



# VALVOLINE EXPRESS CARE

12029 North MacArthur Boulevard - Oklahoma City, OK 73162

VALVOLINE EXPRESS CARE - OKLAHOMA CITY, OKLAHOMA

# EXCLUSIVELY MARKETED BY



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### CONFIDENTIALITY & DISCLAIMER

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SECTION 1

# *INVESTMENT OVERVIEW*



# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,510 SF Valvoline Express Care Located at 12029 North MacArthur Boulevard in Oklahoma City, OK. This Opportunity Includes Both the Business and the Real Estate, Sitting Across From a Sprouts Farmers Market Anchored Shopping Center, Making This Location Ideal For a Quick Service Automotive Business.

Sale Price	\$1,600,000
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OFFERING SUMMARY	
Price / SF:	\$455.84

BUILDING INFORMATION	
Street Address:	12029 N MacArthur Blvd
City, State, Zip:	Oklahoma City, OK 73162
County:	Oklahoma
Building Size:	3,510 SF



Actual Property Image



Actual Property Image



# INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

## PROPERTY HIGHLIGHTS

- Turnkey Automotive Business and Real Estate Opportunity With 4-Bays (3-Pits, 1-Lift) in the Northwest Corner of Oklahoma City, OK
- The Property Sits on the Corner of North MacArthur Boulevard and NorthWest 120th Court, Seeing Approximately 16,000 Vehicles Per Day
- There Are Entrances From Both Sides of the Property on Both North MacArthur Boulevard and NorthWest 120th Court
- Located in a Largely Residential Area, Across the Street From a Sprouts Farmers Market Anchored Shopping Center Makes This Location Ideal For a Quick Service Automotive Business
- Business Financials Can Be Provided With a Non-Disclosure



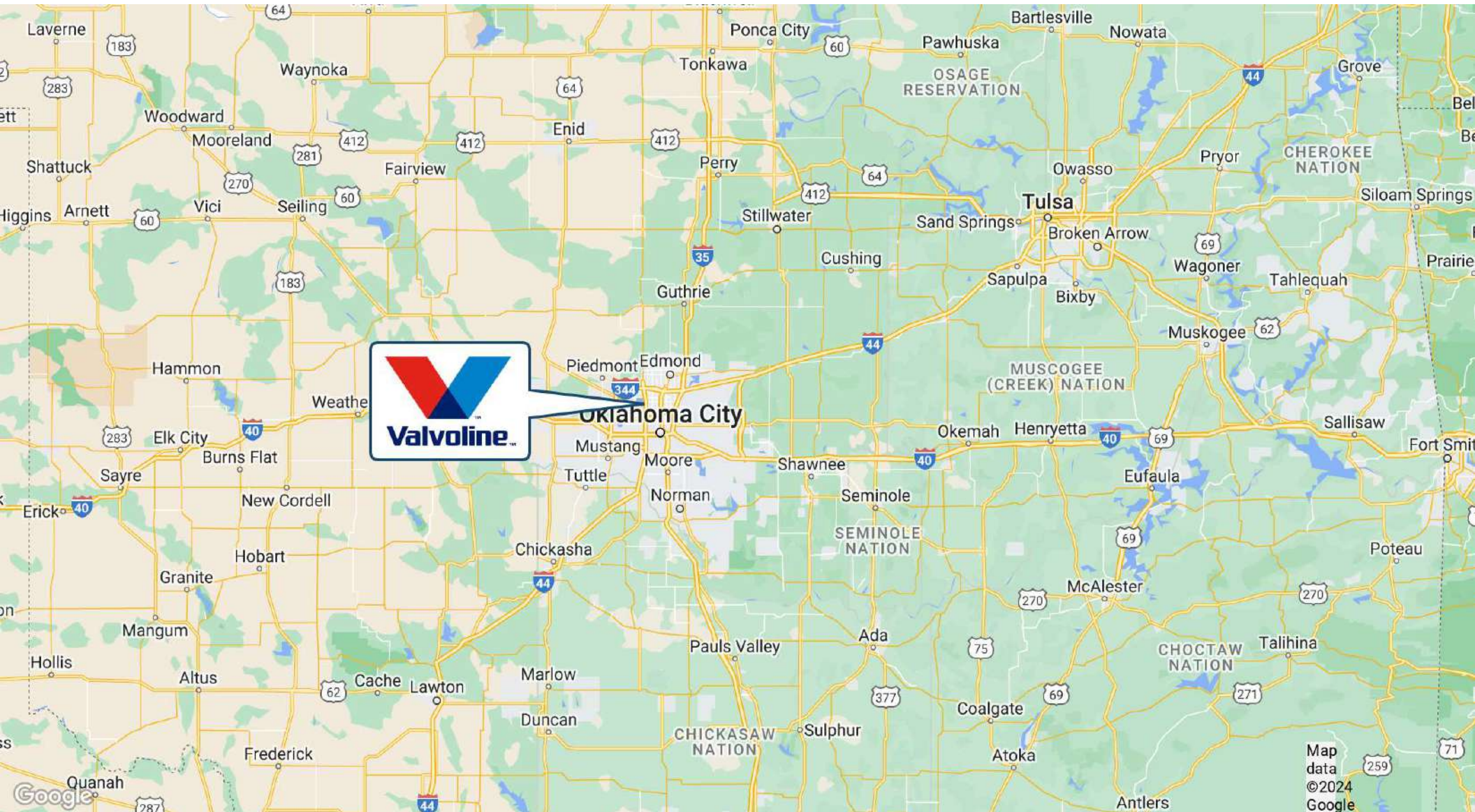


SECTION 2

# PROPERTY INFORMATION



# LOCATION MAP





# PROPERTY IMAGES



Actual Property Image



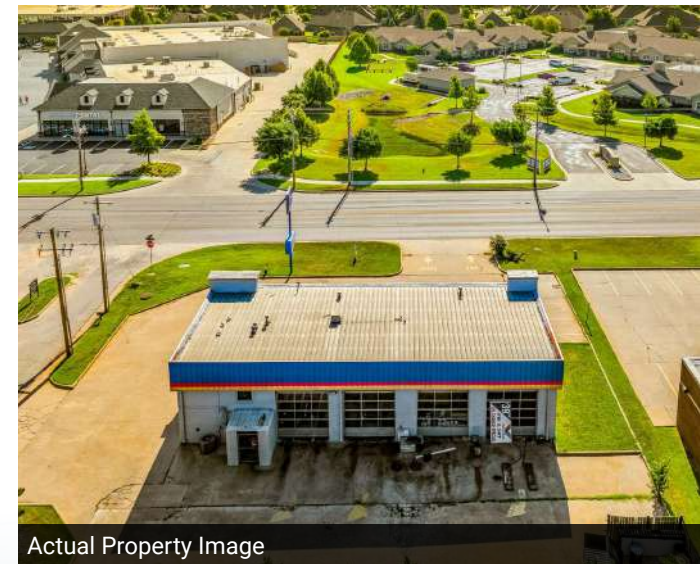
Actual Property Image



Actual Property Image

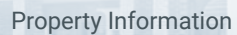


Actual Property Image



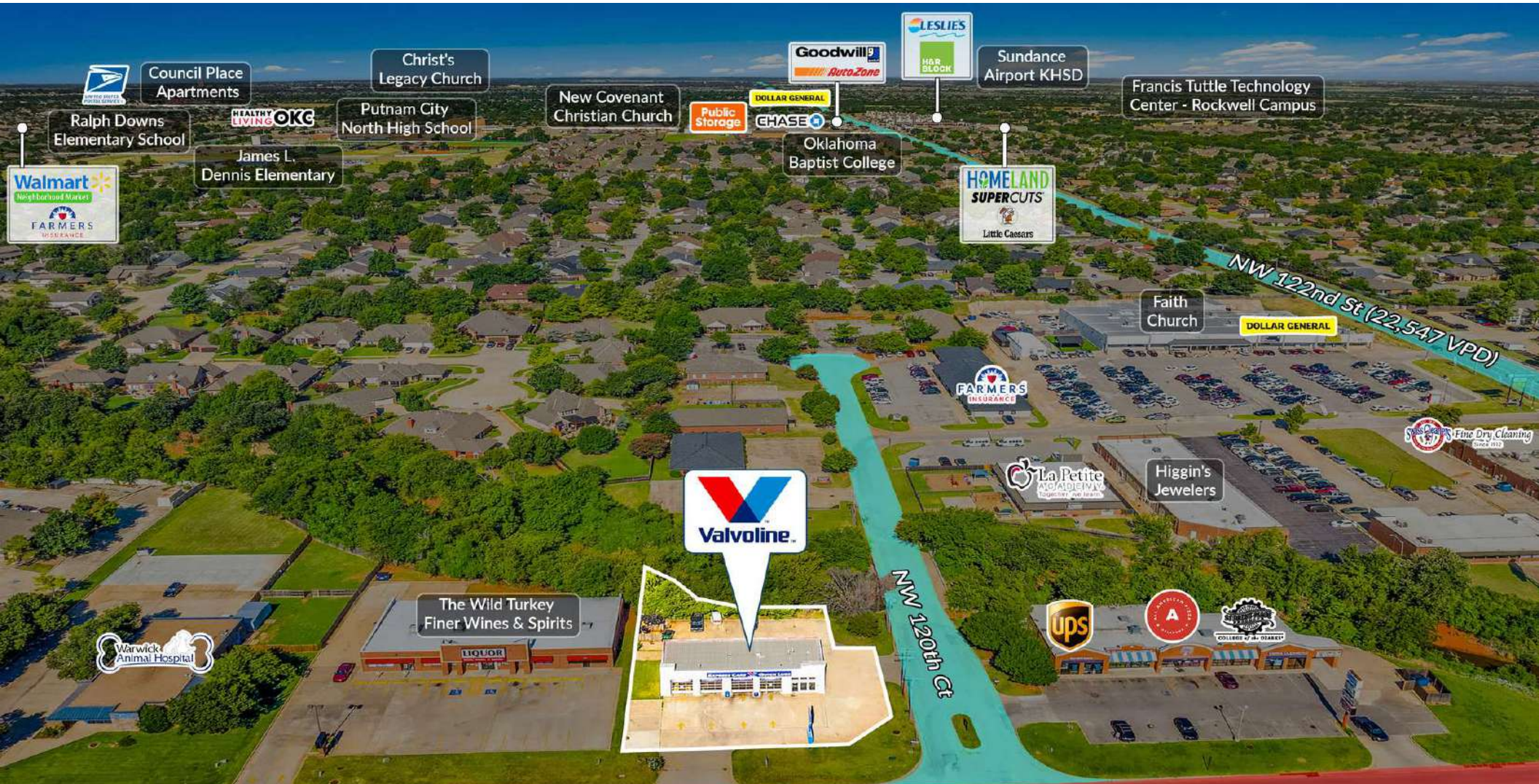
Actual Property Image







# AERIAL MAP





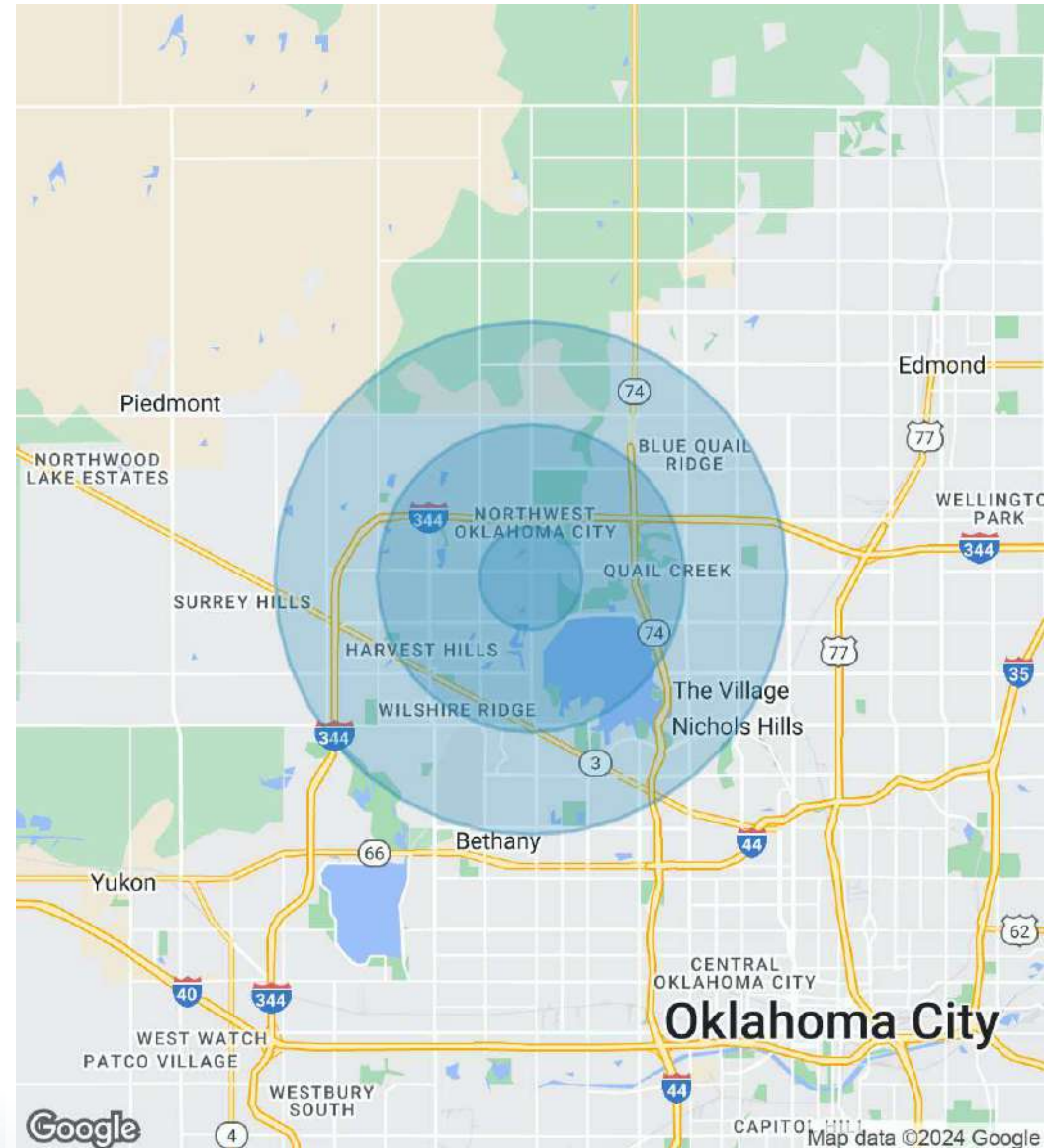
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,019	72,350	166,647
Average Age	44	41	40
Average Age (Male)	43	40	38
Average Age (Female)	45	43	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,231	30,704	72,917
# of Persons per HH	2.1	2.4	2.3
Average HH Income	\$115,391	\$115,262	\$100,712
Average House Value	\$336,037	\$324,792	\$301,648

## TRAFFIC COUNTS

N MacArthur Blvd	21,104 VPD
NW 122nd St	22,547 VPD
I-334	63,480 VPD
Lake Hefner Pkwy	90,035 VPD







SECTION 3

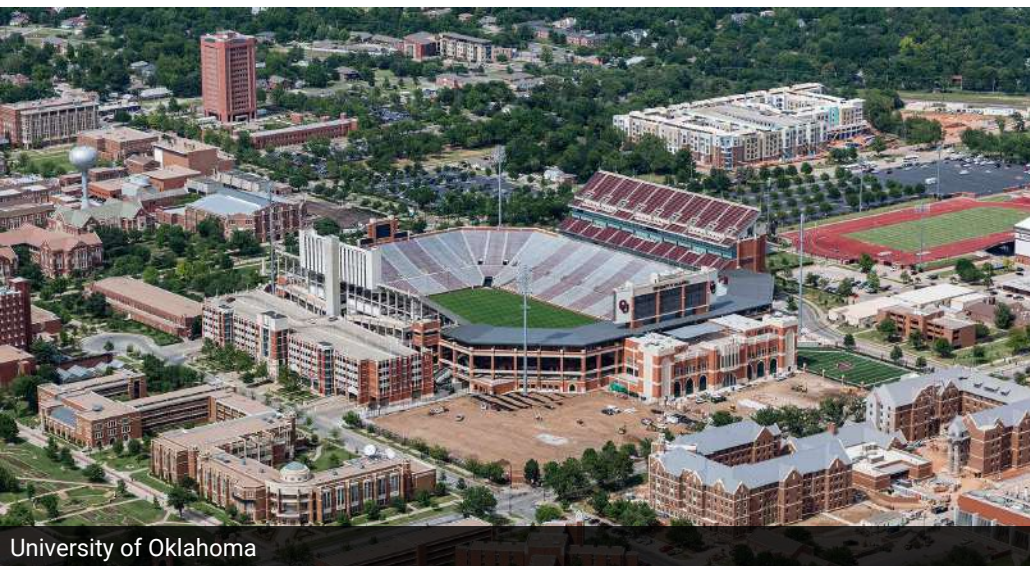
# AREA OVERVIEW



# CITY OVERVIEW



Oklahoma City, OK



University of Oklahoma

## OKLAHOMA CITY, OK

Oklahoma City was settled in a single day as a result of the "Land Run of 1889". Today, Oklahoma City is the state capital and Oklahoma's largest city. Historically, the City has pursued a policy of annexation, and at 620.34 square miles, is one of the largest cities in land area in the United States. Oklahoma City encompasses portions of four counties and is centrally located in the state. It is the county seat of Oklahoma County. Oklahoma City lies along one of the primary corridors into Texas and Mexico, and is a three-hour drive from the Dallas-Fort Worth metroplex. The city is in the Frontier Country region in the center of the state, making it an ideal location for state government. The City of Oklahoma City is the largest city in Oklahoma with a population of 711,887 as of July 1, 2024.

It is a regional center for education, energy, agribusiness, transportation, financial services, health care, wholesale and retail trade, and manufacturing. The cost of living and the cost of doing business are consistently rated among the best in the country. In addition, low commuting times, convenient airline travel, and excellent entertainment and sports opportunities make Oklahoma City a great place for businesses and residents. Oklahoma City has dedicated a significant portion of the CARES Act funds the City received to supporting small businesses and even carved out a portion for live performance venues in an effort to support local businesses and continued quality of life. Oklahoma City is being recognized more and more as a great place to work, live and visit. As evidence, the Oklahoma City metropolitan area became the 25th largest metro area in the United States this year. Oklahoma City was named to Travel+Leisure's Top 50 Destinations worldwide in 2020 and was one of only seven destinations in the United States. State of Oklahoma, United States Federal Aviation Administration, Tinker Air Force Base, University of Oklahoma, Integris Health (HQ), Amazon, Hobby Lobby Stores (HQ), City of Oklahoma City (SEAT), Mercy Health Center (HQ), Paycom (HQ), OG+E Energy Corp (HQ) and OU Medicine are the major employers of the city as of 2022.

Named one of the 50 Best Places to Travel in 2020 by Travel + Leisure, Oklahoma City offers all of the culture, cuisine, attractions and amenities one would expect in a modern metropolis. And with its rugged Western past, working stockyards and title as "Horse Show Capital of the World," it's rich in cowboy culture, as well. Oklahoma City National Memorial, The Memorial recently went through a \$10 million renovation upgrading the museum with state-of-the-art technology, hands-on exhibits and new artifacts. Scissortail Park, Oklahoma City Thunder Basketball, Factory Obscura's Mix-Tape, Horse Shows, Oklahoma City Zoo's Sanctuary Asia, Conestoga Wagons & Teepees at Orr Family Farm, National Cowboy & Western Heritage Museum, Oklahoma City Museum of Art and Myriad Botanical Gardens & Crystal Bridge Tropical Conservatory are the major attractions of the city.



# GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

## Contact SIG's Capital Markets Team Today



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# CONFIDENTIALITY AGREEMENT

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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 Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified 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, 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 or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





EXPRESS CARE  QUICK LUBE

## VALVOLINE EXPRESS CARE

12029 North MacArthur Boulevard - Oklahoma City, OK 73162

Exclusively Marketed by:

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