLAHOMA





ABOUT OKLAHOMA CITY, OKLAHOMA

Oklahoma City is the capital and largest city of the U.S. state of Oklahoma. The county seat of Oklahoma County, the city ranks 27th among United States cities in population. The population grew following the 2010 Census, with the population estimated to have increased to 643,648 as of July 2017. As of 2015, the Oklahoma City metropolitan area had a population of 1,358,452, and the Oklahoma City-Shawnee Combined Statistical Area had a population of 1,459,758 residents, making it Oklahoma's largest metropolitan area.

Lying in the Great Plains region, the city features one of the largest livestock markets in the world. Oil, natural gas, petroleum products and related industries are the largest sector of the local economy. The city is situated in the middle of an active oil field and oil derricks dot the capitol grounds. Besides its exposure to the energy sector, OKC also boasts strong activity within the information technology, services, and governmental administration sectors.

The city is headquarters to two Fortune 500 companies: Chesapeake Energy and Devon Energy, as well as being home to Love's Travel Stops & Country Stores, which is ranked thirteenth on Forbes' list of private companies. In 2014, Forbes ranked the city at #7 on its list of "Best Places for Business", and in 2017 and 2018 WalletHub ranked the city first on its list of "Best Large Cities to Start a Business".



TINKER AIR FORCE BASE

Tinker Air Force Base is the largest of 3 Air Logistics Center in the Air Force Material Command and provides depot maintenance, product support, services and supply chain management, as well as information support for 31 weapon systems, 10 commands, 93 Air Force bases and 46 foreign nations. The 72nd Air Base Wing provides full spectrum installation support to Team Tinker and expeditionary combat capability for the warfighter, Tinker also has two tenant ACC units and hosts 2 Air Force Reserve Wings.

Tinker Air Force Base (AFB), located nine miles southeast of downtown Oklahoma City, is one of the largest and most important military installations in the United States. With more than five thousand acres, two ten-thousand-foot runways, seven thousand military personnel, and fifteen thousand civilian employees, the base is home to the Oklahoma City Air Logistics Center, 552d Air Control Wing, 507th Air Refueling Wing, 513th Air Control Group, Navy Strategic Communications Wing One, Defense Logistics Agency's Defense Distribution Depot Oklahoma City, Third Combat Communications Group, Thirty-eighth Engineering Installation Group, and Defense Megacenters Oklahoma City. The air base was named for Maj. Gen. Clarence L. Tinker, a one-eighth Osage from Pawhuska, Oklahoma, who lost his life in the Pacific while leading a flight of LB-30s on a bombing strike against the Japanese in June 1942. The new airfield became Tinker Field on October 14, 1942.



MIDWEST CITY OKLAHOMA



MIDWEST CITY OKLAHOMA



POPULATION	1 MILE	3 MILES	5 MILES
2019	10,767	59,027	111,275
2023 (EST.)	11,974	61,454	121,439



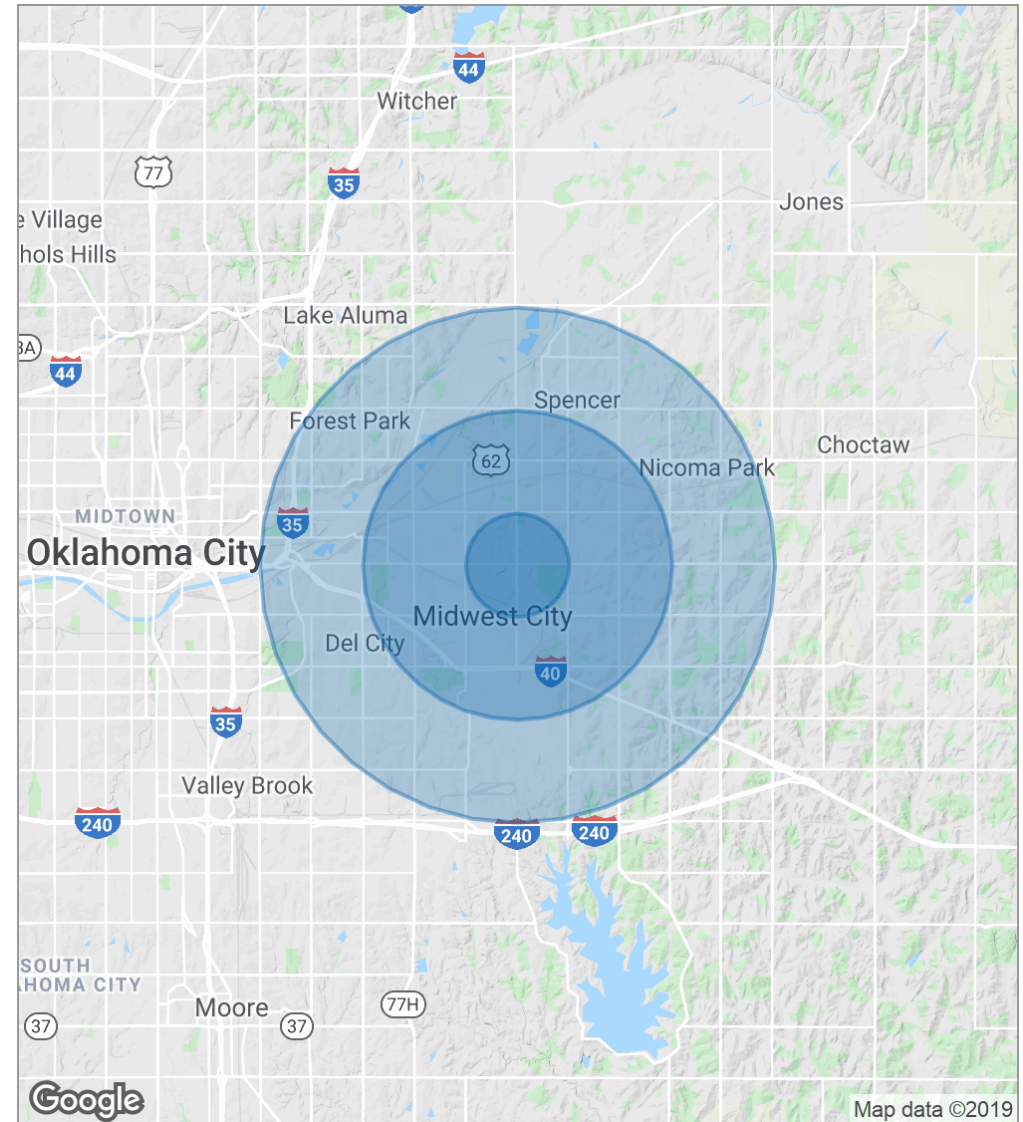
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2019	\$48,320	\$48,941	\$50,679



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
NUMBER OF HH	4,473	24,980	45,028
AVG HH VALUE	\$116,524	\$108,811	\$97,717



TRAFFIC	RENO AVE.	S. MIDWEST BLVD.
VPD	29,761/day	15,517/day





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