



# WALGREEN'S

3063 S. SHERIDAN RD.  
TULSA, OK 74129

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Representative Photo

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SONIC

S Sheridan Rd

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CLARY SAGE  
COLLEGE

FOW  
AUTOMOBILE



A photograph of a modern building's interior, featuring large glass windows and columns. The image is overlaid with a blue gradient. The text "1 PROPERTY INFORMATION" is prominently displayed in white, bold, sans-serif font. Below it, the address "3063 S. Sheridan Rd. Tulsa, OK 74129" is written in a smaller, white, sans-serif font. The background shows a bright, airy space with a potted plant and a reflection on the floor.

# 1 PROPERTY INFORMATION

3063 S. Sheridan Rd.  
Tulsa, OK 74129



# Property Summary



## OFFERING SUMMARY

Sale Price:	Bring All Offers
Cap Rate:	6.5%
NOI:	\$202,500
Lot Size:	1.38 Acres
Year Built:	2004
Building Size:	15,000 SF
Market:	
Price / SF:	\$207.67

## PROPERTY OVERVIEW

An opportunity to own a Prime location Walgreens with a long term operating history and a NNN lease. This location was acquired by Walgreens in 2012 as part of the USA Drug Pharmacy Chain (May's Drugs) acquisition. Walgreens is a wholly owned subsidiary of Walgreens Boots Alliance Inc., a publicly traded company (NASDAQ:WBA) with investment grade credit rated by Standard & Poor's.

The current 20 year lease expires in 2024 and provides 4, five year options offering rent increases in each option.

At any time after Tenant has occupied the Premises for 20 years minimum, and upon written notice from Tenant, Landlord shall replace roof/HVAC units at its expense. Landlord's roofing or HVAC contractor may inspect to concur the need for replacement was not caused by tenant neglect. Tenant is obligated to maintain service contracts on HVAC and roof with minimum twice annual service. Failure to do so shall result in negating Landlord's responsibility.

## PROPERTY HIGHLIGHTS

- NNN Walgreen's Drug with Drive Thru and long term operational history
- Excellent signalized corner location - great visibility - traffic counts over 40,000 vehicles daily
- Dense Residential area - over 252,000 within a 5 mile radius
- Close to the University of Tulsa , Tulsa State Fairgrounds
- A couple blocks from Kindred Hospital



# Property Description



## PROPERTY OVERVIEW

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## LOCATION OVERVIEW

This property enjoys a PRIME, signalized corner location of South Sheridan Road and East 31st. Street offering excellent visibility and excellent exposure to over 40,000 vehicles daily . The location is convenient to both Interstate 44 and US Highway 64, the junction being just a couple blocks away. The parcel is a part of Bowman Acres Plaza, and as such, Walgreens enjoys the additional benefit of its neighbor tenants including Family Dollar and Laser Quest.

Additionally, the property is close to the University of Tulsa and the Tulsa State Fairgrounds, host of hundreds of events each year.

The area features a very high population density with over 252,000 people within a 5 mile radius.

Tulsa is the second largest city in Oklahoma and 45th. most populous city in the United States. The city has been called one of America's "most livable cities" , a U.S. "city for the future" and Business Week has ranked Tulsa among the "Top 50" best cities in the United States.

# Complete Highlights

## SALE HIGHLIGHTS

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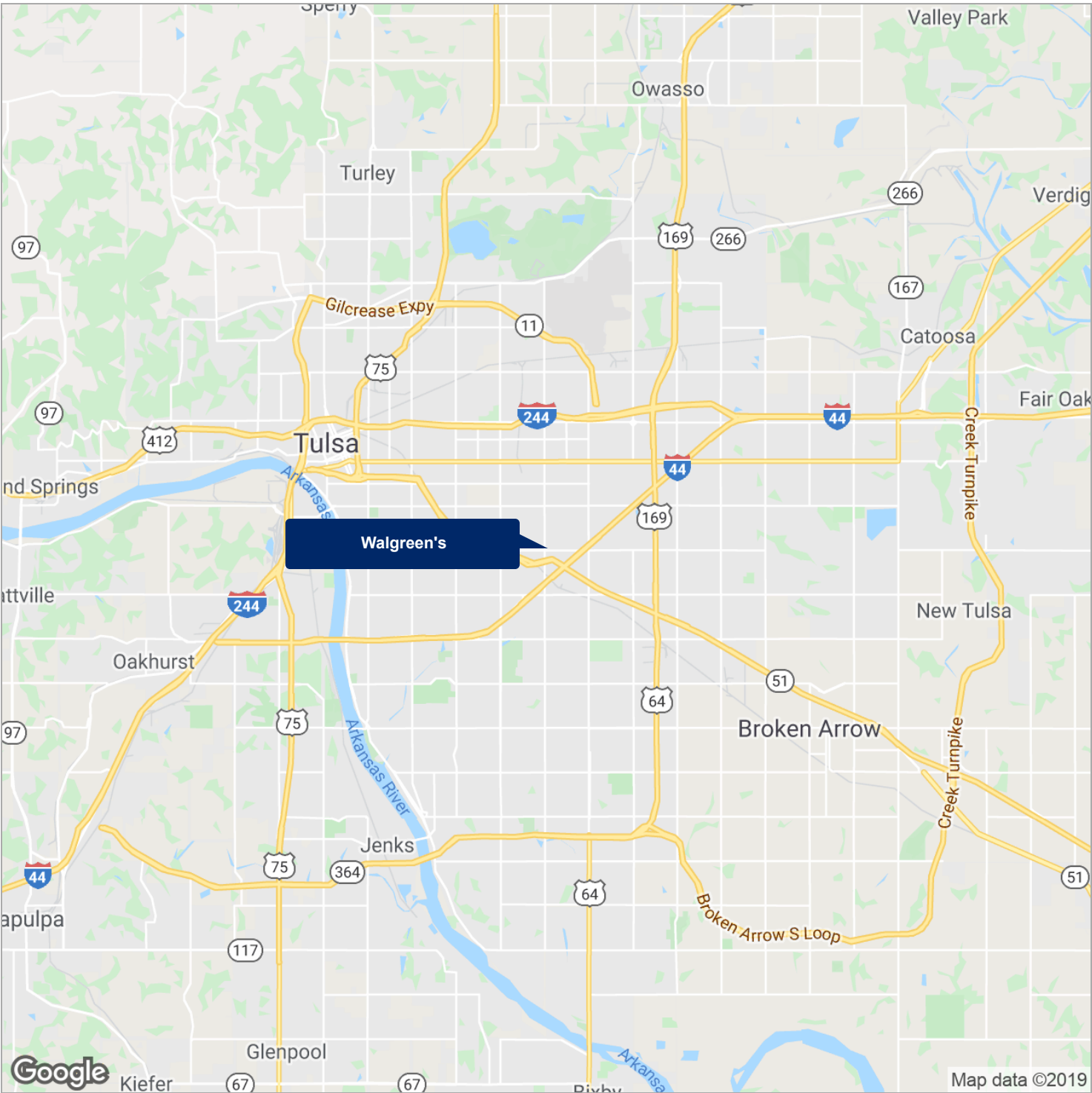
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## 2 LOCATION INFORMATION

3063 S. Sheridan Rd.  
Tulsa, OK 74129



# Regional Map

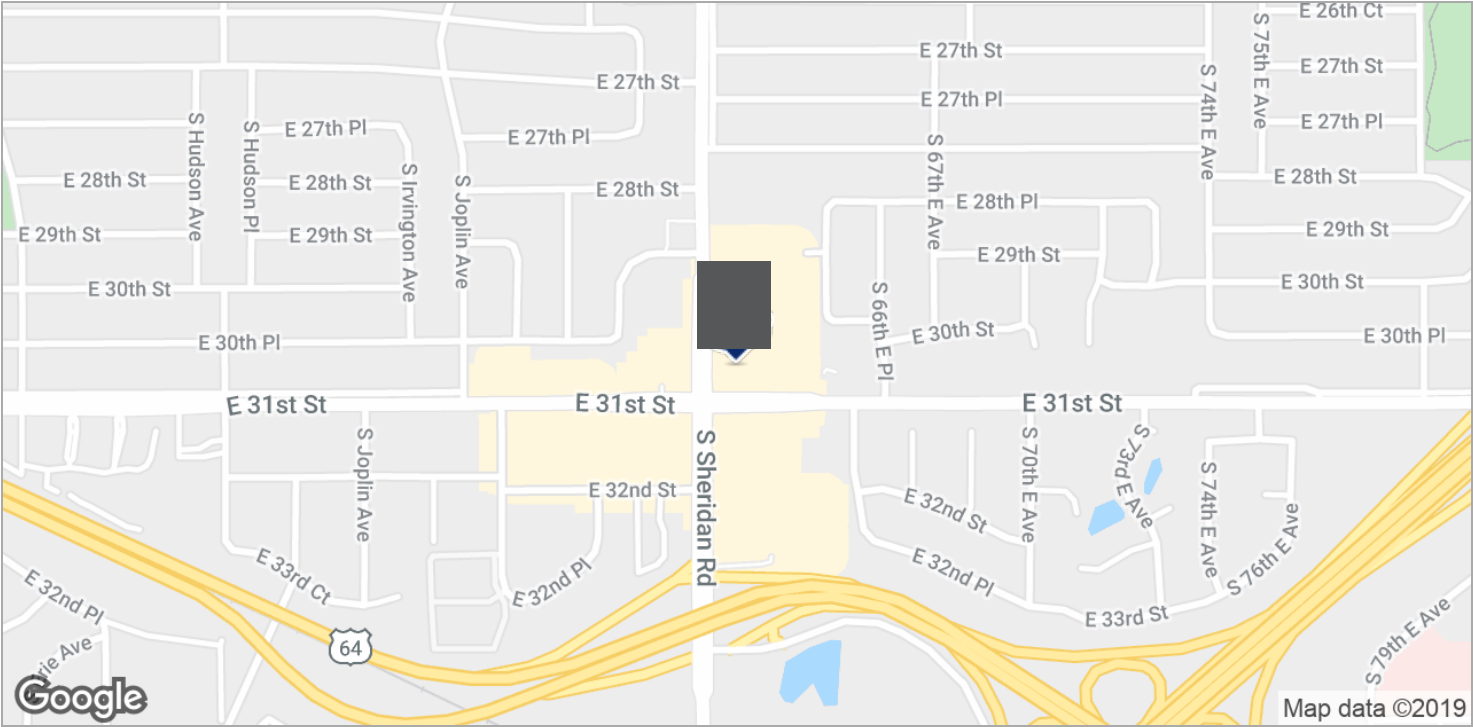




# Area Retail



# Location Maps





# Aerial Map







# 3 DEMOGRAPHICS

3063 S. Sheridan Rd.  
Tulsa, OK 74129

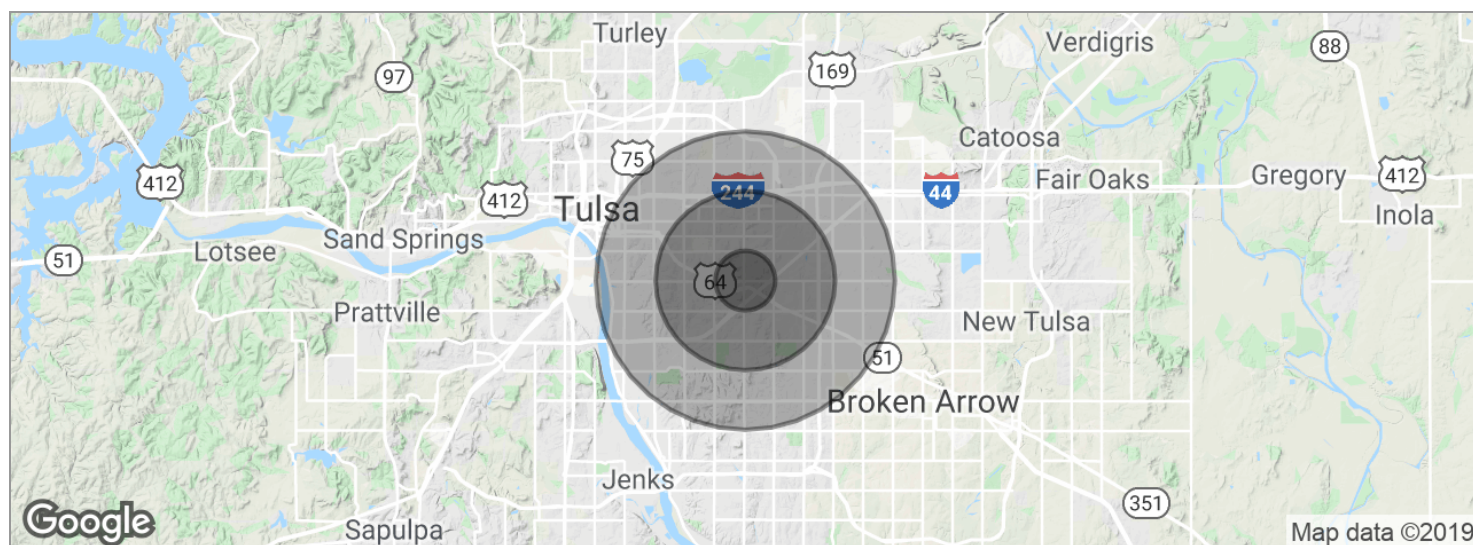


# Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	10,352	90,585	252,576
Median age	39.2	38.1	36.5
Median age (male)	36.8	35.4	34.7
Median age (female)	40.4	40.8	38.1
	1 MILE	3 MILES	5 MILES
Total households	4,705	40,433	108,839
Total persons per HH	2.2	2.2	2.3
Average HH income	\$55,600	\$53,875	\$58,596
Average house value	\$99,513	\$144,045	\$166,928

*\* Demographic data derived from 2010 US Census*

# Demographics Map



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## 4 ADVISOR BIOS

3063 S. Sheridan Rd.  
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# Advisor Bio & Contact 1

## BARBARA KREIS DRE#00797227

Senior Vice President



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## PROFESSIONAL BACKGROUND

Barbara Kreis serves as a senior vice president for specializing in retail, industrial, and office transactions. She has over 30 years of experience in the sale, leasing and management of investment properties, having completed more than 1,000 transactions valued in excess of 1 billion dollars. She has been a Top Investment Sales Advisor and Top Listing Advisor for 18 consecutive years and held the distinction of being #6 nationally among the entire firm.

Prior to joining , Kreis served as owner and broker of GLM Properties, Inc. where her responsibilities included real estate sales and leasing brokerage, mortgage loan procurement and client property management.

Previously, Kreis served as senior associate of the Commercial Real Estate Investment Sales Division for Westcord Commercial Realty Services, Inc. While with Westcord, Kreis was involved in multi-product development and marketing transactions, and was named in the Top 3 for the highest volume broker produced transactions.

Kreis has served frequently as an expert advisor in the sales, leasing, lending, and management of commercial investments. She operated as Westcord's N.A.S.D. Registered Representative for Public Offering properties, has been responsible for the creation and growth of three successful independent businesses and has served as an instructor for real estate investment classes. Kreis is used frequently as a resource by the California Real Estate Journal.

Kreis is a member of International Council of Shopping Centers, National Association of Industrial and Office Properties, a Board member of San Diego Commercial Real Estate Association, and a "Board Expert" with the International Real Estate Trends Organization. She earned her bachelor's degree from Canisius College in Buffalo, New York.