CARL'S JR.

841 SW 89TH STREET, OKLAHOMA CITY, OK 73139

- » SIGNALIZED HARD CORNER WITH 35K+ VPD
- » RARE SUB-$2M FEE SIMPLE QSR
- » TOP 17% MOST-VISITED LOCATION IN OKLAHOMA (PER PLACER AI)

OFFERING MEMORANDUM

Marcus & Millichap


SNU
±2,100 Students
macy's
The Cheesecake Factory
Dillard's
JCPenney
amc THEATRES
PENN SQUARE MALL
44
OKC OUTLETS
DOWNTOWN OKLAHOMA CITY
40
sam's club
HomeGoods
target
LOWE'S
BEST BUY
Bath & Body Works
KOHL'S
HOBBY LOBBY
Headquarters
OKLAHOMA CITY COMMUNITY COLLEGE
±18,000 Students
THE HOME DEPOT
Walmart
US FOODS
CHEF'STORE
GREAT FOOD. WHOLESALE PRICES.
LOWE'S
Academy
SPORTS + OUTDOORS
TINKER AIR FORCE BASE
OKC
WILL ROGERS INTERNATIONAL AIRPORT
4.6M Annual Passengers
Carl's Jr.
240
Walmart
amazon
35
MID-AMERICA
CHRISTIAN UNIVERSITY
COSTCO WHOLESALE
target
THE HOME DEPOT
WinCo FOODS
Walmart
LOWE'S
sam's club
JCPenney
REGAL
N

Executive Summary

841 SW 89th Street, Oklahoma City, OK 73139

FINANCIAL SUMMARY

Price	**$1,915,000**
Cap Rate	6.50%
Building Size	2,536 SF
Net Cash Flow	6.50% $124,429
Year Built	2014
Lot Size	1 Acre

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Falcon Holdings LLC (Multi-Brand Restaurant Operator)
Guarantor	OK Restaurant Holdings LLC (19+ Locations)
Lease Commencement Date	August 1, 2013
Lease Expiration Date	July 31, 2038
Lease Term Remaining	12 Years
Rental Increases	2.9% on 8/1/2028, 10% on 8/1/2033 and Upon Option Execution
Renewal Options	3, 5 Year Options
Right of First Refusal	Yes, 10 Days

ANNUALIZED OPERATING DATA

Lease Term	Annual Rent	Cap Rate
Current – 7/31/2028	$124,429	6.50%
8/1/2028 – 7/31/2033	$128,037	6.69%
8/1/2033 – 7/31/2038	$140,841	7.35%
Renewal Options	**Annual Rent**	**Cap Rate**
Option 1 (8/1/2038 – 7/31/2043)	$154,925	8.09%
Option 2 (8/1/2043 – 7/31/2048)	$170,418	8.90%
Option 3 (8/1/2048 – 7/31/2053)	$187,460	9.79%

Base Rent	**$124,429**
Net Operating Income	**$124,429**
Total Return	**6.50% $124,429**


DOWNTOWN OKLAHOMA CITY
VARIETY CARE Medical Center
HOME2 SUITES BY HILTON
Hampton by HILTON
Office DEPOT
POPEYES LOUISIANA KITCHEN
McDonald's
RED LOBSTER
BROOKWOOD Skilled Nursing & Therapy
Public Storage
JEWLERY
PAWN SHOP
CHURCH
SONIC
TRANSMISSIONS AAMCO TOTAL CAR CARE
TACO MAYO
RETAIL CENTER
15+ LOCAL TENANTS
Little Caesars
Carl's Jr.
BANK OF AMERICA
$126M DEPOSITS
13,725 CPD
SW 89TH STREET
22,200 CPD
S WESTERN AVENUE
Freddy's FROZEN CUSTARD & STEAKBURGERS
Sunnyside DINER
Arby's
N


Walmart
McALISTER'S DELI
TACO BELL
Once upon a child
SKY RANCH ELEMENTARY SCHOOL
± 555 STUDENTS
SELF-STORAGE
planet fitness
goodwill
ARVEST BANK
7 ELEVEN
Domino's
jiffy lube
SUMMIT POINTE PLAZA
Arby's
DUNKIN'
Sunnyside DINER
Freddy's FROZEN CUSTARD & STEAKBURGERS
13,725 CPD
SW 89TH STREET
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S WESTERN AVENUE
RETAIL CENTER
15+ LOCAL TENANTS
N

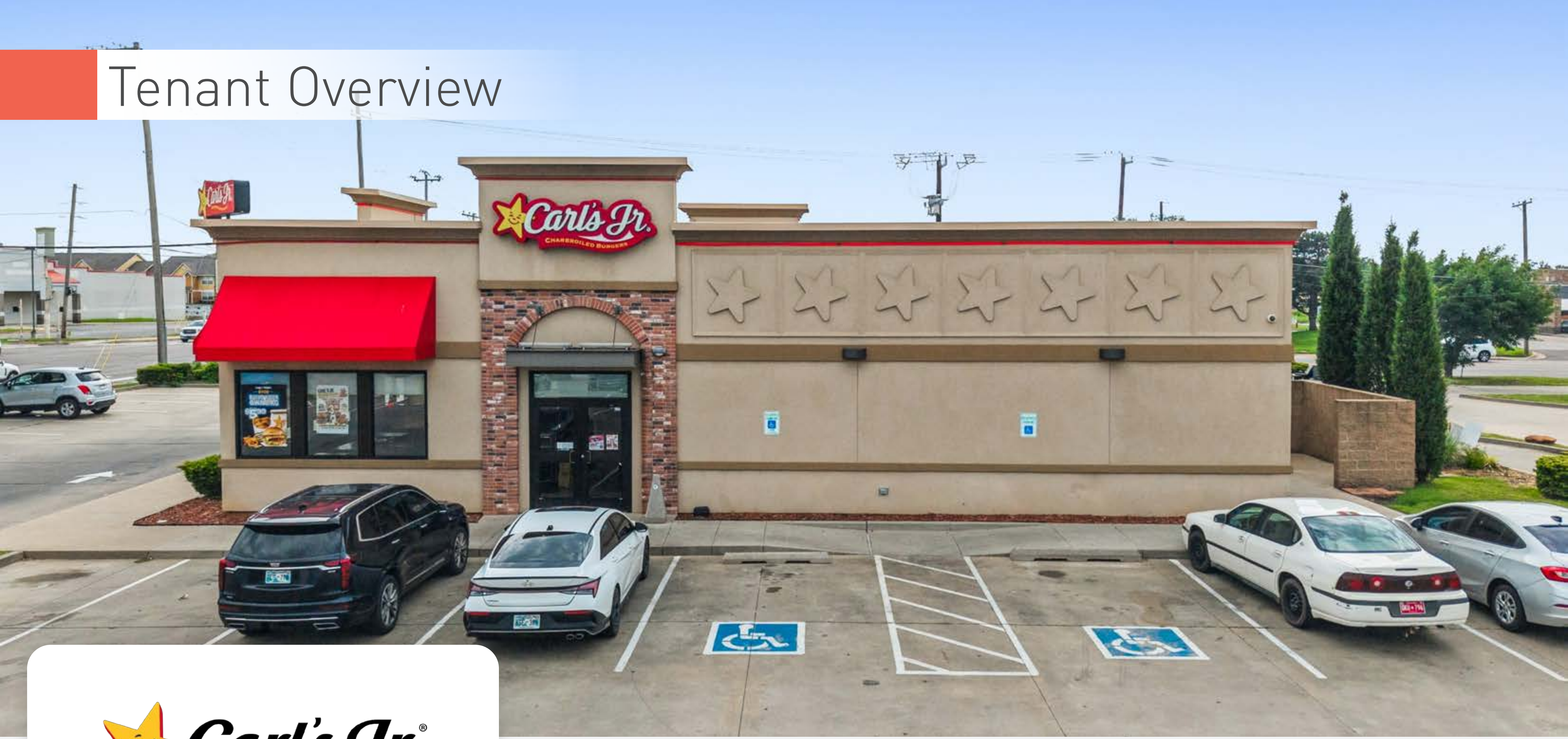
Property Description

INVESTMENT HIGHLIGHTS

- **12 Years Remaining on Absolute Triple-Net (NNN) Lease with Multi-Unit Franchisee (19 Carl's Jr. Locations)**
- Upcoming Rent Increase on August 1, 2028
- **Densely-Populated Trade Area in Oklahoma City - 219,342 Residents within 5 Miles**
- Signalized Hard Corner Location, Easily Accessible by ±36,000 Cars per Day at the Intersection of SW 89th Street and South Western Avenue
- **Easy Freeway Access, 1 Mile South of Interstate 240 and 2 Miles East/West of Interstates 44 and 35**
- Surrounded by National Tenants: Dunkin', Planet Fitness, Arby's, Dollar General, and More
- **Daytime Population Exceeds 15,000 People within 1 Mile of the Subject Property**
- Central Location Near Downtown Oklahoma City within an Approximate 20-Minute Drive of Will Rogers International Airport, Tinker Air Force Base, and The University of Oklahoma

DEMOGRAPHICS	1-mile	3-miles	5-miles
Population			
2030 Projection	12,734	105,940	221,316
2025 Estimate	12,724	105,475	219,342
Growth 2025 - 2030	0.08%	0.44%	0.90%
Households			
2030 Projections	5,774	42,494	84,565
2025 Estimate	5,719	42,052	83,287
Growth 2025 - 2030	0.96%	1.05%	1.53%
Income			
2025 Est. Average Household Income	$70,232	$74,165	$75,717
2025 Est. Median Household Income	$58,682	$61,818	$63,697

Tenant Overview



Carl's Jr.®

CKE RESTAURANTS HOLDINGS, INC.
Parent Company

1941
Founded

FRANKLIN, TN
Headquarters

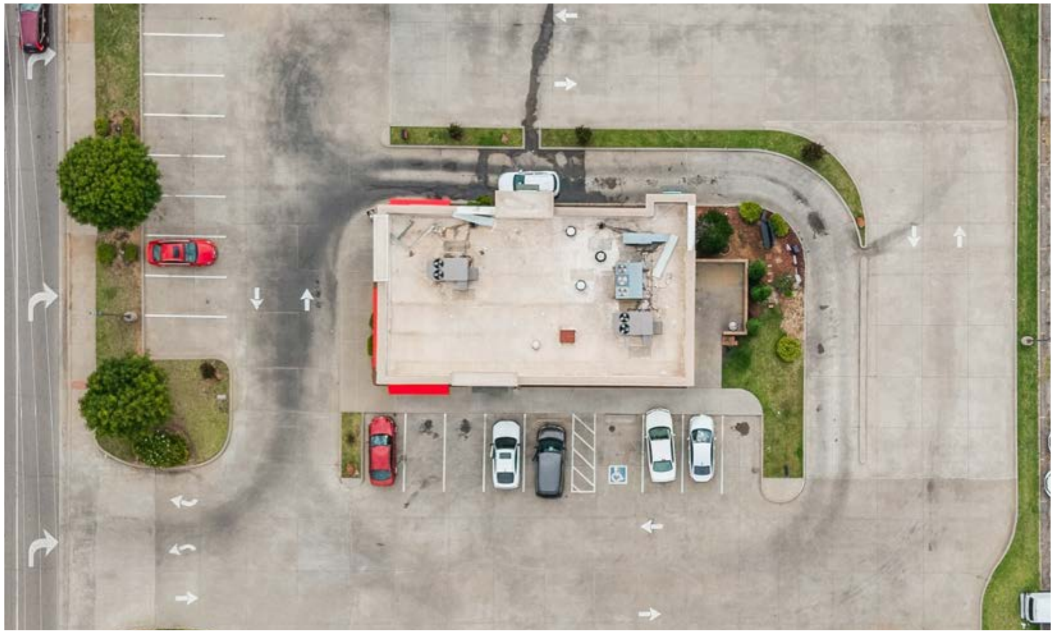
±1,100
Locations

CARLSJR.COM
Website

Founded in 1941, Carl's Jr. is a West Coast favorite, known for its iconic charbroiled burgers. The chain has more than 1,100 locations across the U.S. and serves 28 countries worldwide. In the 1990s, the company began operating under Carl Karcher Enterprises (CKE) and in 1997, CKE acquired Hardee's restaurants. Over the last decade, Carl's Jr. has striven for innovation, from being the first QSR to have a plant-based burger at all restaurants to the introduction of the first-ever CBD infused burger.

FRANCHISEE OVERVIEW: Falcon Holdings is a comprehensive consulting group, operating a diverse network of quick-service and cafeteria-style restaurants across several states and employing thousands of team members. Falcon Holdings was founded in 1999 and is headquartered in Dallas, Texas. Falcon has become a large multi-unit operator of the following brands: Hardee's, Carl's Jr, Piccadilly, and K & W.

Property Photos



Location Overview

6 Miles
to Will Rogers International Airport

7 Miles
to Downtown Oklahoma City

12 Miles
to OKC Outlets

14 Miles
to The University of Oklahoma

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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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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