

WALGREENS



ACROPOLIS
COMMERCIAL ADVISORS LLC

Absolute NNN Lease | Infill Location | Within 1 Mile of 2.4 Million Sq. Ft. of Industrial, Manufacturing, and Distribution Centers



ACTUAL LOCATION

TULSA, OK

MARKETING PACKAGE

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PRICING SUMMARY

**1438 N Lewis Avenue
Tulsa, OK 74110**

PRICING SUMMARY

Purchase Price	\$4,022,976.00
Cap Rate	6.25%
NOI	\$251,436.00

LEASE SUMMARY

Lease Type	Absolute NNN
Lease Commencement	01/28/2002
Lease Expiration	01/31/2027
Guarantee	Corporate
Options	Ten, (5-Year)
Rental Increases	Percentage Rent



ACTUAL LOCATION

PROPERTY SUMMARY

GLA | 15,120 Square Feet

LAND AREA | 1.53 Acres

ACCESS | Two (2) Entry/Exit

DRIVE THRU | Yes

YEAR BUILT | 2000

OWNERSHIP | Fee Simple



INVESTMENT HIGHLIGHTS



Essential Retailer



Absolute NNN Lease



3.5 Mi From
Downtown Tulsa



\$84,000+
Avg HH Income (5 Mi)

INVESTMENT HIGHLIGHTS



ACTUAL LOCATION

Signalized Intersection | 152,000+ Residents | \$84,000+ Avg HH Income | 3.5 Miles to Downtown Tulsa

- Walgreens sits at the corner of the signalized intersection of North Lewis Ave and East Pine St and features two points of ingress and egress with one on each street, providing for greater customer access.
- East Pine is a major commercial corridor which features national retailers including McDonald's, QuikTrip, Popeyes, Family Dollar, Church's Texas Chicken, O'Reilly Auto, and AutoZone, among others.
- Both North Lewis and East Pine connect to State Route 74, providing for easier access to Interstate 244 and 444. As well, North Lewis connects directly to I-244 in the south.
- Both routes allow for greater accessibility to Downtown Tulsa and the rest of the city. Downtown Tulsa is approximately 3.5 miles away from the Walgreens.
- There are over 152,000 residents within a 5-mile radius of the Property with an average household income exceeding \$84,000.

Less than 1-Mile from 2,400,000+ Sq. Ft. of Industrial, Manufacturing, and Distribution Centers | University of Tulsa – North Campus | Colleges and Universities

- The Property sits less than 1-mile from over 2,400,000 sq. ft. of industrial manufacturing and distribution centers. Companies with facilities in the area include Ventaire, Valmont, Mid-South Metals, Accurate Manufacturing, Crosby, Gunnebo Industries, SILO Steel, and many others.
- Other companies with manufacturing and distribution centers in the area include Anheuser Busch, WEBCO Industries, Kloeckner Metals, and Bama Companies, among many others.
- The University of Tulsa's North Campus is also just 1-mile from the Property. The campus is home to the University's School of Petroleum Engineering and includes a full-sized drilling rig and numerous research laboratories for students, faculty, members of the private energy industry, and members of various levels of government.
- As well, the Property is situated amongst other colleges and universities. Those within a 2 miles radius include the University of Tulsa (Main Campus), Tulsa Community College – Northeast, Langston University – Tulsa, and Oklahoma State University – Tulsa.

Absolute NNN Lease | Corporate Guarantee | Zero Landlord Responsibilities

- The Property is subject to an Absolute NNN lease with Walgreens which provides for zero landlord responsibilities. As well, the lease boasts a corporate guarantee for added security.

Close Proximity to Traffic Drivers | Schools, Parks & Recreation

- The Property is approximately 1-mile from the W.L. Hutcherson Family YMCA. The facility features a fitness center, basketball gym, indoor pool, and a nationally accredited Early Childhood Development Center. The YMCA has served the Tulsa community for 100 years.
- Other recreational areas in the vicinity include B.C. Franklin Park, Wheeling Park, Lacy Park Community Center, and TCC Northeast Disc Golf Course, among numerous other parks, centers, and playing fields. Most parks and playing fields host local youth sports organizations and competitions. The community centers often host a variety of classes, social activities and events for all ages, day camps for students during school breaks.
- Surrounding the Property are numerous local schools, creating consistent traffic flow. Schools within a 2-mile radius include, Springdale Elementary School, Booker T Washington High School, KIPP Tulsa College Preparatory, Skyway Leadership Institute, Celia Clinton Elementary School, Sequoyah Elementary School, and Carver Middle School, among others.

TENANT OVERVIEW



REPRESENTATIVE PHOTO

Walgreens Boots Alliance, Inc. ("Walgreens") is a global leader in retail pharmacy, operating approximately 13,000 stores in 9 countries and employing over 315,000 people. Walgreens business is comprised of retail, pharmacy, and health services locations as well as ancillary digital health platforms. Walgreens is the largest retail pharmacy, health and daily living destination across the United States and Europe with sales of \$132.7 billion for fiscal year 2022. Walgreens is publicly traded on NASDAQ under the "WBA" ticker and has a BBB rating from Standard & Poor's.

Walgreens



OWNERSHIP
Public



TENANT
Corporate



STOCK SYMBOL
WBA (NASDAQ)



NUMBER OF LOCATIONS
8,700+



HEADQUARTERED
Deerfield, IL



WEBSITE
www.walgreens.com

AERIAL MAP



152,000+ RESIDENTS

AVERAGE HOUSEHOLD INCOME \$84,000

3.5 MILES TO DOWNTOWN TULSA

75

POPEYES
LOUISIANA KITCHEN

Wendy's

TACO BELL

BURGER KING

SONIC
America's Drive-In.

Bank of America

EMSA

McDonald's

FAMILY DOLLAR

SPRINGDALE ELEMENTARY SCHOOL

MANUFACTURING FACILITIES
American Trim & Upholstery Supply
SILO STEEL
HEMPHILL

Auto Zone

CARVER MIDDLE SCHOOL

SUBJECT PROPERTY
Walgreens

E PINE ST

the Crosby group

OLD DOMINION FREIGHT LINE

LANGSTON UNIVERSITY

QUICKSERVICE STEEL

Gardner Spring
Quality Springs Since 1907

THE UNIVERSITY OF TULSA
NORTH CAMPUS

GUNNEBO Industries

LEE SUPPLY

the Y

SKYWAY

ORG COMPRESSED STEEL CORP.

Ventaire, LLC

Fizz-O Water

ACCURATE Manufacturing

CHEROKEE EXPY

N PEORIA AVE

NUTICA AVE

N LEWIS AVE

N HARVARD AVE

MSM
MID-SOUTH METALS

PHOENIX RISING ALTERNATIVE SCHOOL

OSU
OKLAHOMA STATE UNIVERSITY TULSA

SKYWAY

ARROW
ENGINE & COMPRESSION

SEQUOYAH ELEMENTARY SCHOOL

CROSTOWN LEARNING CENTER

valmont UTILITY

412

244

412

CROSTOWN EXPY

244

412

SAN MIGUEL SCHOOL OF TULSA

McDonald's

Dollar Tree

KinderCare LEARNING CENTERS
UNIVERSITY OF TULSA

WILL ROGERS HIGH SCHOOL

THD
TULSA HEALTH Department

DOLLAR GENERAL

DOWNTOWN TULSA

BURGER KING
BUENO
Taco Bueno

FAMILY DOLLAR

TULSA EDUCARE

E 6TH ST

THE UNIVERSITY OF TULSA

ACT
AirFlo Cooling Technologies

KENDALL-WHITTIER ELEMENTARY SCHOOL

SUBJECTRUNNER.com
Google Earth

AERIAL MAP



TULSA EDUCARE

HAWTHORNE ELEMENTARY SCHOOL

MOHAWK BLVD

E 36TH ST N

WEBCO INDUSTRIES DISTRIBUTION CENTER

MIDWEST CRANE SERVICES

PCC AEROSTRUCTURES WALDENS

Tulsa International Airport

GILCREASE EXPY

ANDERSON ELEMENTARY SCHOOL

KIPP TULSA COLLEGE PREPARATORY

Anheuser-Busch DISTRIBUTION CENTER

DARBY EQUIPMENT COMPANY

VAL'S DISTRIBUTING

BOOKER T WASHINGTON HIGH SCHOOL

E APACHE ST

TC TULSA COMMUNITY COLLEGE NORTHEAST CAMPUS

HAMILTON ELEMENTARY SCHOOL

HAMILTON JUNIOR HIGH SCHOOL

N PEORIA AVE

75

ResourceOne

Action SPRING CO. INC.

N HARVARD AVE

kloeckner metals

UNITY LEARNING ACADEMY

N YALE AVE

OASIS FRESH MARKET

N LEWIS AVE

Church's CHICKEN

TULSA EDUCARE

CELIA CLINTON ELEMENTARY SCHOOL

TULSA MET JUNIOR HIGH AND HIGH SCHOOL

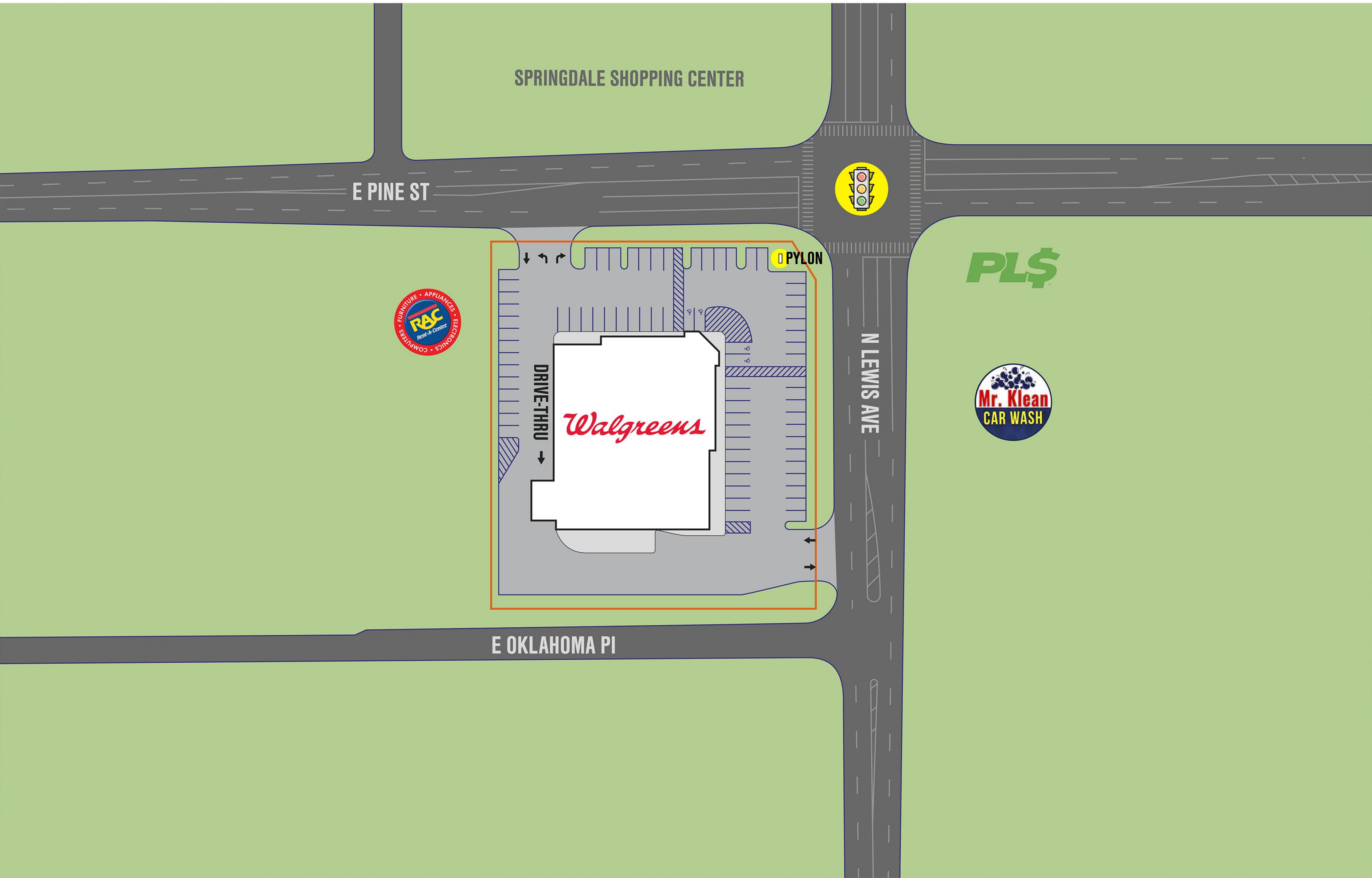
McDonald's BURGER KING TACO BELL BELL SUBWAY SONIC America's Drive-In Wendy's

SUBJECT PROPERTY Walgreens

E PINE ST

N SHERIDAN RD

SITE PLAN



SPRINGDALE SHOPPING CENTER

E PINE ST



PYLON



DRIVE-THRU

Walgreens

N LEWIS AVE

PL\$



E OKLAHOMA PI

REFERENCE MAP & DEMOGRAPHICS

2023 POPULATION	
1 Mile	10,949
3 Mile	75,434
5 Mile	152,240
2023 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$46,215
3 Mile	\$63,266
5 Mile	\$84,792

