

MOORE SHOPPING CENTER

640 SW 19TH STREET | MOORE, OK 73160



PHILIP LEVY

(972) 755-5225 | TX LIC #0522087
EXECUTIVE MANAGING DIRECTOR
PLEVY@MARCUSMILLICHAP.COM

STEVE GREER

(225) 376-6800 | OK LIC #206118
BROKER OF RECORD
STEVE.GREER@MARCUSMILLICHAP.COM

Marcus & Millichap
LEVY RETAIL GROUP

OFFERING MEMORANDUM

Moore Shopping Center
640 SW 19th St, Moore, OK 73160

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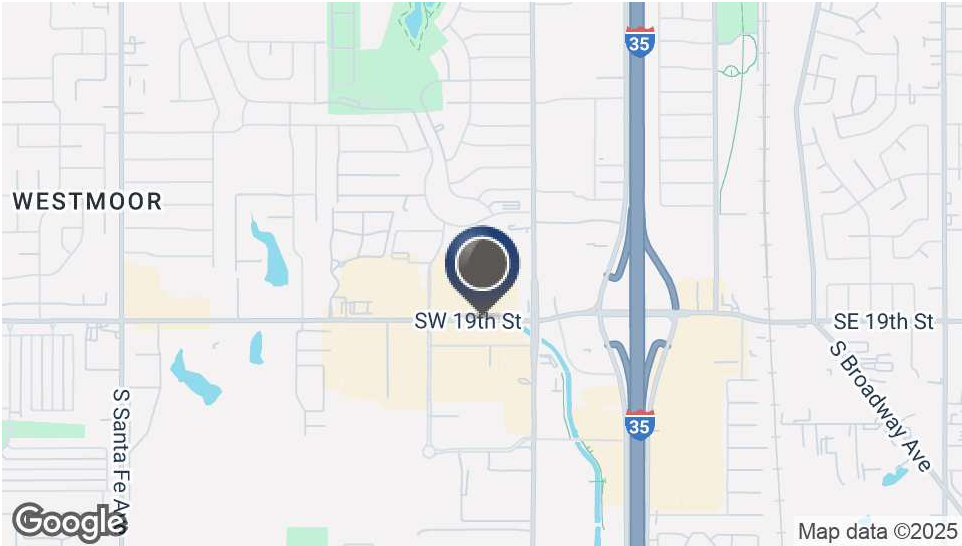
Section 1 PROPERTY INFORMATION



Moore Shopping Center

640 SW 19th St, Moore, OK 73160

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OFFERING SUMMARY

Sale Price:	\$9,249,000
Building Size:	49,700 SF
Price / SF:	\$186.10
Cap Rate:	7.36%
NOI:	\$680,800
Year Built:	2013

PROPERTY OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire a fully stabilized 49,700-square-foot, two-tenant retail center that is well positioned in a dense retail trade area of Moore, Oklahoma. Shadow-anchored by The Home Depot, the center is leased to Painted Tree Boutiques and Kids Empire, both brand new 10-year leases on triple-net terms.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,617	27,642	51,333
Total Population	8,972	73,035	133,620
Average HH Income	\$78,471	\$82,407	\$87,849

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PROPERTY DESCRIPTION

Marcus & Millichap is pleased to offer the opportunity to acquire a 49,700-square-foot, two-tenant retail center located in Moore, Oklahoma. The center is 100 percent leased with triple-net leases, and both tenants have scheduled rent increases in the initial term along with multiple renewal options. Tenants consist of Painted Tree Boutiques and Kids Empire indoor playground. Constructed in 2013, the property is situated on a 3.81 acre parcel with ample paved parking.

LOCATION DESCRIPTION

Moore Shopping Center is strategically located near the signalized intersection of Southwest 19th Street and South Telephone Road. The property is easily accessible from multiple ingress and egress points from both streets, with cumulative traffic counts of approximately 35,110 vehicles per day. Shadow-anchored by The Home Depot, numerous other national and regional retailers are nearby, including Target, Dick's Sporting Goods, Burlington, Chick-fil-A, Costco, Panera Bread, Qdoba Mexican Eats, LensCrafters, Chipotle, WinCo Foods, Goodwill, Gold's Gym, At Home, Take 5 Oil Change, Walmart Supercenter, Tractor Supply Co., Best Buy, Hobby Lobby, pOpshelf, JCPenney, Five Below, Old Navy, PetSmart and many others. The property is strategically located to serve an extremely dense residential population exceeding 133,620 residents within five miles and a average household income exceeding \$87,849.

Moore is located in central Oklahoma, immediately south of Oklahoma City, the state capitol. Over the last decade Moore has seen its population grow by 14 percent. Moore is less than 20 minutes from Will Rogers International Airport, Tinker Air Force Base, the University of Oklahoma, downtown Oklahoma City and the Federal Aviation Administration offices.

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BUILDING INFORMATION

Occupancy %	100.0%
Tenancy	Multiple
Year Built	2013
County	Cleveland
Ownership Type	Fee Simple

PROPERTY HIGHLIGHTS

- 49,700-Square-Foot, Two-Tenant Retail Center
- Shadow-Anchored by The Home Depot | Strong Traffic Driver, Hosting Approximately 714,000 Visitors Annually (Source: Placer.ai)
- 100% Leased to Painted Tree Boutiques and Kids Empire | Painted Tree Boutiques has Over 55 Locations and Kids Empire has over 100 Locations Across the Country
- Both Leases are on New 10-Year, Triple-Net Terms and Include Scheduled Rent Increases
- Priced at \$186 Per Square Foot | Below Replacement Cost
- Located in a Prime Retail Corridor Near the Signalized Intersection of Southwest 19th Street and South Telephone Road | Cumulative Traffic Counts Exceed 37,815 Vehicles per Day
- Close Proximity to National and Regional Retailers Including Target, Dick's Sporting Goods, Burlington, Chick-fil-A, Costco, Panera Bread, WinCo Foods, Goodwill, Gold's Gym, At Home, and More
- Densely Populated with Approximately 133,620 Residents within Five Miles of the Property
- The City of Moore is Centrally Located South of Oklahoma City and North of Norman | Within 20 Minutes from Will Rogers International Airport, Tinker Air Force Base, the University of Oklahoma, and Downtown Oklahoma City

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VISITATION METRICS FOR HOME DEPOT PROVIDED BY PLACER.AI

Placer.ai provides instant access to location analytics derived from the foot traffic of millions of consumers. It does this by collecting geolocation and proximity data from devices.



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VISITATION OVERVIEW

EST. # OF VISITS	714K
EST. # OF CUSTOMERS	193.4K
AVG. VISITS / CUSTOMER	3.7
AVG. DWELL TIME	25 Minutes

April 1, 2024 - March 31, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



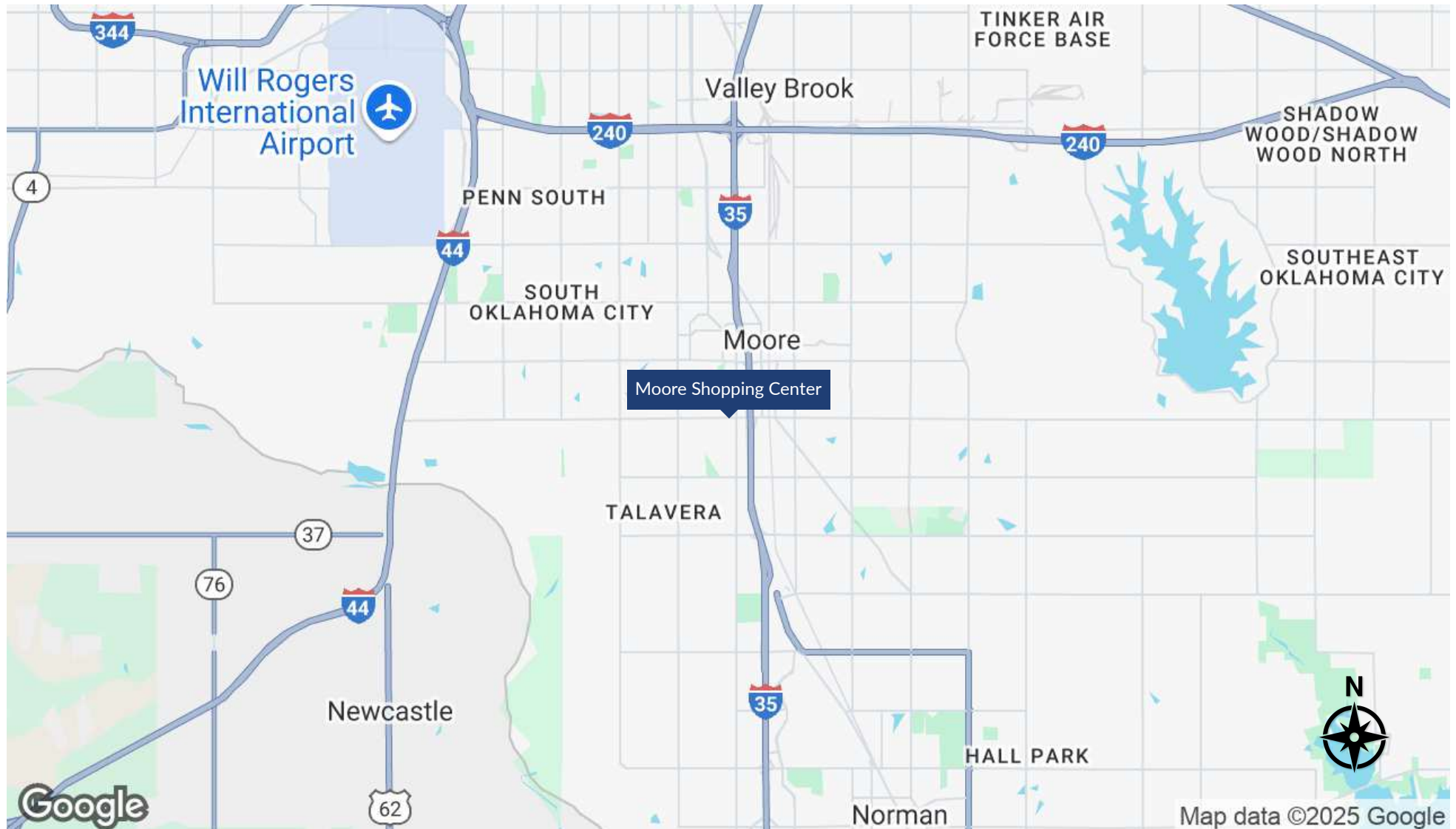
Section 2 LOCATION INFORMATION



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Section 3 FINANCIAL ANALYSIS



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INVESTMENT OVERVIEW		CURRENT
Price		\$9,249,000
Price per SF		\$186
CAP Rate		7.36%
Total Return (yr 1)		\$680,800
OPERATING DATA		CURRENT
Gross Income		\$795,607
Operating Expenses		\$114,807
Net Operating Income		\$680,800

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INCOME SUMMARY	CURRENT	PER SF
Base Rent	\$680,800	\$13.70
Real Estate Taxes Reimbursements	\$59,640	\$1.20
Insurance Reimbursements	\$17,892	\$0.36
CAM Reimbursements	\$37,275	\$0.75
GROSS INCOME	\$795,607	\$16.01
EXPENSE SUMMARY	CURRENT	PER SF
Real Estate Taxes	\$59,640	\$1.20
Insurance	\$17,892	\$0.36
Common Area Maintenance	\$37,275	\$0.75
GROSS EXPENSES	\$114,807	\$2.31
NET OPERATING INCOME	\$680,800	\$13.70

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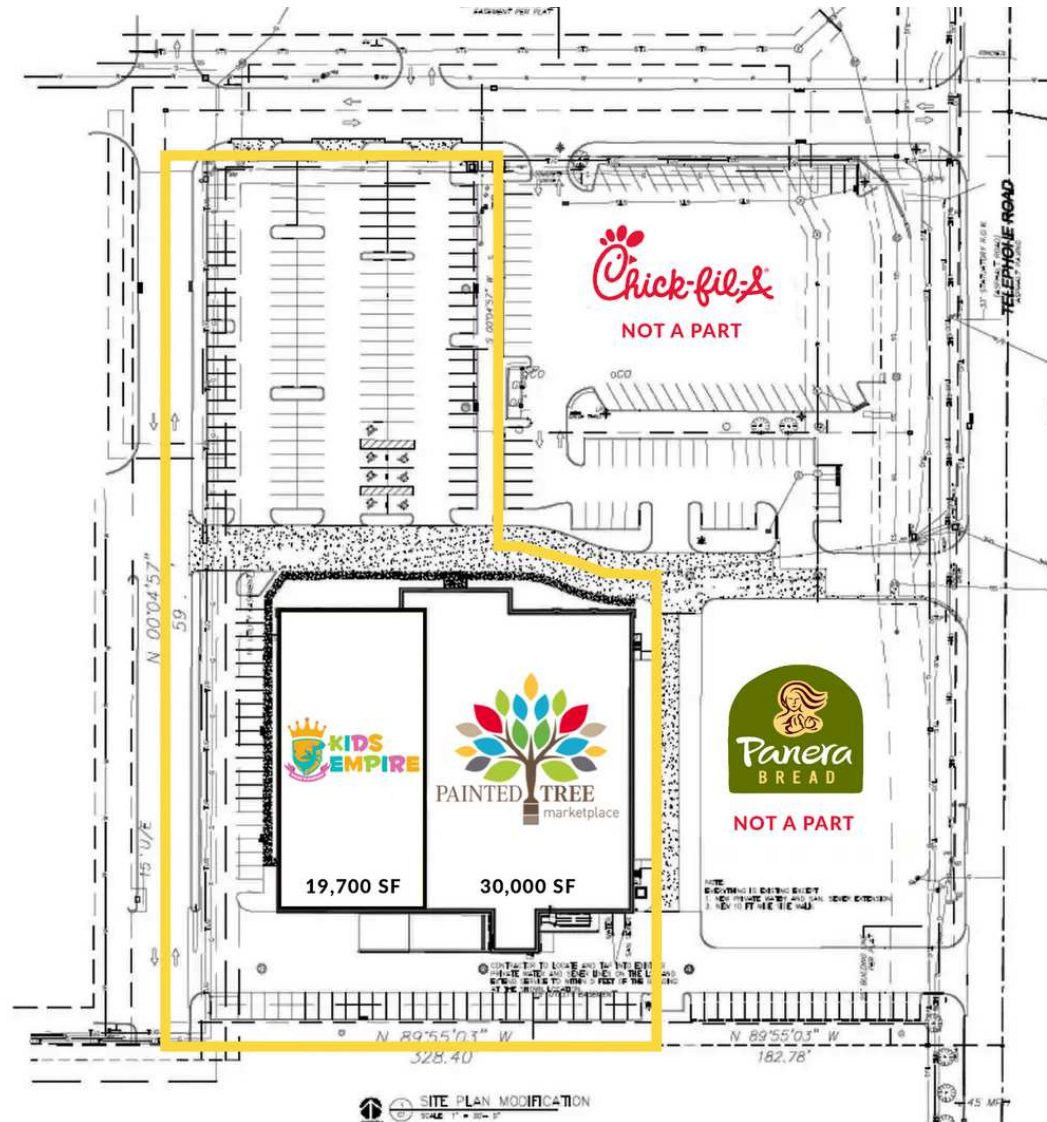
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SUITE	TENANT NAME	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUAL RENT	RENT/SF	CHANGES ON	CHANGES TO	EXPENSE REIMBURSEMENT	OPTIONS	LEASE TYPE
	Painted Tree Boutiques	30,000	60.36%	8/31/2024	11/30/2034	\$405,000.00	\$13.50	8/31/29	\$14.85	\$69,300.00	(2) 5-Yr @ \$16.34/\$17.97	NNN
	Kids Empire	19,700	39.64%	7/1/2025	6/30/2035	\$275,800.00	\$14.00	7/01/30	\$15.40	\$45,507.00	(3) 5-Yr @ \$16.94/\$18.63/\$20.50/\$22.55	NNN
TOTAL VACANT		0	0%									
TOTAL OCCUPIED		49,700	100%									
TOTAL		49,700	100%							\$680,800	\$114,807	

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Section 4 DEMOGRAPHICS



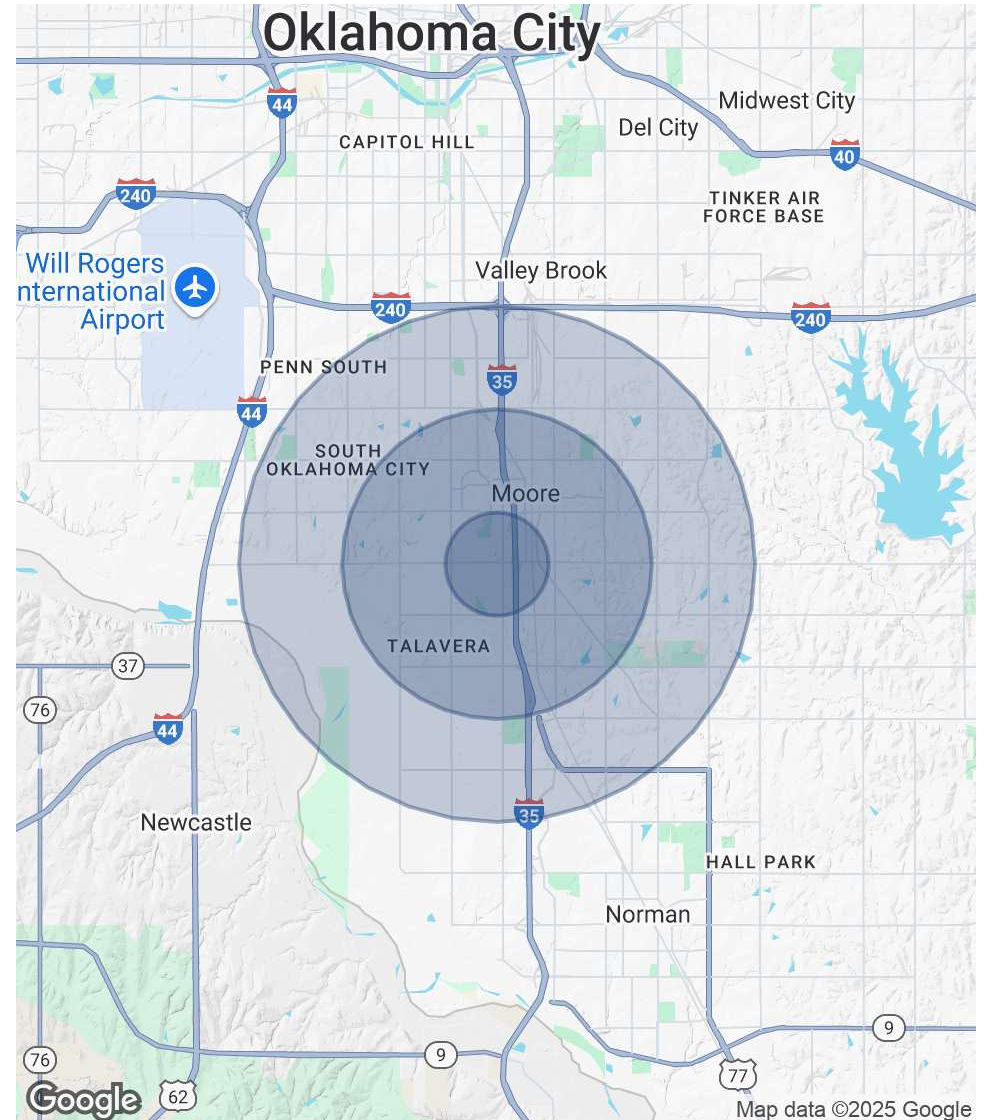
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,972	73,035	133,620
Average Age	35.0	37.1	38.2
Average Age (Male)	33.9	35.8	37.0
Average Age (Female)	36.2	38.4	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,617	27,642	51,333
# of Persons per HH	2.4	2.6	2.5
Average HH Income	\$78,471	\$82,407	\$87,849
Average House Value	\$176,838	\$169,232	\$188,915
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	16.4%	12.1%	12.0%
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	5,945	50,391	90,443
% White	66.3%	69.0%	67.7%
Total Population - Black	496	3,730	7,221
% Black	5.5%	5.1%	5.4%
Total Population - Asian	313	2,896	7,576
% Asian	3.5%	4.0%	5.7%
Total Population - Hawaiian	59	469	832
% Hawaiian	0.7%	0.6%	0.6%
Total Population - American Indian	334	2,687	4,638
% American Indian	3.7%	3.7%	3.5%
Total Population - Other	1,824	12,862	22,911
% Other	20.3%	17.6%	17.1%

Demographics data derived from CoStar analytics.





PAINTED TREE
BOUTIQUES

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PHILIP LEVY
Executive Managing Director
Dallas Office

972.755.5225 Office
plevy@marcusmillichap.com
LICENSE: TX 0522087

5001 Spring Valley Road
Dallas, TX 75244