

# OFFERING MEMORANDUM

1416 NORTH HARRISON | SHAWNEE, OK  
PRICE: \$2,943,619 | CAP: 5.25%



CLICK FOR DRONE FOOTAGE



**TACO BELL**

ACTUAL SITE | PHOTOS TAKEN MARCH 2021

## EXECUTIVE SUMMARY

### PRICE

\$2,943,619

### CAP

5.25%

### NOI

\$154,540

#### LOCATION

1416 NORTH HARRISON  
SHAWNEE, OKLAHOMA

#### LEASE TYPE

ABSOLUTE NNN

#### LEASE EXPIRATION

JUNE 19 2032

#### LESSEE

KMAC

#### GUARANTOR

KMAC

#### OPTIONS

(4) 5-YEAR OPTIONS

#### INCREASES

1% ANNUAL INCREASES

#### LAND SIZE

±0.826 ACRES

#### BUILDING SIZE

±2,801 SQUARE FEET

#### ROFR

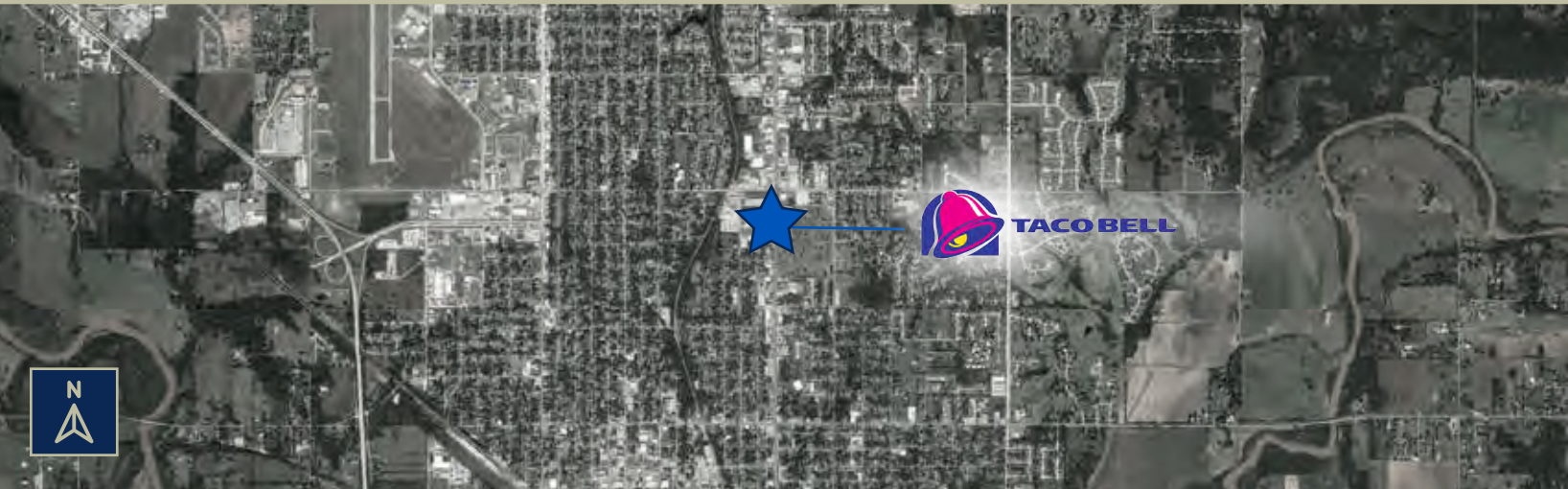
YES





**RETAIL INVESTMENT GROUP IS  
PLEASED TO BE THE EXCLUSIVE  
LISTING BROKERAGE FOR TACO  
BELL IN SHAWNEE, OKLAHOMA.**

This Taco Bell property has an Absolute NNN Lease and is Guaranteed by KMAC-- one of the largest Taco Bell franchises with 170+ Locations. The lease expires on June 19th, 2032. This property offers 1% annual increases and there are (4) 5-Year Options to Extend. The property was built in 2007 and is  $\pm 2,801$  square feet and sits on  $\pm 0.826$  acres of land. Nearby retailers include McDonald's, Walgreens, Domino's Pizza, O'Reilly Auto Parts, Long John Silvers and Many Others.



ACTUAL SITE | PHOTOS TAKEN MARCH 2021

TACO BELL | SHAWNEE, OKLAHOMA

## PROPERTY OVERVIEW

- Absolute NNN - Zero LL Responsibilities
- KMAC Enterprises - Guaranty
- One of largest Taco Bell Franchisees 170+ Locations
- Established Restaurant with Strong Sales
- 11 Years Remaining
- 30 Miles East of Downtown Oklahoma City

EAST INDEPENDENCE ST: ±7,944 VDP



TACOBELL





OKLAHOMA BAPTIST UNIVERSITY

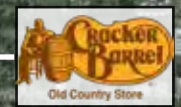
HARBOR FREIGHT TOOLS  
Quality Tools at Ridiculously Low Prices



SHAWNEE REGIONAL AIRPORT



SHAWNEE COUNTRY CLUB



DOWNTOWN SHAWNEE





**SHAWNEE IS LOCATED 35 MILES EAST OF OKLAHOMA CITY, 90 MILES FROM TULSA AND 200 MILES FROM DALLAS/FORT WORTH.**

**TACO BELL | SHAWNEE, OKLAHOMA**

Shawnee is a growing regional city of over 31,000 offering small town charm with numerous micropolitan amenities. Incorporated in 1894, the community is rich in history and culture, offers easy access to Oklahoma's largest metropolitan area, boasts high-tech manufacturing plants owned by both Fortune 500 and International Corporations, and provides a wonderful, relaxed lifestyle. Shawnee's population continues to attract new residents due to the ever-increasing number of housing options offered to those who wish to live in close proximity to the OKC metro area, but in a smaller sized community.

Shawnee is strategically located 40 minutes east from downtown Oklahoma City (MSA 1.3 million) with the Nation's major east/west transportation artery Interstate 40, running through the northern portion of the community. Shawnee serves as the county seat for Pottawatomie County and also headquarters for the Citizen Potawatomi Nation, the Absentee Shawnee and Kickapoo Tribes. The community also has a strong business and residential presence by Sac and Fox Tribe.

TACO BELL | SHAWNEE, OKLAHOMA

THERE ARE MORE THAN  
±7,000 TACO BELL STORES  
WORLDWIDE.

Taco Bell is the nation's leading Mexican-inspired quick service restaurant (QSR) brand. They serve made-to-order and customized tacos and burritos, among other craveable choices, and are the first QSR restaurant to offer American Vegetarian Association (AVA)-certified menu items. Taco Bell and more than 350 franchise organizations operate nearly 6,500 restaurants across the United States that proudly serve about 40 million customers every week. K-Mac Enterprises is a leading quick-service restaurant franchisee founded in 1964 and headquartered in Fort Smith, Arkansas.

Over the company's 50 year history, it has grown to become one of the largest franchisee restaurant businesses in the country. K-Mac currently operates 290 restaurants in the Taco Bell, KFC and Golden Corral Systems. The company has a regional concentration in the South Central region of the U.S., with restaurants located in Arkansas, Indiana, Illinois, Kentucky, Missouri, Mississippi, Oklahoma, Tennessee and Texas. K-Mac achieves over \$400 Million in annual revenues. K-Mac has continually upgraded its existing asset base, having completed over 30 significant remodels since 2011. Going forward, K-Mac remains focused on continuing to grow through acquisitions and new unit development, as well as improving existing store operations.





TACO BELL | SHAWNEE, OKLAHOMA

## ADDITIONAL PHOTOS





## AREA DEMOGRAPHICS

### POPULATION

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION 2010	4,732	22,701	49,057
TOTAL POPULATION 2020	4,762	21,677	47,123
TOTAL POPULATION 2025	4,780	21,528	46,856
MEDIAN AGE	48.4	44.9	42.4

### INCOME

	1 MILE	3 MILE	5 MILE
AVERAGE HH INCOME	\$69,841	\$70,804	\$67,523
MEDIAN HH INCOME	\$48,804	\$53,826	\$48,569

### HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
TOTAL HOUSEHOLDS 2010	2,254	9,633	19,918
TOTAL HOUSEHOLDS 2020	2,273	9,218	19,169
TOTAL HOUSEHOLDS 2025	2,283	9,158	19,068
AVERAGE HH SIZE	2.1	2.3	2.4
AVERAGE HH VEHICLES	2	2	2

### HOUSING

	1 MILE	3 MILE	5 MILE
MEDIAN HOME VALUE	\$167,634	\$153,221	\$135,368
MEDIAN YEAR BUILT	1982	1969	1962



**±37,000+ RESIDENTS**  
WITHIN 5 MILES



**\$55,000+ AVG INCOME**  
WITHIN 5 MILES

## TRAFFIC COUNTS

E INDEPENDENCE ST	±7,944 VDP
N HARRISON AVE	±13,757 VDP

# 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 Offering Memorandum to Retail Investment Group, LLC.







## Retail Investment Group

### CONTACT US

**SEAN STEPHENSON**  
**SENIOR ADVISOR**  
AZLIC: SA672380000  
619.944.6477  
[SEAN@RETAIL1031.COM](mailto:SEAN@RETAIL1031.COM)

**STEVEN DAVIS**  
**FOUNDER & MANAGING PARTNER**  
AZLIC: BR101032000  
602.625.8338  
[STEVEN@RETAIL1031.COM](mailto:STEVEN@RETAIL1031.COM)

**ERIC FLESKE**  
**OKLAHOMA BROKER OF RECORD**  
OKLIC: #137210

480.429.4580 | [WWW.RETAIL1031.COM](http://WWW.RETAIL1031.COM)