



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



ROSS

4901 N Kickapoo Avenue
Shawnee, OK 74804

EXCLUSIVELY MARKETED BY:



CLIFTON MCCRORY

Lic. # 99847

540.255.5496 | DIRECT
clifton@SIGnnn.com



CHRIS SANDS

Lic. # 93103

310.870.3282 | DIRECT
chris@SIGnnn.com

238 Mathis Ferry Rd, Suite 102
Mount Pleasant, SC 29464
844.4.SIG.NNN
www.SIGnnn.com

In Cooperation With Commercial Oklahoma, Inc.
BoR: Matt Weiss - Lic. #176169

TABLE OF CONTENTS

04

06

07

12

14

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profile

© 2021 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 30,499 SF Ross at 4901 N Kickapoo Avenue in Shawnee, OK. This Investment Includes a High-Quality Tenant Located in an Opportunity Zone That is Anchored to the Shawnee Mall With Additional National Tenants Such as Dillard's, AMC Movie 6, JCPenney and Shadow Anchor to Walmart Supercenter Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$2,550,000
CAP	9.26%
NOI	\$236,152
PRICE PER SF	\$83.61
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	4901 N Kickapoo Avenue Shawnee, OK 74804
COUNTY	Pottawatomie
BUILDING AREA	30,499 SF
BUILT	1989



HIGHLIGHTS

- Corporate Guaranteed Triple Net (NNN) Investment Opportunity - Minimal Landlord Responsibilities
- Located in a Qualified Opportunity Zone With Coveted Value-Add Component - Allowing For Investor to Fully Utilize Tax Advantages of an Opportunity Zone Investment Through Adding Value Within the Timelines Set By the IRS
- Lease Extension Includes Four (4) Additional Five (5) Year Options
- Shadow Anchor to Walmart Supercenter, Benefits From Proximity and Maximum Traffic in Front of Kohl's as Well as a Shared Parking Lot Easement
- Strong Visibility From Interstate 40 With Immediate Access From N Kickapoo Ave Bridge On/Off Ramp - Interstate 40 Sees Over 39,000 Vehicles Per Day
- Anchor to Shawnee Mall Along With Dillard's, AMC Movie 6 and JCPenney; as Well as National Tenants Including Kohl's, JOANN, Buffalo Wild Wings, Hibbett Sports, Dunham's Sporting Goods and More
- 10-Minute Drive From the Grand Casino Hotel & Resort, a 14 Story, 125,000 SF Casino Being Oklahoma's Premier Gaming and Resort Destination
- Shawnee and Pottawatomie County Continue to See Consistent Growth and Expansion
- Ross, the Largest-Off Price Retailer in the United States, Has 1,546 Stores in 39 States With Over \$16 Billion in Sales
- Neighboring Tenants Include: Tractor Supply Co., Staples, Lowe's, T.J. Maxx, Murphy USA, Walgreens, AT&T, Red Lobster, Cracker Barrel, McDonald's, Chick-fil-A, Taco Bueno, Whataburger, KFC, Panda Express, Starbucks and QDOBA



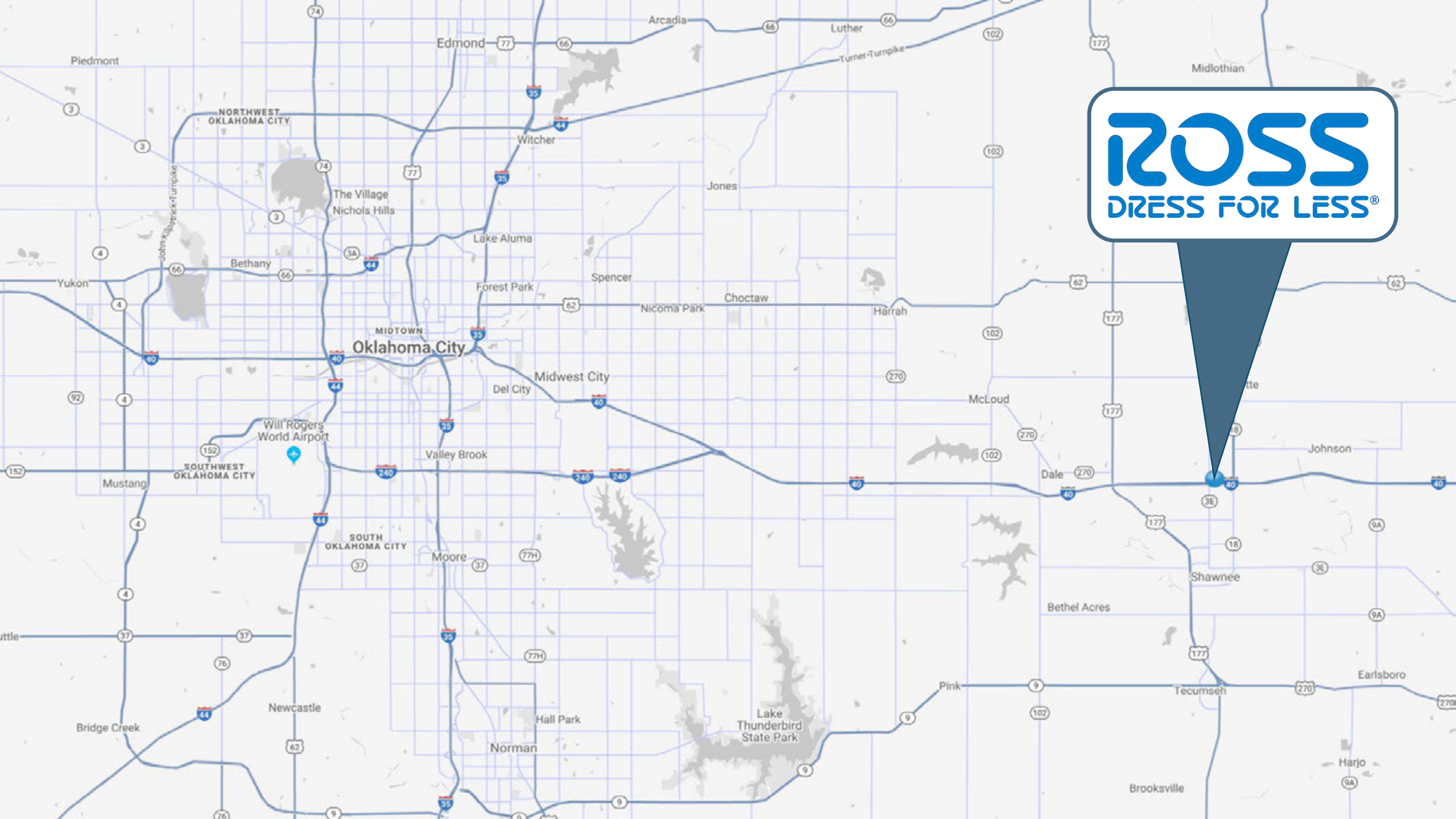
LEASE SUMMARY

TENANT	Ross Dress For Less
PREMISES	A Building of Approximately 30,499 SF
LEASE COMMENCEMENT	September 15, 2007
LEASE EXPIRATION	January 31, 2024
LEASE TERM	~3 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	5% At Options
LEASE TYPE	Triple Net Lease (NNN)
PERMITTED USE	Department Store
PROPERTY TAXES	Tenant's Responsibilities
INSURANCE	Tenant's Responsibilities
COMMON AREA	Tenant's Responsibilities
ROOF & STRUCTURE	Landlord's Responsibilities
REPAIRS & MAINTENANCE	Tenant's Responsibilities
HVAC	Tenant's Responsibilities
UTILITIES	Tenant's Responsibilities
GUARANTEE	Corporate
RIGHT OF FIRST REFUSAL	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
----------------	------------------	-------------

30,499 SF	\$236,152	\$7.74
-----------	-----------	--------





Comfort
QUALITY
LA QUINTA
INNS & SUITES
BAYMONT
INN & SUITES
KWIK TRIP
Days Inn
Denny's
Syrup 8

Gordon Cooper
TECHNOLOGY CENTER
Business & Career Services

KFC
KAZ Furniture
DOLLAR TREE
Wendy's
CATO
Aaron's Great Clips
GameStop
Payless SHOESOURCE

Shawnee Middle School

Ford
Joe Cooper
CHEVROLET
Cadillac

ChapelRidge

FFO
Express

MURPHY USA

SHAWNEE
HONDA POLARIS
Kawasaki

TRACTOR SUPPLY CO

Walmart
Supercenter

sears
HOMETOWN STORE

BUFFALO WILD WINGS

Garage

Family Dental of Shawnee

Old Country Store

Hampton

IHOP

KOHL'S

JOANN

INTERSTATE 40

ROSS
DRESS FOR LESS

JCPenney

amc

RED LOBSTER
FRESH FISH - LIVE LOBSTER

BUENO
Taco Bueno

Dunham's
SPORTS

shawnee
MALL

OKLAHOMA BAPTIST UNIVERSITY

ALDI HARBOR FREIGHT TOOLS Freddy's STEAKBURGERS Schlotzsky's
 AspenDental verizon
 RibCrib SMOKIN' State Farm O'Reilly AUTO PARTS CVS

HOBBY LOBBY PET SMART TJ-maxx
 DISCOUNT TIRE FAMOUS footwear ULTA BEAUTY WHATABURGER
 Hallmark BURGER KING CIRCLE K T-Mobile

OCEAN DENTAL Chick-fil-A SONIC BRICETOWN BREWERY
 TACO BELL Starbucks Popeyes Moe's McALISTER'S DELICIOUS
 Communication FEDERAL CREDIT UNION Davita Kidney Care PLAY IT AGAIN SPORTS BRAUM'S QDOBA MEXICAN EATS

Shawnee Middle School

ChapelRidge

STAPLES

LOWE'S



N Kickapoo Ave

SHAWNEE HONDA POLARIS Kawasaki

TRACTOR SUPPLY CO

Family Dental of Shawnee

Country Store

Hampton

IHOP

RED LOBSTER FRESH FISH - LIVE LOBSTER

Taco Bueno

AT&T



MURPHY USA

AMERICAN

AMERICAN GARAGE

JOANN

shawnee MALL

BUFFALO WILD WINGS

sears HOMETOWN STORE

KOHL'S

amc

Walmart Supercenter

ROSS DRESS FOR LESS

Dillard's JCPenney VICTORIA'S SECRET KOHL'S
 JOANN claire's HIBBETT BUFFALO WILD WINGS
 BUENO Taco Bueno Walgreens GNC maurices
 RED LOBSTER Dunham's AMC Bath & Body Works
 Buckle MasterCuts SHOE DEPT. ENCORE ZALES THE DIAMOND STORE
 rue21

Walmart Supercenter
 McDonald's MURPHY USA

Sinclair QUALITY Super 8

Days Inn LA QUINTA INN & SUITES Comfort INN
 Denny's BAYMONT INN & SUITES

ROSS
 DRESS FOR LESS®

N Kickapoo Ave



CATO DOLLAR TREE Panda Express
 Kentucky Fried Chicken Payless
 Aaron's Holiday Inn Express
 FFO SALLY BEAUTY Great Clips

TJ-MAXX PETSMART
 HOBBY LOBBY Hallmark WHATABURGER
 BURGER KING ULTA CIRCLE K FAMOUS FOOTWEAR

TSC TRACTOR SUPPLIES Hampton
 IHOP



LOWE'S Staples
 TACO BELL Popeyes BIRLUMPS McDonald's
 SONIC QDOBA
 McALISTER'S CHICKEN Chick-fil-A

Shell SONIC
 Chicken EXPRESS

ALDI HARBOR FREIGHT TOOLS AspenDental
 Freddy's STEAKBURGERS
 CVS pharmacy DISCOUNT TIRE

Schlotzsky's
 PAPA JOHN'S O'Reilly AUTO PARTS

SUBWAY
 PLAY IT AGAIN SPORTS Starbucks

AMC

SHAWNEE | POTTAWATOMIE COUNTY | OK

Shawnee is a city in Pottawatomie County in the state of Oklahoma. The area's population was about 84,310 residents in 2019, however the Secondary Trade Area for Shawnee contains nearly 140,500 people. The city is part of the Oklahoma City-Shawnee Combined Statistical Area which has a regional population of over 1.4 million people; it is also the county seat of Pottawatomie County and the principal city of the Shawnee Micropolitan Statistical Area. With access to Interstate 40, Shawnee is about 45 minutes east of the attractions in downtown Oklahoma City. To the east and northeast, Shawnee is 112 miles from the McClellan-Kerr Arkansas River Navigation System which provides shipping barge access to the Gulf of Mexico. Shawnee is home to Oklahoma Baptist University, Gordon Cooper Technology Center, and also serves as a regional medical center.

The city is located in the Great Plains region, making it one of the world's largest livestock markets. Oil, natural gas, petroleum products and related industries are the largest sector of the local economy. The city is nearby an active oil field and oil derricks dot the capitol grounds. The federal government employs large numbers of workers at Tinker Air Force Base and the United States Department of Transportation's Mike Monroney Aeronautical Center. Oklahoma City is headquarters to two Fortune 500 companies being Chesapeake Energy and Devon Energy, as well as being home to Love's Travel Stops and Country Stores, which is ranked thirteenth on Forbes' list of private companies.

Shawnee is home to numerous casinos, some being: FireLake Casino and Entertainment Center, the Black Hawk Casino, Kickapoo Casino Shawnee and the Thunderbird Casino. Most of the casinos offer slot machines, table games and bingo, plus some even have an on-site buffet, grill and bar. The city is also home to the Mabee-Gerrer Museum of Art which is a wide-ranging collection of art from Egyptian & Greek to Renaissance & Native American works. The city is close to Oklahoma City which is home to the Industrial-chic Bricktown, which is a lively entertainment district with repurposed warehouse spaces home to restaurants and chic winebars.



POTTAWATOMIE COUNTY COURTHOUSE



FIRELAKE CASINO

BRICKTOWN IN OKLAHOMA CITY

	3 MILES	5 MILES	10 MILES
POPULATION	16,550	36,344	58,693
AVERAGE HH INCOME	\$64,801	\$56,301	\$60,763



ROSS DRESS FOR LESS

TENANT PROFILE

Ross Stores, Inc. is an S&P 500, Fortune 500, and NASDAQ 100 (ROST) company headquartered in Dublin, California, with fiscal 2019 revenues of \$16.0 billion. Currently, the Company operates Ross Dress for Less® (“Ross”), the largest off-price apparel and home fashion chain in the United States with 1,546 locations in 39 states, the District of Columbia, and Guam.

Ross offers first-quality, in-season, name brand and designer apparel, accessories, footwear, and home fashions for the entire family at savings of 20% to 60% off department and specialty store regular prices every day. The Company also currently operates 259 dd’s DISCOUNTS® in 19 states that feature a more moderately-priced assortment of first-quality, in-season, name brand apparel, accessories, footwear, and home fashions for the entire family at savings of 20% to 70% off moderate department and discount store regular prices every day.



COMPANY TYPE
NASDAQ: ROST



FOUNDED
1982



OF LOCATIONS
1,546+



HEADQUARTERS
Dublin, CA



WEBSITE
[rossstores.com](https://www.rossstores.com)

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



EXCLUSIVELY MARKETED BY:

CLIFTON MCCRORY

Lic. # 99847

540.255.5496 | DIRECT
clifton@SIGnnn.com

CHRIS SANDS

Lic. # 93103

310.870.3282 | DIRECT
chris@SIGnnn.com



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

In Cooperation With Commercial Oklahoma, Inc.
BoR: Matt Weiss - Lic. #176169



ROSS

4901 N Kickapoo Avenue
Shawnee, OK 74804