3 STRANDS VINTAGE | OKLAHOMA CITY, OK

NAIRED

4848 Northwest Expressway, Oklahoma City, OK 73132

8.18% CAP | HIGHEST TRAFFICKED ROAD IN OKLAHOMA CITY (+55,000 VPD)

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Investment Summary

$5,150,000
Price

8.18%
Cap Rate

$421,500
Net Operating Income

NNN
Lease Type

Address	4848 Northwest Expressway, Oklahoma City, OK 73132
Building SF	35,000 SF
Year Built	1996
Land Size	3.45 Acres
Original Lease Term	5 Years
Lease Term Remaining	2 Years
Lease Type	NNN
Landlord Responsibilities	Roof and Structure
Rental Increases	3, 5-Year Options
Renewal Options	10% Every Five Years
Rent / SF	$12.04/SF

Investment Highlights

BUSIEST RETAIL CORRIDOR IN OKLAHOMA CITY

- **Highest Traffic Count in OKC**: NW Expressway has the highest traffic count of any arterial street in Oklahoma City with over 55,000 VPD.
- **Recent Trader Joe's Opening**: Trader Joe's recently opened their second store in Oklahoma City 1.5 miles from the subject property at NW Expressway and Rockwell Ave.
- **Dense Residential Area**: 110,000+ Households within a 5-mile Radius.

STRONG LOCAL OPERATOR

- **3 Strands Vintage Antique Mall** is a 35,000 SF shopping destination with over 120 unique vendors. The mall offers a "treasure hunt" type atmosphere with vendors rotating their inventory constantly. The business was opened by Cindy & Dusty Gardner in January of 2024 and are highly involved in the daily operations. Their focus has been on the community and charity, notably giving a percentage of their sales to the Toby Keith Foundation's OK Kids Korral.

LOW MANAGEMENT OVERSIGHT

- **NNN LEASE**: The existing lease structure call for minimal Landlord responsibilities
- **No Deferred Maintenance:** Landlord's sole maintenance responsibilities are roof, parking fields, and structure all of which have been well maintained. (Manufactures Roof Warranty through 2036)

The Alora Apartments
731 Units
TRADER JOE'S
Walmart
CAVA
HOBBY LOBBY
TARGET
Chick-fil-A
T.J.maxx
CHASE
Raising Cane's
Burlington
ROSS
DRESS FOR LESS
NATURAL GROCERS
good4u
Andy's Frozen Custard
JIMMY JOHN'S
tropical SMOOTHIE CAFE
WHATABURGER
SLIM CHICKENS
TACO BELL
HIDEAWAY PIZZA
NW Expressway
(+55,000 VPD)

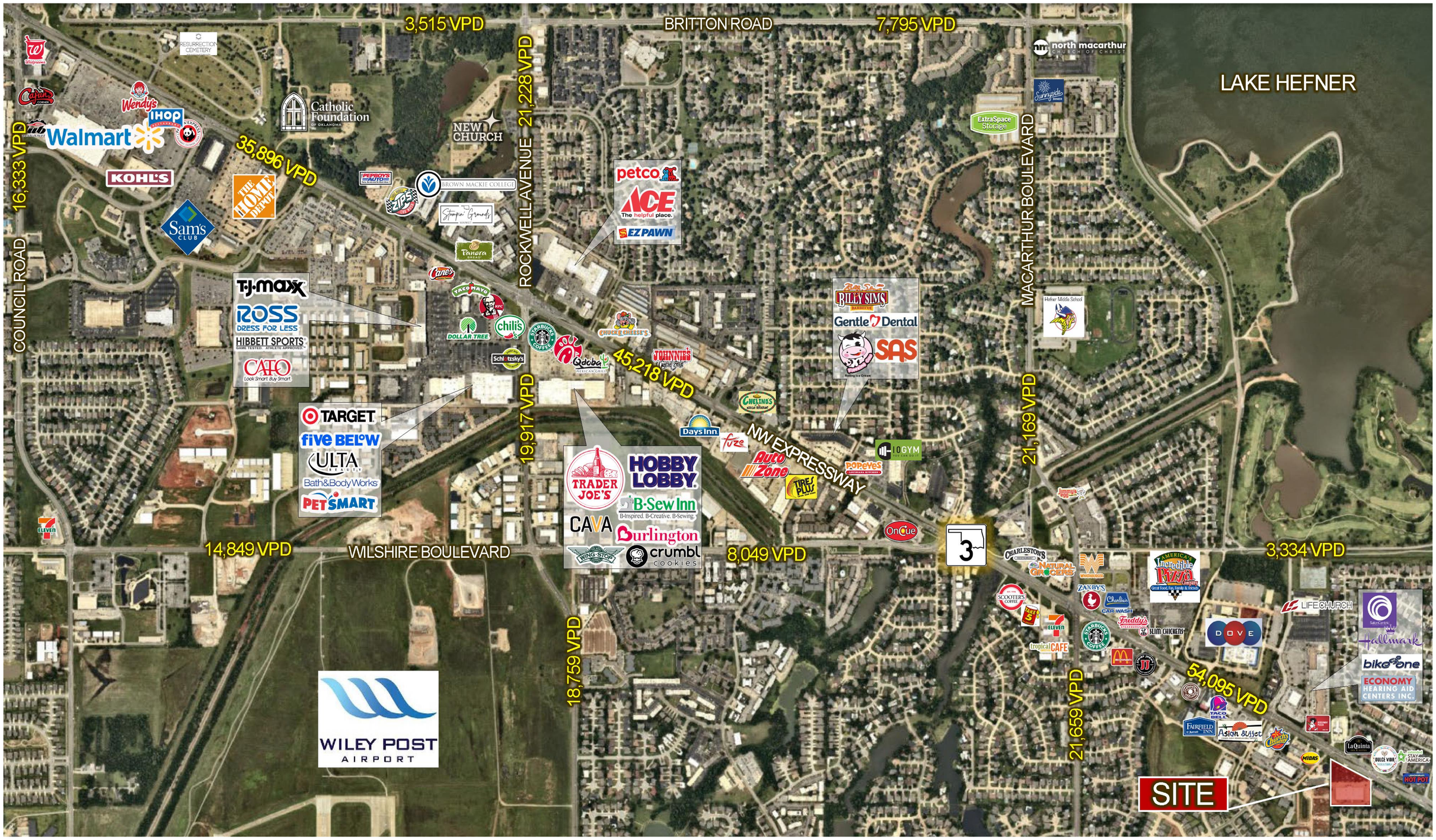
Lease Abstract

TENANT	3 Strands Vintage
ORIGINAL LEASE DATE	September 22, 2023
EXPIRATION (CURRENT)	December 31, 2028
RENEWAL OPTIONS	Three (3) options of Five (5) years each
LEASE TYPE	NNN / Tenant responsible for taxes, insurance, maintenance
CURRENT RENT	$421,500 annual / $35,125 monthly
MAINTENANCE & REPAIRS	LL responsible for roof and structure (Roof Warranty through 2036)
GUARANTEE	Personal Guarantee

Rent Schedule

YEAR	RENT
1-5	$421,500
6-10 (Option 1)	$462,000
11-15 (Option 2)	$508,200
16-20 (Option 3)	Market Rent

Aerial


3,515 VPD
BRITTON ROAD
7,795 VPD
LAKE HEFNER
16,333 VPD
COUNCIL ROAD
35,896 VPD
21,228 VPD
ROCKWELL AVENUE
MACARTHUR BOULEVARD
45,218 VPD
19,917 VPD
21,169 VPD
NW EXPRESSWAY
14,849 VPD
WILSHIRE BOULEVARD
8,049 VPD
3,334 VPD
18,759 VPD
21,659 VPD
54,095 VPD
SITE
WILEY POST AIRPORT
Walmart
KOHL'S
Sam's CLUB
THE HOME DEPOT
Catholic Foundation OF OKLAHOMA
NEW CHURCH
BROWN MACKIE COLLEGE
petco
ACE The helpful place.
EZ PAWN
TJ·maxx
ROSS DRESS FOR LESS
HIBBETT SPORTS
CATO
TARGET
five BELOW
ULTA BEAUTY
Bath & Body Works
PETSMART
TRADER JOE'S
HOBBY LOBBY
B·Sew Inn
CAVA
Burlington
crumbl cookies
Gentle Dental
SAS
Hefner Middle School
ExtraSpace Storage
north macarthur CHURCH OF CHRIST
LIFECHURCH
DOVE
Hallmark
bike one
ECONOMY HEARING AID CENTERS INC.
Days Inn
AutoZone
OnCue
IOGYM
Chili's
Qdoba
Schlotzsky's
DOLLAR TREE
Panera BREAD
Chick-fil-A
Starbucks COFFEE
Wendy's
IHOP
Walgreens
Cajun Corner
7 ELEVEN
Pizza Inn
Fairfield INN
Asian Buffet
Taco Bell
Dairy Queen
Hot Pot
La Quinta
Stay America
Dulce Vida
Midas
Charleston's
Natural Grocers
Zaxby's
Charlie's Car Wash
Freddy's
Slim Chickens
Scooter's Coffee
Tropical Cafe
McDonald's
Jimmy John's
Incredible Pizza
Popeyes
Tires Plus
Johnnie's
Chuck E. Cheese's
Billy Sims Barbecue

Academy
SPORTS+OUTDOORS
Panera
BREAD
CHIPOTLE
MEXICAN GRILL
INTEGRIS
HEALTH
2nd Largest Hospital in
Oklahoma City (892 beds)
3 STRANDS VINTAGE
ANTIQUE MALL
WINNERS
5500

Market Overview

Oklahoma City OK

1.50M

Estimated Metro Population

The Oklahoma City Metropolitan Statistical Area (OKC MSA) is the principal economic engine of central Oklahoma and one of the most stable mid-U.S. markets for population and job growth. As of 2025 estimates, the OKC MSA's population approaches 1.50 million residents, reflecting nearly 20% growth since 2010 and steady in-migration driven by housing affordability, employment opportunities, and quality of life.

$100B+

Gross Metropolitan Product

While the official 2024 MSA GDP figure from the U.S. Bureau of Economic Analysis is not yet published, the most recent data shows real GDP for the Oklahoma City MSA at approximately $100.05 billion in 2023, making it one of the larger mid-sized U.S. metro economies. Local economic outlook reports project continued income and GDP growth into 2025, supported by broad sector expansion and increasing job creation.

695k+

Total Employed Workforce

43,000+

Aerospace & Aviation Jobs

The region's diversified economy is anchored by aerospace & aviation — employing over 43,000 people — alongside strong contributions from healthcare, education, advanced manufacturing, energy, logistics, and professional services sectors. Major employers include the State of Oklahoma (~37,600 employees), Tinker Air Force Base (~26,000 employees), Oklahoma State University (~14,000), University of Oklahoma (~11,500), Integris Health (~11,000), and significant private sector operations from Amazon, Hobby Lobby, Paycom, Devon Energy, and Love's Travel Stops. These employers drive sustained consumer demand, housing growth, and retail activity across the metro, benefitting cities like Moore with spill-over workforce and discretionary spending. Infrastructure and logistics are key competitive advantages for the region, with Will Rogers World Airport connecting national destinations and easy access to Interstates 35, 40, and 44 facilitating commuter and freight movement.