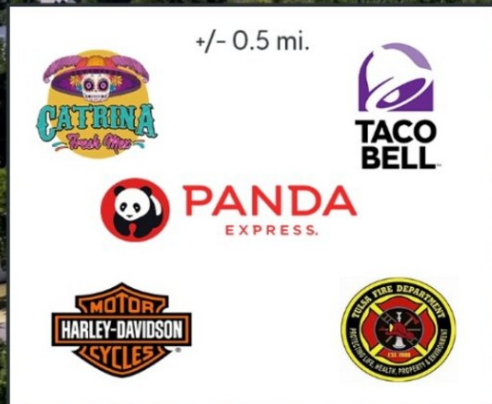




Walmart

RARE OPPORTUNITY TO OWN IN TULSA'S BROOKSIDE DISTRICT

Absolute NNN Scooter's Ground Lease

4320 South Peoria Avenue
Tulsa, OK 74105

\$707K
PRICE

7.00%
CAP RATE

\$49.5K
NOI

MCP
MCGRAW
COMMERCIAL
PROPERTIES

McGraw Commercial Properties
4105 S. Rockford Avenue
Tulsa, OK 74105
mcgrawcp.com

Dick Alaback

Senior Vice President
918.724.8955
rjalaback@mcgrawcp.com

Matthew Gray

Sales Associate
918.899.9197
mgray@mcgrawcp.com

Absolute NNN Scooter's Coffee

4320 South Peoria Avenue
Tulsa, OK 74105

PRICE	CAP RATE	NOI
\$707,000	7.00%	\$49,500

CONTENTS

- 3 Executive Summary
- 4 Investment Highlights
- 5 Location Highlights
- 7 Demographics



The information contained in this offering memorandum has been obtained from sources we believe reliable; however, the Listing Broker(s) has not verified, and will not verify, any of the information contained herein, nor has the Listing Broker 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Executive Summary

4320 South Peoria Avenue · Tulsa, OK 74105

ASKING PRICE

\$707,000

NOI

\$49,500

CAP RATE

7.00%

McGraw Commercial Properties is pleased to present this offering of an absolute NNN Scooter's Coffee in Tulsa's sought-after Brookside Corridor. The property is located near the new Chick-fil-A, Panda Express, and several established national brands. Scheduled rent increases and zero landlord responsibilities make this a truly passive investment with a built-in hedge against inflation.

The tenant, Progressus OK, LLC d/b/a Scooter's Coffee, has approximately 5.5 years remaining on the Primary Term and has (4) 5-year renewal options. Scooter's Coffee is a fast-growing brand and was ranked No. 9 on the Franchise Times' 2026 Fast & Serious list.

This is a rare opportunity to own property in Tulsa's vibrant Brookside District.

**\$49,500 NOI effective 02/15/2027. Current NOI \$45,000.*

PROPERTY DATA

Building SqFt	592
Year Built	2021
Lot Size (Acres)	0.276
Lot Size (SF)	12,023
Frontage	120'
Parcel ID	31875922504870
Zoning	CS
County	Tulsa
Tenant	Progressus OK, LLC d/b/a Scooter's Coffee
Lease Expiration	02/14/2032
Rent Increases	10% Every 5 Years (Primary & Option Terms)
Renewal Options	(4) 5-Year

Investment Highlights

- **Absolute NNN Lease**

The lease structure is ideal for a 1031 exchange buyer or investor looking for passive income, with minimal landlord responsibilities.

- **Scheduled Rent Increases**

The lease features 10% rent increases every 5 years during the Primary Term and any Option Terms, providing a hedge against inflation.

- **Brookside District**

Brookside is one of Tulsa's most desirable retail and entertainment districts, known for its walkability, dining, and shopping. Several national brands are located near the property, including the new Chick-fil-A and Panda Express. The property is highly visible with 120' of frontage and is located in a strong trade area with average household income of \$135,615.

- **Scooter's Coffee**

Scooter's Coffee is one of the fastest-growing specialty coffee franchises in the United States. Founded in 1998 by Don and Linda Eckles in Bellevue, Nebraska and headquartered in Omaha, the brand has built its model around the small-footprint, double-sided drive-thru kiosk — a format engineered for speed of service, low labor intensity, and efficient site utilization on pads of roughly one-half to three-quarters of an acre. The system reached 900 stores across 32 states in February 2026, adding 83 locations in 2025 on the heels of 16% unit growth in 2024, and has publicly identified 1,000 stores as its next milestone. Franchise Times ranked Scooter's Coffee No. 9 on its 2026 Fast & Serious list of the smartest-growing franchise brands, and the company continues to sign multi-unit development agreements, including a 31-location commitment announced in April 2026.

KEY METRICS

💰 Asking Price	\$707,000
📈 NOI	\$49,500
🎯 Cap Rate	7.00%
🏠 Building SF	592
📅 Year Built	2021
📄 Frontage	120' on Peoria Avenue

Location Highlights

The property is prominently positioned along one of Tulsa's busiest retail and commercial corridors, surrounded by national credit tenants and established trade-area anchors. The surrounding trade area features above-average household incomes and strong consumer spending patterns. With 120' feet of frontage, the site is highly visible vehicles traveling on Peoria Avenue and is less than a mile from Interstate 44.

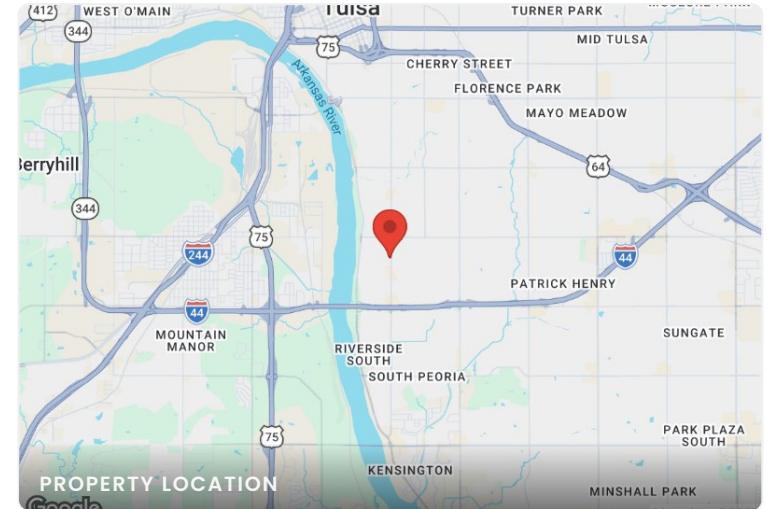
Nearby Traffic Generators

Chick-fil-A, Panda Express, KFC, Taco Bell

Walmart, Reasor's, Whole Foods, Dollar Tree, Verizon, Pet Supplies Plus

Take 5, Jiffy Lube, Robertson Tire, Quick-n-Clean

Arvest Bank, MidFirst Bank



LOCATION

ADDRESS	4320 South Peoria Avenue
CITY	Tulsa
STATE	Oklahoma
ZIP CODE	74105
COUNTY	Tulsa

TRANSIT	AIRPORTS	HIGHWAYS
E 41st St S&S Peoria Ave 0.3 mi	Tulsa Riverside Airport 6.3 mi	I-44 0.7 mi
S Peoria Ave&E 48Th St S 0.3 mi	Tulsa International Airport 8.7 mi	US-75 1.7 mi
S Peoria Ave&E 36th St S 0.8 mi		I-244 2.2 mi
		Broken Arrow Expy 2.7 mi

ABSOLUTE NNN SCOOTER'S COFFEE

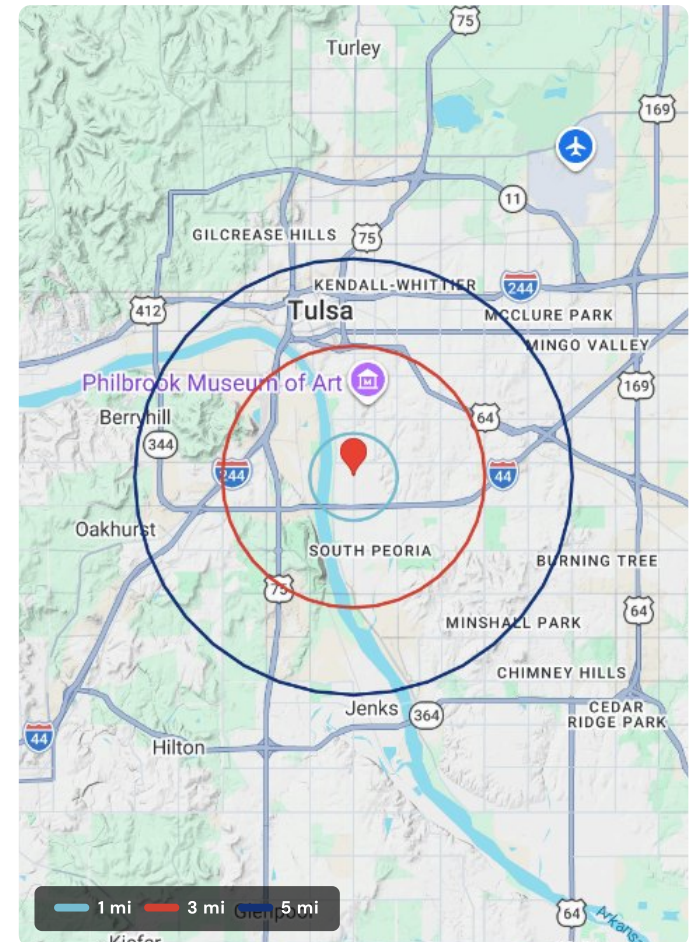


36.1000°N, 95.9761°W

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,435	78,236	192,089
2010 Population	9,841	74,010	184,276
2026 Population	9,846	76,400	196,266
2031 Population	10,018	77,742	200,584
2026-2031 Growth Rate	0.35 %	0.35 %	0.44 %
2026 Daytime Population	10,148	99,174	281,949
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,441	37,723	86,373
2010 Total Households	5,095	35,646	83,207
2026 Total Households	5,212	37,289	89,442
2031 Total Households	5,320	38,108	91,927
2026 Avg. Household Size	1.87	2.03	2.09
2026 Owner Occupied Housing	2,430	17,749	41,543
2031 Owner Occupied Housing	2,458	17,981	42,073
2026 Renter Occupied Housing	2,782	19,540	47,899
2031 Renter Occupied Housing	2,862	20,127	49,853
2026 Vacant Housing	618	4,502	10,956
2026 Total Housing	5,830	41,791	100,398
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	372	4,138	9,524
\$15,000-\$24,999	294	2,498	5,998
\$25,000-\$34,999	507	2,693	6,731
\$35,000-\$49,999	471	3,844	10,165
\$50,000-\$74,999	878	6,177	16,039
\$75,000-\$99,999	626	4,064	10,807
\$100,000-\$149,999	784	5,261	13,429
\$150,000-\$199,999	445	2,508	6,238
\$200,000 or greater	835	6,105	10,512
Median HH Income	\$77,597	\$71,221	\$67,769
Average HH Income	\$135,615	\$128,261	\$109,558

Source: ESRI / ArcGIS Business Analyst



\$77,597
MEDIAN HH INCOME (1-MI)

46.6%
OWNER OCCUPIED (1-MI)

10.6%
VACANCY RATE (1-MI)

\$135,615
AVG HH INCOME (1-MI)

53.4%
RENTER OCCUPIED (1-MI)

0.35 %
2026-2031 GROWTH (1-MI)

Property Photos

