

SALAD AND GO GROUND LEASE

LOW PRICE POINT | ABSOLUTE NNN CORPORATE GROUND LEASE

6501 NORTH MAY AVENUE, OKLAHOMA CITY, OKLAHOMA



REPRESENTATIVE PHOTO

OFFERING MEMORANDUM



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Executive Summary

6501 N May Ave, Oklahoma City, OK 73116

FINANCIAL SUMMARY

Price	\$1,250,000
Cap Rate	6.0%
Building Size	1,050 SF
Net Cash Flow	6.0% \$75,000
Year Built	2024
Lot Size	0.35 Acres

LEASE SUMMARY

Lease Type	Triple-Net (NNN) Ground Lease
Tenant	And Go Concepts, LLC dba Salad and Go
Guarantor	Corporate
Lease Commencement Date	July 2024
Lease Expiration Date	July 2044
Lease Term	20 Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options
Right of First Refusal	None

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Years 1 – 5	\$75,000.00	6.00%
Years 6 – 10	\$82,500.00	6.60%
Years 11 – 15	\$92,750.00	7.42%
Years 16 – 20	\$99,825.00	7.99%
Renewal Options	Annual Rent	Cap Rate
Option 1	\$109,807.50	8.78%
Option 2	\$120,788.25	9.66%
Option 3	\$132,867.08	10.63%
Option 4	\$146,153.78	11.69%

Base Rent	\$75,000
Net Operating Income	\$75,000
Total Return	6.0% \$75,000



DOWNTOWN
OKLAHOMA CITY

TARGET Office
DEPOT
extended
STAY
AMERICA
POPEYES
LOUISIANA RESTAURANT
WALGREENS Michaels

ALDI
CVS pharmacy
sam's club
Casey's

DAVE & BUSTERS
WHATABURGER
Jack
In the box
DXL
MENS APPAREL
AT&T

FOUNDERS TOWER

20-STORY, HIGH-RISE
RESIDENTIAL BUILDING

THE
HOME
DEPOT

Burlington

petco
SKECHERS

STAPLES

verizon

BARNES & NOBLE

BRAUM'S
ICE CREAM AND DAIRY DELICIES

DEL TACO

Chick-fil-A

PETSMART

BIG
LOTS!

Canes
CHICKEN FINGERES

Pollo

crumbl
cookies

Valvoline

18,500 CPD
NW 63RD ST

AutoZone

RED CARPET
CAR WASH

FedEx
Office

26,300 CPD
N MAY AVE

SPROUTS
FARMERS MARKET

SAIAD
AND GO

HALF
PRICE BOOKS

Cousins
Bar & Grill
A Little Piece of Paradise

N

Property Description

PHOTO AS OF 5/14/2024



INVESTMENT HIGHLIGHTS

- » **Corporate Guaranteed Brand New 20 Year Ground Lease with Salad and Go**
- » Excellent Visibility at Signalized Intersection of NW 63rd St & N May Ave (Combined 44,800 Cars/Day)
- » **619,360 Residents within a Ten-Mile Radius - Densely Populated and Growing Trade Area in the Oklahoma City MSA**
- » Rental Increases Every Five Years and Multiple Renewal Options
- » **Surrounded by National Tenants: Sprouts Farmers Market, Home Depot, Target, Sam's Club, Petco, Big Lots, Walmart Supercenter, and Many More**
- » Less Than 15 Minutes to Downtown Oklahoma City and Oklahoma State Capital
- » **Strong Daytime Population of Over 316,796 Employees within Five Miles**
- » Immediate Access to the Lake-Hefner Pkwy (US-74) (93,000+ Cars/Day)



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2028 Projection	9,294	82,396	228,866
2023 Estimate	9,163	80,995	223,631
Growth 2023 - 2028	1.44%	1.73%	2.34%

Daytime Population

2023 Estimate	17,149	134,368	316,796
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Households

2028 Projections	4,910	39,292	104,147
2023 Estimate	4,822	38,458	101,168
Growth 2023 - 2028	1.84%	2.17%	2.94%

Income

2023 Est. Average Household Income	\$108,703	\$84,017	\$73,767
2023 Est. Median Household Income	\$64,429	\$54,268	\$49,323

Tenant Overview



PHOENIX, ARIZONA
Headquarters



2013
Founded



121+
Locations



SALADANDGO.COM
Website

After spending years in the fast food industry, the creators of Salad and Go set out on a mission – make drive-thru fast food better and healthier. Demographic and social trends are increasingly supporting healthier, better, fast food concepts at the expense of more traditional concepts.

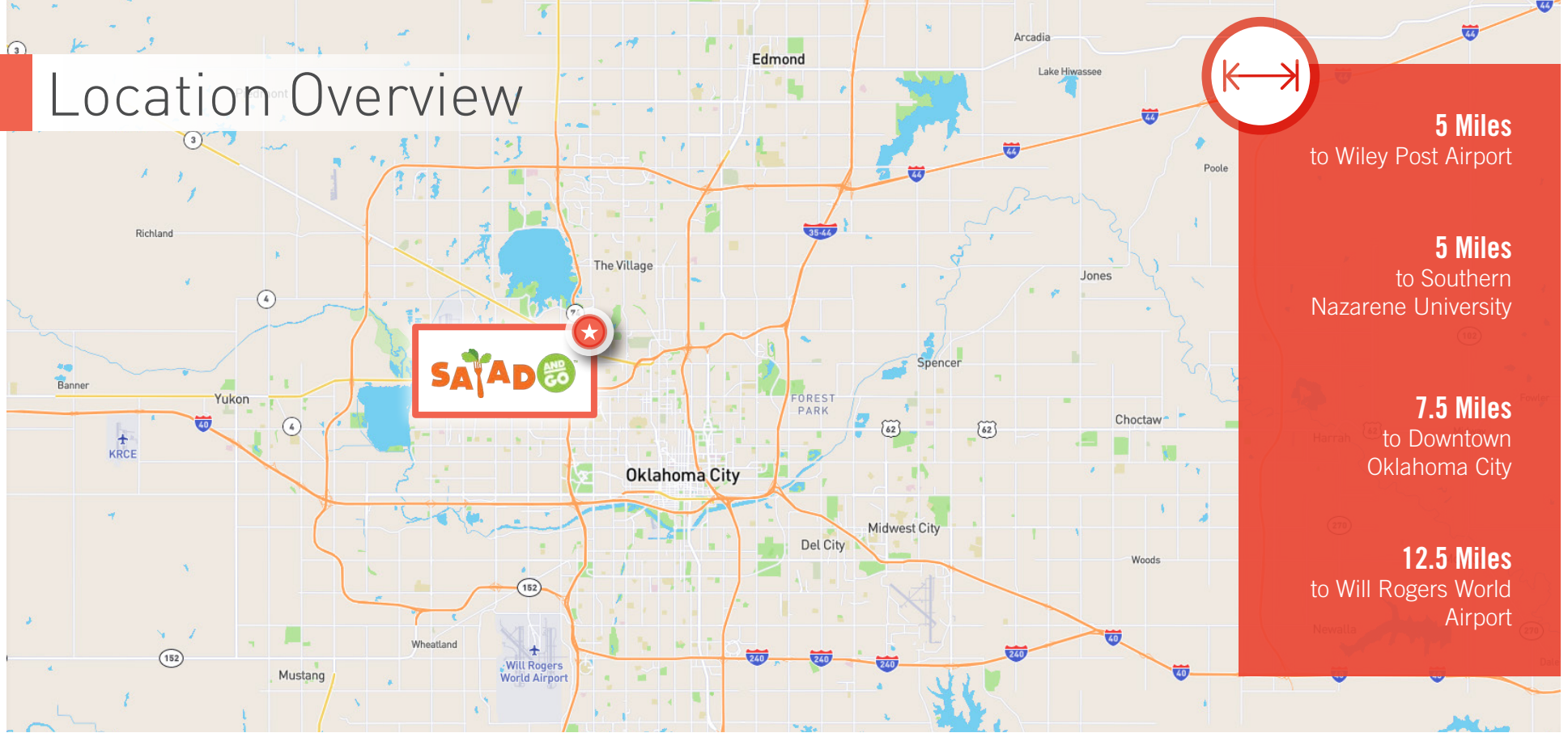
By keeping their menu focused, Salad and Go is able to execute all menu items in under a minute, while their low-cost structure enables them to stay true to their mission to provide high quality, healthy food to customers at fast food prices. Salad and Go has developed every menu item to be as healthy as it is flavorful by purchasing the majority of ingredients from local vendors and, whenever possible, choosing natural and organic produce, dairy, poultry and meat. All food is made and prepped in-house on a daily basis, from homemade salad dressings to freshly cooked meats.

Salad and Go has been featured in numerous publications, including Refinery 29, Food & Wine, Business Insider, and 12News. The chain currently has 121 locations open and in development throughout Arizona, Texas, Oklahoma, and Nevada.

Construction Photos | As of 5/14/2024



Location Overview



Oklahoma City is the capital and largest city in the state of Oklahoma, ranking 22nd among U.S. cities in population with 681,054 residents. The Oklahoma City metropolitan area has a population of 1,396,445, and the Oklahoma City-Shawnee Combined Statistical Area has a population of 1,469,124 (Chamber of Commerce) residents, making it Oklahoma's largest metropolitan area by population.

The economy of Oklahoma City, once just a regional power center of government and energy exploration, has since diversified to include the sectors of information technology, services, health services and administration. The city is headquarters two Fortune 500 companies, Chesapeake Energy Corporation and Devon Energy Corporation, as well as being home to Love's Travel Stops & Country Stores,

which is ranked thirteenth on Forbes' list of private companies. The city is located on the I-35 corridor, one of the primary travel corridors south into neighboring Texas and Mexico and north towards Wichita and Kansas City.

Tourism is an important aspect of this region's economic development. The Greater Oklahoma City area sees an impact of approximately \$2.1 billion in direct spending from more than 7.5 million annual tourists. Oklahoma City is home to unique neighborhoods and districts, thriving local restaurants and craft breweries, national sports and family entertainment, outdoor recreation on the Oklahoma River, and a flourishing live music scene. Known as the "Modern Frontier," Oklahoma City balances rich history and new growth.

[exclusively listed by]

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