

Memorial Square

Oklahoma City, Oklahoma



OFFERING SUMMARY

The Offering

Jones Lang LaSalle Americas, Inc. (“JLL”) is pleased to exclusively offer qualified investors the opportunity to acquire Memorial Square (the “Property”), a 93% leased, 123,557 square foot, SuperTarget shadow-anchored shopping center. Strategically located along the heavily traveled intersection of John Kilpatrick Turnpike and Lake Hefner Parkway (48,600 VPD), in Oklahoma City, Oklahoma, the Property boasts a dedicated base of nationally recognized tenants, including Marshall’s, DSW, Party City, David’s Bridal, Carter’s, and Oshkosh. Memorial Square provides investors with the unique investment opportunity, with the ability to create additional value through lease-up of the property while harvesting the location’s booming suburban growth and household formation.



PROPERTY OVERVIEW

Address

**13700 - 13850 N.
Pennsylvania Avenue,
Oklahoma City, OK 73134**

Square Feet

123,557 SF

Occupancy

93%

National Tenancy

**Marshall's, DSW, Party
City, David's Bridal, P.F.
Chang's China Bistro, Red
Robin, Charles Schwab,
Carter's, Oshkosh, Qdoba**

Year Built

2005

Site Size

14.52 Acres

WALT

3.78 Years



The Asset

SUPER TARGET

SHADOW ANCHOR

*#1 HIGHEST VOLUME SUPERTARGET IN OK
*#2 HIGHEST VOLUME IN ITS REGION
1.9M ANNUAL VISITORS (PLACER)

DSW

DESIGNER SHOE WAREHOUSE

#1 VISITED DSW STORE
IN THE STATE OF
OKLAHOMA (PLACER)

PLATO'S CLOSET

*#1 HIGHEST VOLUME STORE
IN OKC OUT OF 4



NAP



NAP

Memorial Square

Within the **Top 7%** of Shopping Centers Nationwide and Within Oklahoma Based on Annual Visitors

3.64M Annual Visits

51% of Customers visit 10 times or more



P.F. CHANG'S
CHINA BISTRO
3.74% HEALTH RATIO



Party City

#1 HIGHEST VOLUME STORE
IN ITS DISTRICT OF 8

DAVID'S™

BRIDAL

*3RD HIGHEST VOLUME
STORE IN THE COUNTRY

Marshalls®

*PROJECTED 3.57%
HEALTH RATIO IN 2022
RECENTLY COMPLETED
REMODEL

QDOBA®

TOP 7% IN VISITS IN THE
COUNTRY (PLACER)
*2ND HIGHEST VOLUME
STORE IN OKC

carter's®

*2ND HIGHEST
VOLUME STORE IN OKC

**Anecdotal*

Investment Highlights

TOP 7%

OF SHOPPING CENTERS NATIONALLY

GROCERY INTEGRATED CENTER

\$100M+ SUPER TARGET SHADOW ANCHORED STORE

MARK-TO-MARKET OPPORTUNITY

NEARLY 30,000 SF OF NEAR TERM ROLL WITH RENTS
AVERAGING 12% BELOW MARKET

93% OCCUPANCY ALLOWS FOR LEASE UP OPPORTUNITY

WITH AVAILABLE SPACE, INVESTORS CAN
CREATE IMMEDIATE VALUE THROUGH
LEASE-UP OF THE PROPERTY

DEFENSIVE TENANCY

93% OF TENANTS ARE NATIONAL OR REGIONAL
COMPANIES WITH SEVERAL RANKING
#1 OR #2 IN THEIR DISTRICT

ROBUST DEMOGRAPHICS

\$110K AVG. HOUSEHOLD INCOME (5-MILES) & \$290K
AVG. HOME VALUE (3-MILES) WITH NEARLY \$5B OF
BUYING POWER WITHIN 5-MILES

Dominant Trade Area With Enormous Drawing Power

MEMORIAL SQUARE | OFFERING SUMMARY



Demographic Snapshot



OKLAHOMA CHRISTIAN UNIVERSITY
10 MINUTE DRIVE
5 MILES

BRENTON HILLS
AVERAGE HOUSEHOLD INCOME:
\$133,045

Walgreens

PRIMROSE SCHOOL OF EDMOND

REDLANDS
AVERAGE HOUSEHOLD INCOME:
\$103,290

MAINEVENT



80,000
Households



38,000
Housing Units
(within a 3-mile radius)



27%
Population Growth
Since 2010



190,000
Population



\$290,300
Average Home Value
(within a 3-mile radius)



\$2.0B
Annual Consumer
Spending Power



37,600 VPD
John Kilpatrick Turnpike

11,000 VPD
North Pennsylvania Ave



\$110,000
Average Household Income



49%
Hold a bachelor's degree or
Higher (within a 3-mile radius)

Oklahoma's Most Dominant SuperTarget



SUPER TARGET

#1

Highest Volume SuperTarget in Oklahoma

13

Targets in Oklahoma

4

Super Targets in Oklahoma

#2

Highest Volume in Its Region (OK, CO, KS)

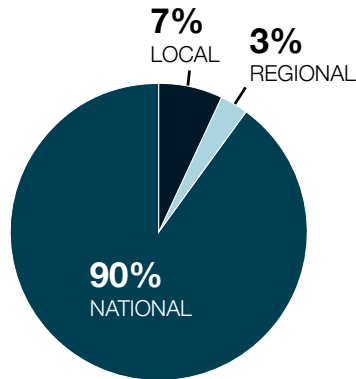
1.9 MILLION

Visitors in the Past Year

STRONG NATIONAL TENANCY BACKED BY A TOP U.S. RETAIL DESTINATION

Over 93% of the Property's income stream is generated from national or regional tenancy. The Property boasts an outstanding 93% percentile in shopping center visits nationwide, 95% percentile in visits in the state of Oklahoma and 92% percentile in visits locally within 15 miles.

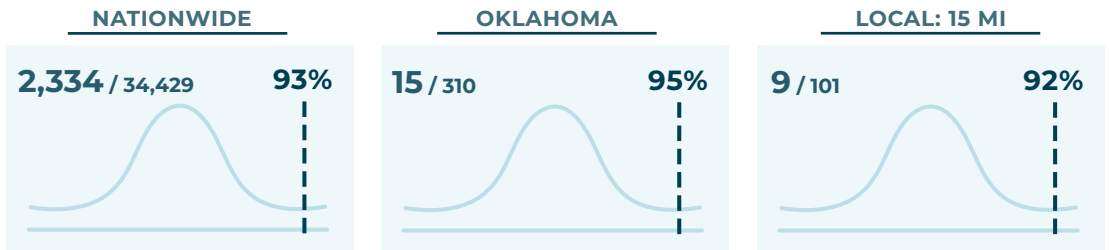
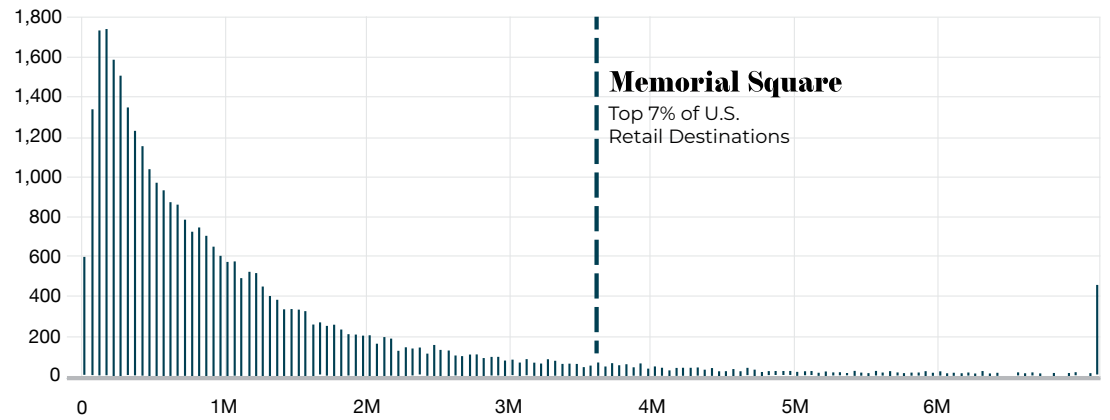
ROBUST IN-PLACE NATIONAL TENANCY



71% OF NOI FROM PUBLICLY TRADED COMPANIES



U.S. SHOPPING CENTER RANKING BY # VISITS



Source: Placer.AI



Site Plan



| Suite | Tenant | SF |
|-------|---------------------------|--------|
| 1 | Plato's Closet | 4,000 |
| 2 | DSW | 15,411 |
| 3 | Party City | 14,017 |
| 4 | Dauids Bridal | 11,000 |
| 5 | Marshalls | 25,000 |
| 6 | Oshkosh | 3,785 |
| 7 | Qdoba Mexican Grill | 2,535 |
| 8 | Petland Oklahoma City | 7,596 |
| 9 | Red Robin | 6,804 |
| 10 | 5.11 Tactical | 4,127 |
| 11 | Charles Schwab | 4,248 |
| 12 | P.F. Chang's China Bistro | 7,712 |
| 13 | Available | 8,656 |
| 14 | Carter's | 3,785 |
| 15 | Target (NAP) | - |
| 16 | Available - Static | 4,881 |
| 17 | Chick-Fil-A (NAP) | - |



Why Oklahoma City

Over the course of the last decade, Oklahoma City has been experiencing a rapid profile change, leading it to evolve into a dynamic urban center capable of supporting best-in-class developments. Beginning with a top performing mall in the entire Country, the need for additional high-end developments became apparent, and the city has welcomed several new retail developments, including Nichols Hills Plaza and Classen Curve.

Oklahoma City is both the capital and largest city in the state of Oklahoma covering over 600 square miles across four counties. The Oklahoma City area consistently ranks as one of the top regions in the southwest in the aviation, aerospace, biotech, energy and logistics industries. OKC offers a dynamic combination of an accessible and educated workforce, a cost of living well below the national average and a diversified employment sector that is positioned for growth. Over the course of the last two decades, Oklahoma City has already experienced over a \$5 billion influx of public and private capital in quality-of-life projects and improvements.

OKC

SIXTH

Fastest growing City in the US (2020 US Census)

1,425,695

OKC Metro Population

15.4%

Population growth since 2010

49%

Oklahoma City accounted for of state's total growth during the 2010's

Memorial Square



OKC rated No. 1 for lowest cost of living among large cities

March, 2021
C2ER

Oklahoma City ranked No. 1 place for startups to expand

February, 2020
Zillow

Oklahoma City ranks No. 3 for overall housing affordability

May, 2021
Urban Land Institute

Oklahoma City ranks No. 3 for lowest business costs

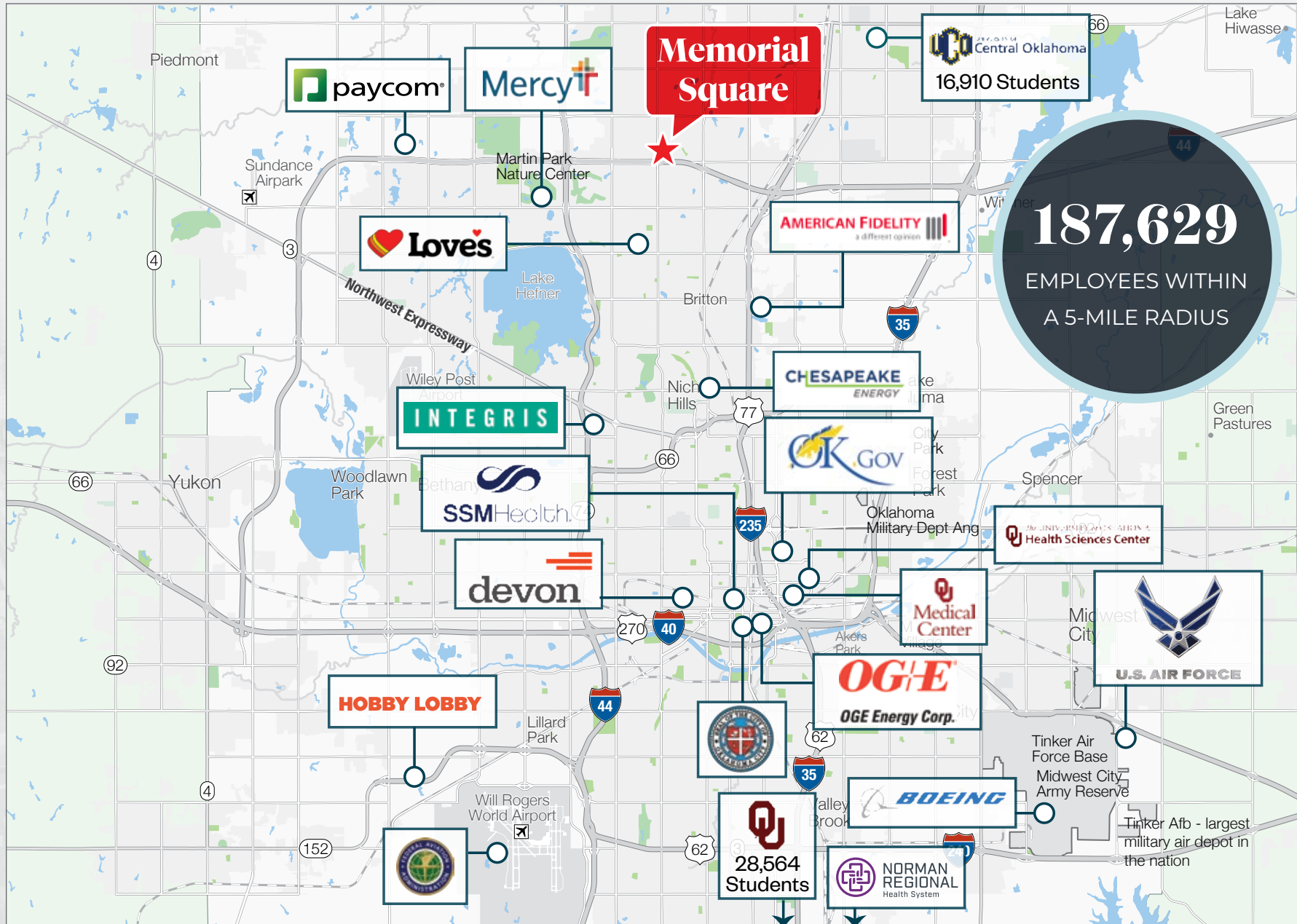
April, 2021
Moody's North American Business Cost Review

State of Oklahoma ranks top 10 for lowest tax burden

February, 2021
U.S. Census Annual Survey of State and Local Government Finances

OKC Top Employers

All of Oklahoma City's top employers are within a 15-minute drive of Memorial Square



Memorial Square

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