



Click For Drone Footage



8324 S. WESTERN AVENUE | OKLAHOMA CITY, OK

PRICE: \$3,193,548 | CAP: 7.75%

INVESTMENT OFFERING

TED'S CAFE

EXECUTIVE SUMMARY

PRICE: **\$3,193,548**

CAP: **7.75%**

NOI: **\$247,500**

LOCATION: 8324 South Western Avenue
Oklahoma City, Oklahoma

LEASE TYPE: Absolute NNN

LEASE EXPIRATION: June 30th, 2028

LESSEE: TCE II, LLC

GUARANTOR: Single Unit

OPTIONS: (2) 5-Year Options

INCREASES: N/A

LAND SIZE: ±1.77 Acres

BUILDING SIZE: ±6,356 Square Feet

ROFR: None



PROPERTY OVERVIEW



S Western Ave: ±30,094



SW 89th St: ±22,549

Investment Highlights

- 6% Rent to Sales Ratio
- Large Lot 1.77 Acres
- Adjacent to Subway/Sonic
- Location has been operating since 2004
- \$4,000,000+ 2019 Sales
- Nearby Retailers include Zips Car Wash, Bank of America, AutoZone Auto Parts, Dunkin' Donuts, CVS, 7-Eleven, Jimmy John's and Chick-fil-A nearby

Retail Investment Group is pleased to be the exclusive listing agent for Ted's Cafe Escondido in Oklahoma City, Oklahoma. This property has an absolute NNN lease that will expire on June 30, 2028. It has (2) 5-year options. There is a 6% rent to sales ratio with \$4,000,000 in sales in 2019. The structure was built in 1987, but the current tenant has been operating at this location since 2004. The property structure is ±6,356 square feet and sits on ±1.77 acres of land. The property is adjacent to Subway and Sonic locations, with other retailers like Zips Car Wash, Bank of America, AutoZone Auto Parts, Dunkin' Donuts, CVS, 7-Eleven, Jimmy John's and Chick-fil-A nearby. Ted's has excellent visibility along S Western Ave which sees over 30,000 vehicles per day.

© 2020 Google



Burlington

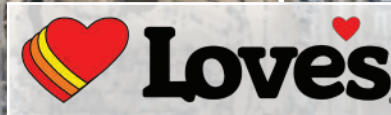


Marshalls

Office DEPOT



Walmart



Moore West Junior High School






Penn Square Mall

Oklahoma City Zoo



State Fair Park

Tinker Airforce Base 

Woodson Park & Event Center

Will Rogers World Airport 

Crossroads Sports Complex



Tuttle

Bridge Creek

Newcastle

Norman

Hall Park

Moore

Del City

The Village

Bethany

Yukon

Jones

Choctaw

Harrah

ABOUT OKLAHOMA CITY



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".



In a remodeled house on 68th St. in OKC, with a fondness for freshness and a made-from-scratch mentality, Ted's was born. They've been bringing Mexican to the masses since 1991. Since then they've added more locations to the family with seven in Oklahoma City, one in Lawton and two in Tulsa for a total of 10 across Oklahoma. There is another brand new Ted's concept currently in the works. Ted's Tacos and Cantina is set to open before the end of 2020. This will allow Ted's to enter the fast casual restaurant market. Ted's even has a Taco Truck that offers catering on the move. No matter how much Ted's has grown and changed since its beginning, owners and employees still believe in hospitality, good vibes, handmade meals and happy guests. And that good isn't good enough.

Ted's menu features Mexican favorites like quesadillas, burritos, chimichangas, fajitas, tamales and more, with vegetarian and gluten-free options available. Ted's also offers a variety of drinks like margaritas and piña coladas. Ted's believes in giving back. Whether it be making tacos for teachers or fundraising for little league baseball team, the people at Ted's are passionate about helping others. Just last year Ted's donated over \$50,000 to the local community through food, gift cards and fundraiser night revenue.

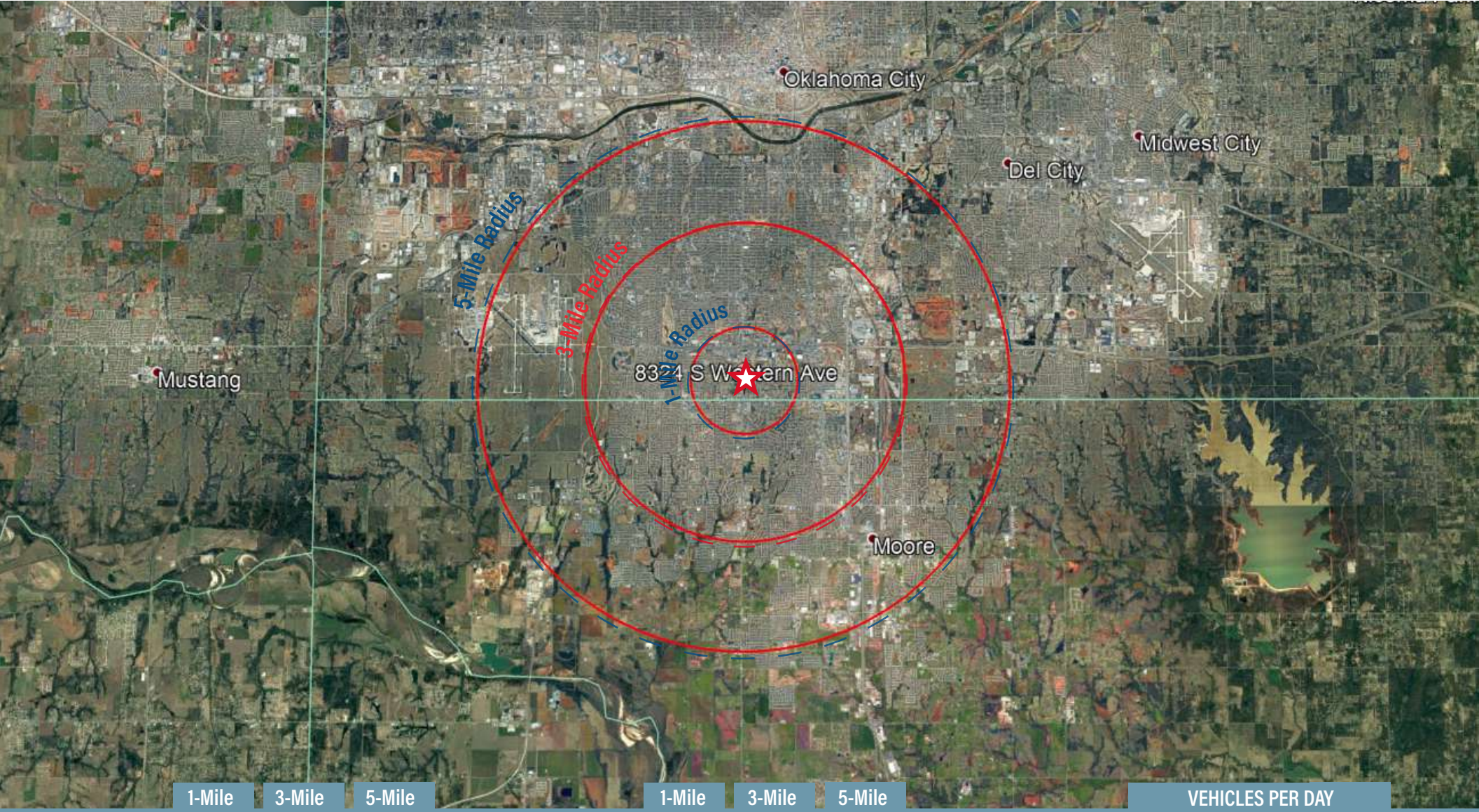
ABOUT THE TENANT



ADDITIONAL PHOTOS



2019 DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		VEHICLES PER DAY
2010 Population	11,289	102,406	208,801	2010 Households	4,779	40,291	76,966	S Western Ave:	±30,094/VPD
2019 Population	11,930	106,138	220,643	2019 Households	5,084	41,906	81,519	SW 89th St:	±22,549/VPD
2024 Population	12,205	108,235	225,770	2024 Households	5,210	42,773	83,482		

Confidentiality & Disclaimer

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Retail Investment Group and it should not be made available to any other person or entity without the written consent of Retail Investment Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Retail Investment Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The

information contained herein is not a substitute for a thorough due diligence investigation.

Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

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.

The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

If you have no interest in the Property, please return this Investment Offering Memorandum to Retail Investment Group, LLC.

8255 E Raintree Drive #100

Scottsdale, AZ 85260

T 480.429.4580 **E** info@retail1031.com

www.retail1031.com

NNN contact us

8255 E Raintree Drive Suite 100 Scottsdale, AZ 85260
480.429.4580 | www.retail1031.com



Steven Davis
Founder & Managing Partner
AZLIC: BR101032000
602.625.8338
steven@retail1031.com

Sean Stephenson
Senior Advisor
AZLIC: SA672380000
619.944.6477
sean@retail1031.com

Eric Fleske
Oklahoma Broker of Record
OKLIC: #137210