

HARD CORNER RETAIL

WEMBLEY CORNER

9606 E 71st St // Tulsa, Oklahoma



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Exclusively offered by: Corporate Realty Advisors, LLC
3150 East 41st Street, Suite 102, Tulsa, OK 74105
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All information contained herein believed to be correct but is not warranted by Corporate Realty Advisors.

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EXECUTIVE SUMMARY

- Price: \$2,700,000
- Per Building Sq ft: \$360
- Net Square Feet: 7,500 SF
- Land Area: 19,166 SF
- Parking: 55 Spaces
- Actual Cap Rate: 6.5%
- Property Type: Retail Center
- Location: Southeast corner of E 71st St & Mingo
- Number of Stories: One
- Major Tenants: Corporate AT&T, 5.11 Tactical
- Largest Retail Corridor in Tulsa
- 2nd Largest City in The State

FINANCIAL ANALYSIS

FINANCIAL INDICATORS:

| | |
|-------------------|-------------|
| List Price: | \$2,700,000 |
| Down Payment: | \$675,000 |
| Down Payment %: | 25% |
| Current Cap: | 6.50% |
| Price Per SF: | \$360.00 |
| IRR - 10 yr Hold: | 12.32% |

ANNUALIZED OPERATING DATA

| NOI | | Cap Rate | % Return |
|-----------|-----------------|----------|----------|
| \$177,500 | 6/2019 - 6/2021 | 6.50% | 6.51% |
| \$209,500 | 6/2021 - 6/2024 | 7.70% | 7.68% |
| \$222,500 | 6/2024 - 6/2028 | 8.20% | 8.16% |



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Property Highlights

- Traffic: 50,000+ VPD
- Unique Tenant Mix
- Dense Trade Area
- 6.5% Cap
- NNN Leases
- Area Retailers include: Target, Sam's Club, Lowe's, Woodland Hills Mall, IMAX Theater, Hobby Lobby, etc.



Property Features

The Subject Property consists of a two tenant retail center constructed in 2006. Known as the "Wembley Corner," this property sits on 19,166 square feet of land and offers 7,500 square feet of rentable area.

It is located at the southwest corner of East 71st Street and South Mingo Road in Tulsa, Oklahoma. Its locale along Tulsa's 71st Street Retail Corridor provides for prime frontage and drive-by exposure. Over 50,000 cars per day traverse 71st Street at this intersection.

Wembley Corner is less than 2 miles from the new Veterans Administration Hospital set to open in June 2021 at 91st and Mingo. This area is a strong medical corridor and path of growth opportunity.



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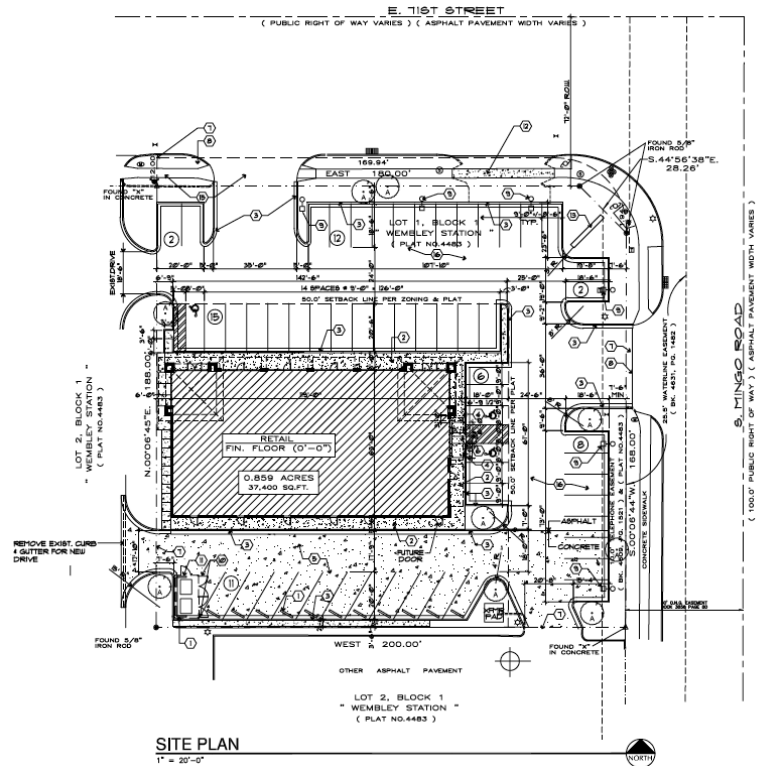
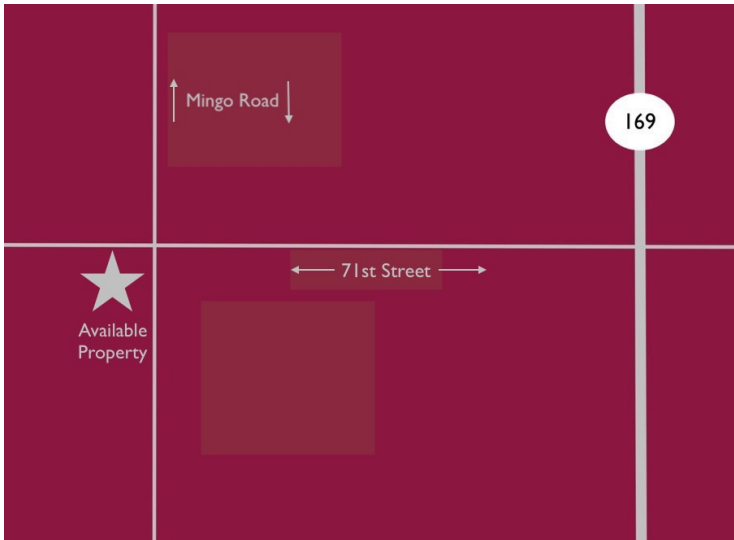
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AERIAL VIEW



SITE PLAN

LOCATION MAP



LOCATION IS EVERYTHING™

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