

ZIO'S ITALIAN

Ristorante

ZIO'S

ITALIAN KITCHEN

\$2,996,224 | 7.31%

2035 S MERIDIAN AVE
OKLAHOMA CITY, OK 73108

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ZIO'S ITALIAN KITCHEN

Retail Investment Group is pleased to be the exclusive listing agent for Zio's Italian Kitchen in Oklahoma City, Oklahoma. The building is $\pm 7,972$ square feet and the land area is ± 2.3244 Acres. Zio's is located right off Meridian Ave. which sees more than $\pm 23,826$ Vehicles Per Day. This Zio's is located in a prime location in Oklahoma City, surrounded by 10+ hotels, food chains, shops, and numerous housing developments, making it one of the busiest Zio's Italian Kitchen's. This property is also ± 4 miles to Will Rogers World Airport, and conveniently located ± 3.7 miles from Oklahoma City Community College which has a total enrollment of $\pm 19,722$ students.

Some of the other properties and area generators include: Chili's Bar & Grill, Embassy Suites by Hilton Oklahoma City, Wingate by Wyndham, Hyatt Place Oklahoma City, DoubleTree by Hilton, Subway, Charlestons, Wyndham Garden Oklahoma City Airport, Governor's Suites Hotel, Cowboys OKC, Shorty Smalls, Holiday Inn OKC, Hampton Inn & Suites OKC, and Golden Palace, Fairfield Inn & Suites, TownePlace Suites by Marriott, and Avid Hotel OKC Airport, and Sonic Drive-in all within ± 0.5 miles of the Subject Property. Within ± 5 miles of the property, there is a population of 196,924, which continues to steadily increase.

PROPERTY INFORMATION

Address:	2035 S. Meridian Ave, Oklahoma City, OK 73108
Price:	\$2,996,224
Cap Rate:	7.31%
Lessee:	Zio's Restaurant Group
Building Size:	±7,972 SF
Land Area:	±2.32 AC
Lease Expiration:	12/31/2035
Options:	See Rent Schedule
NOI:	\$219,024 *This NOI reflects the increase as of 01/01/2021. The Seller will credit the buyer the difference at COE
Lease Type:	Absolute NNN
Increases:	Every 5 Years
Guarantee:	Zio's Restaurant Group

INVESTMENT HIGHLIGHTS

- Absolute NNN | 16.5 yrs remaining
- Corporate Guarantee (8 Unit Entity)
- Rent increase every 5 years
- High traffic location seeing over ±30,000 VPD.
- ±3 Miles from Will Rogers Oklahoma City Airport
- New Hotel Construction - Holiday Inn Express & Avid Hotel ±0.5 miles away
- Adjacent to DoubleTree, Hyatt and Embassy Suites hotels
- ±4 Miles from Oklahoma City Community College
- Oversized Lot w/ ±2.32 Acres
- Food Management Partners
- Prime location near OKC Airport and 10+ hotels



RENT SCHEDULE



COE - 1/1/2021	\$17,095/MO
1/1/2021 - 1/1/2026	\$18,252/MO
1/1/2026 - 1/1/2031	\$19,488/MO
1/1/2031 - 12/31/2035	\$20,808/MO
12/31/2035	EXPIRATION



OKLAHOMA CITY OKLAHOMA

Oklahoma City is the capital and largest city of the U.S. state of Oklahoma. Also 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 increase estimated at 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 home to headquarters for two Fortune 500 companies: Chesapeake Energy and Devon Energy, as well as 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".



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Map data ©2019 Imagery ©2019 TerraMetrics



ZIOS ITALIAN KITCHEN | FOOD MANAGEMENT PARTNERS

Zio's Italian Kitchen is proud of the food they serve, with heart put into every dish made. Zio's Chefs take great pleasure in making each signature dishes fresh, right when ordered. Their open kitchen is designed for you to enjoy not only the fresh and delicious food that comes from it, but the show that process generates as well. Zio's wants your dining experience to be as distinctive and unique as you are, and they believe it starts with the food and extends to the hospitality provided to every guest who visits a Zio kitchen. If there is a dish Zio's can customize to suit your personal preference, they will. If there is something they can get for you to make your dining experience more enjoyable or comfortable, they will.



Food Management Partners currently manages all store-level and corporate operations for Carrows Restaurants, Coco's Bakery, Country Buffet, Don Pablo's, Furr's Fresh Buffet, Hometown Buffet, Hops, Old Country Buffet, Ryan's, Tahoe Joe's and Zio's Italian Kitchen in 36 states. FMP also operates Dynamic Foods, a manufacturer and distributor of multiple lines of fresh and frozen products for contract food service and grocery stores, as well as restaurants and retail establishments. Alamo Retail Solutions, a millwork facility serving the retail sector, is also managed by Food Management Partners. Previously, FMP operated one of the largest Buffalo Wild Wings and Little Caesars franchises, and was a founding franchisee of Smashburger.





POPULATION	1 MILE	5 MILES	10 MILES
2019	4,383	195,490	628,389
2024 (EST)	4,775	202,394	660,548



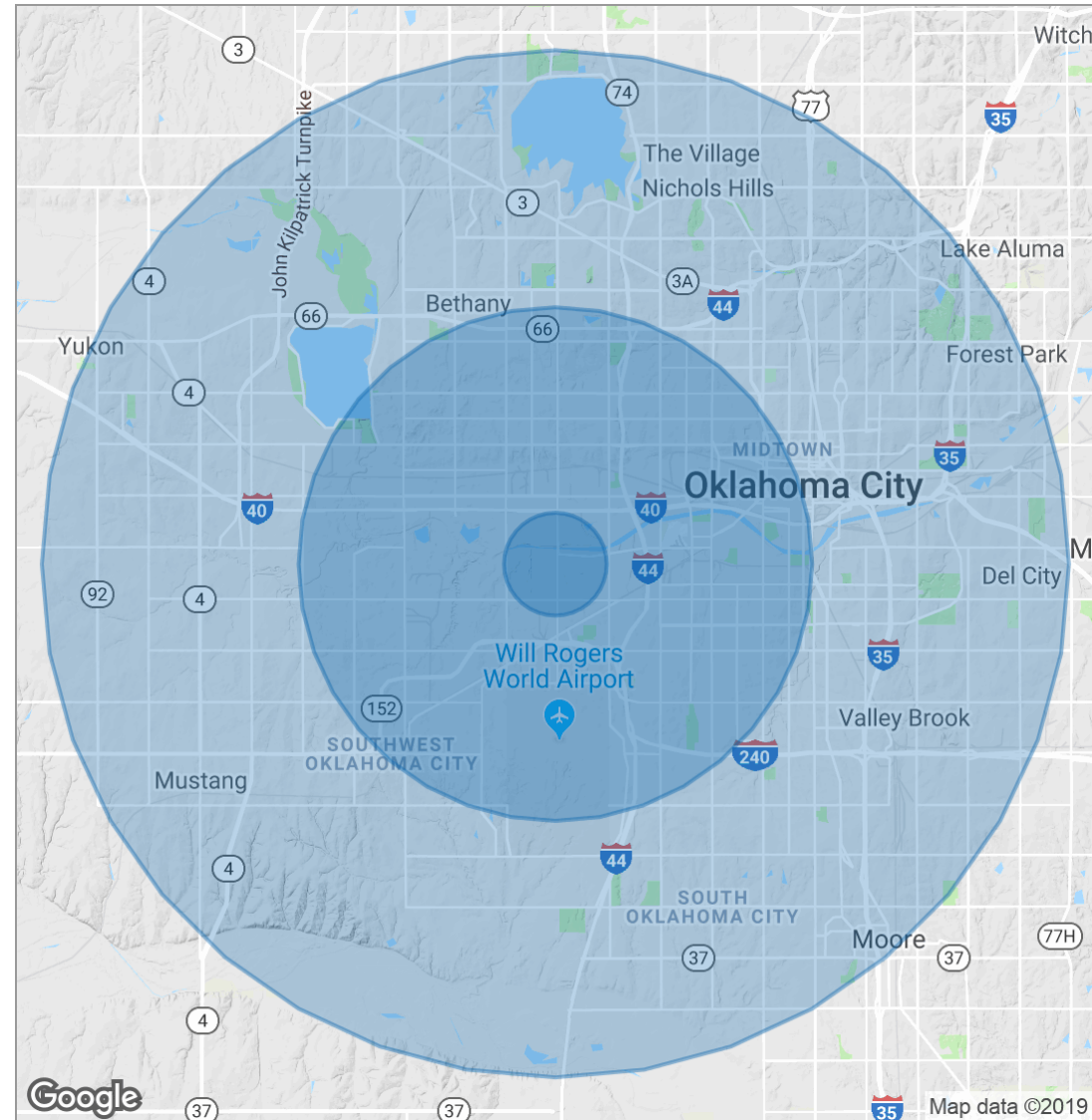
HOUSEHOLD INCOME	1 MILE	5 MILES	10 MILES
2019	\$43,029	\$42,017	\$56,115



HOUSEHOLDS	1 MILE	5 MILES	10 MILES
NUMBER OF HH	2,008	73,076	248,981
AVG HH VALUE	\$57,039	\$94,551	\$146,811



TRAFFIC	MERIDIAN AVE	SW 15TH ST
VPD	±21,642/day	±6,003/day





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