



TRINITY

REAL ESTATE INVESTMENT SERVICES



CVS PHARMACY - OKLAHOMA CITY MSA

17850 N PENNSYLVANIA AVE, EDMOND, OK 73012

\$4,244,555

5.1% CAP

Actual Property →

TRINITYREIS.COM



EDMOND, OK

\$4,244,555 | 5.1% CAP

- CVS Pharmacy With 17.5+ Years Remaining on Current Term - Oklahoma City MSA
- Absolute NNN Requiring Zero Landlord Responsibilities
- Property is Currently a Zero Cash Flow Deal With Pricing Based on Seller Defeating the Existing Loan at Closing
- Rent Holiday Starting 9/1/2036 - 1/31/2040
- Very Strong Demographics With a Population of 148K+ in a 5-Mile Radius
- Affluent 1-Mile Radius With an Average Household Income of \$129,996
- Situated on Hard Corner of N Pennsylvania Ave and NW 178th St With a Combined Traffic Count of 32,618 VPD
- Subject Property is 16 Miles From Oklahoma City - The Largest City in Oklahoma With an MSA Population of 1.4M+ Residents

EXCLUSIVELY MARKETING BY:

LAUREN O'BREZA

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PROPERTY DETAILS:

Building Area:	13,582 SF
Land Area:	1.99 AC
Year Built:	2014
Guarantor:	CVS Pharmacy
Price (Psf):	\$312.51

LEASE OVERVIEW:

Remaining Lease Term:	17.5+ Years
Rent Commencement:	7/24/2014
Lease Expiration:	1/31/2040
Base Annual Rent:	\$216,472
Lease Type:	Absolute NNN
Options & Increases:	Ten (10), 5-Year*
Property Taxes:	PAID BY Tenant
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant

* Two (2), 5-Year Fixed Options at \$194,825 NOI
Eight (8), 5-Year Options With 101% FMV Rental Increases

5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
2010 Census	8,336	52,363	121,812
2022 Estimated	10,499	68,889	148,606
2027 Projected	11,621	72,255	159,490

POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
2010 - 2022	25.95%	31.56%	21.99%
2022 - 2027	10.69%	9.24%	7.32%

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$108,526	\$91,308	\$75,469
Average	\$129,996	\$114,067	\$100,565

Demographic data provided by CoStar



Oklahoma City

16 Miles to
Downtown
Oklahoma City

OKLAHOMA CITY

1.08% Annually

2022 Population Growth



676,490+

2022 Total Population



\$77,896

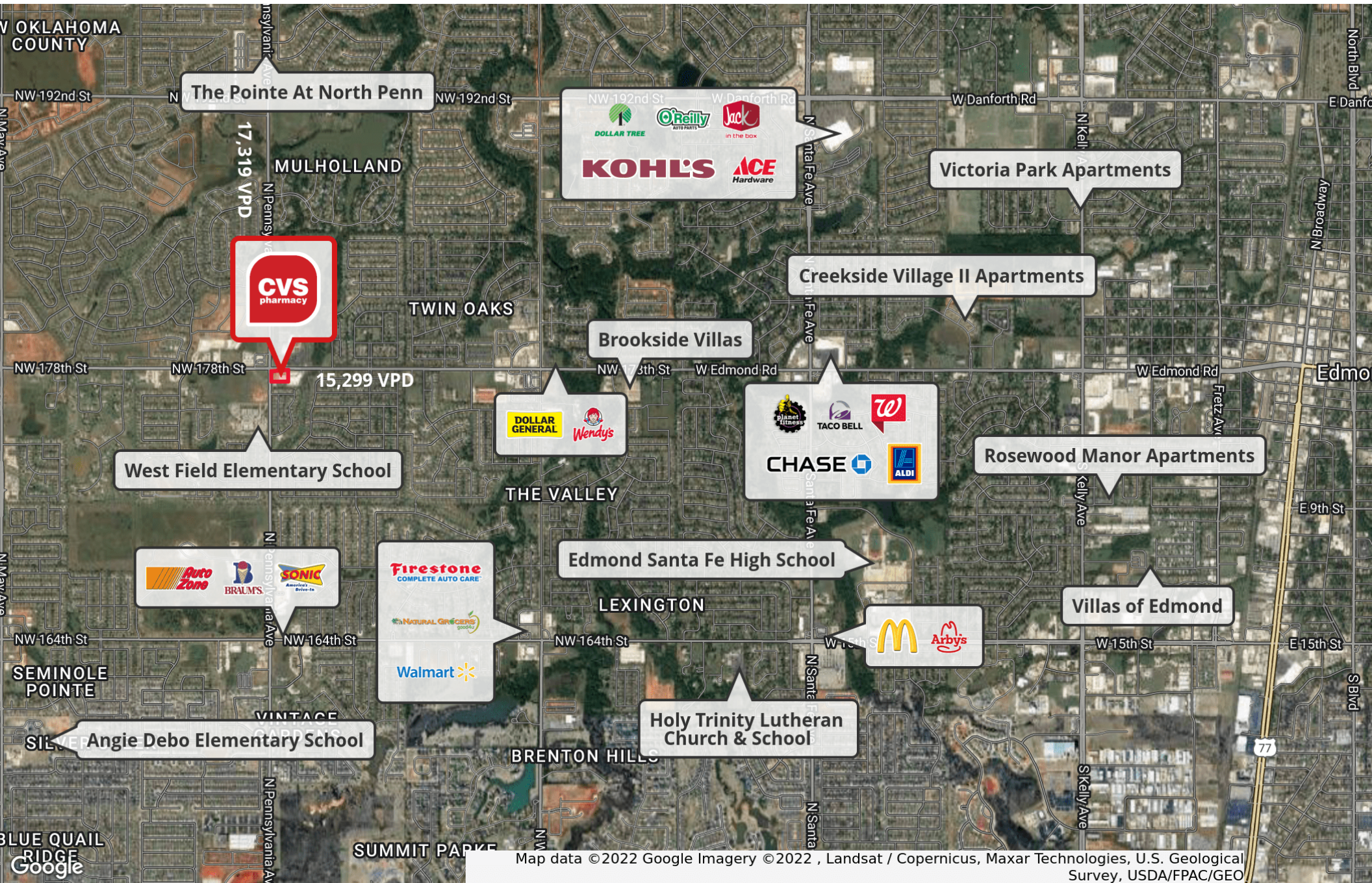
2022 Average Household Income



Oklahoma City, the capital of Oklahoma, is the 11th largest city in the southern United States. Oil, natural gas, and petroleum-related products rule the city's economy. Oklahoma City also has one of the world's largest livestock markets. Oklahoma City has great historical growth and continues to show projected growth in population. Oklahoma City is home to Oklahoma City Thunder. Oklahoma City offers all the culture, cuisine, and attractions expected in a modern metropolis while also having a rich cowboy culture making it like nowhere else. The city was named one of the "50 Best Places to Travel in 2020" by Travel + Leisure.

RETAILER MAP

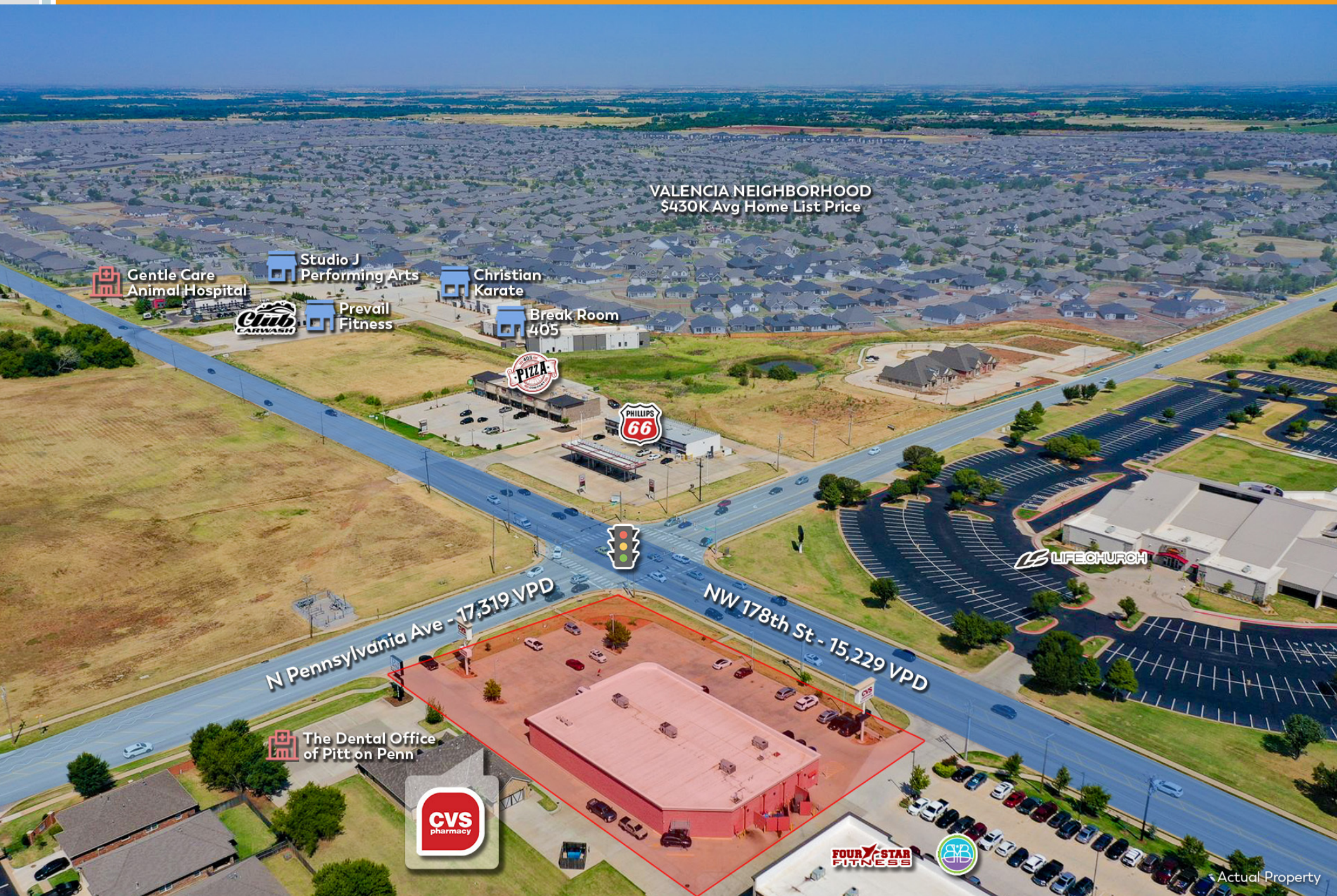
17850 N PENNSYLVANIA AVE | EDMOND, OK







Actual Property



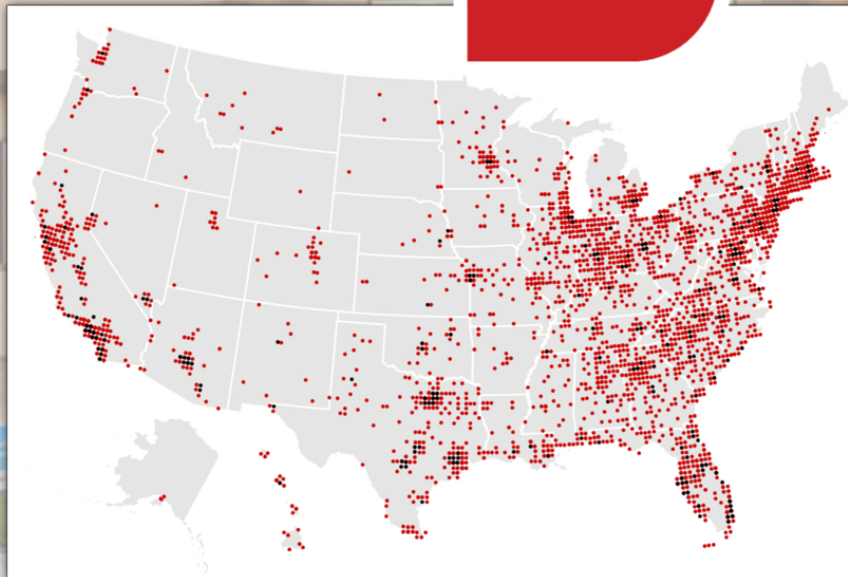


Actual Property



TENANT OVERVIEW

17850 N PENNSYLVANIA AVE | EDMOND, OK



59 Years
of Success



**Publicly
Traded Co.**
NYSE: CVS



BBB
S&P Rated



\$112.47B
Market Cap



9,960+
Locations

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BROKER OF RECORD

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