



Actual Location

Toys“R”Us  
1119 SE 66th Street | Oklahoma City, Oklahoma

## Offering Memorandum



Stan Johnson Company | THE NET LEASE AUTHORITY®

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# Confidential Disclaimer

This Confidential Memorandum has been prepared by Stan Johnson Company (“SJC”) and is being furnished to you solely for the purpose of your review of the commercial property located at 1119 SE 66th Street, Oklahoma City, OK (the “Property”). The material contained in this Offering Memorandum shall be used for the purposes of evaluating the Property for acquisition and shall not be used for any purpose or made available to any other person without the express written consent of Stan Johnson Company (“Broker”).

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## Offered Exclusively By

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## Cap Rate: 8.25%

**Stan Johnson Company** is pleased to offer for sale, to qualified investors, an attractive retail property located in Oklahoma City, Oklahoma (MSA Pop: 1.3 million).

The property is leased to Toys "R" Us under a newly extended NNN lease with approximately 16 years remaining.

The subject property is located just off of Interstate 35 and Interstate 240 with combined traffic counts in excess of 200,700 VPD. The site offers convenient access and excellent visibility along the main thoroughfares. Other national retailers in the area include Best Buy, Walmart Supercenter, Home Depot, Lowe's, Academy, Staples, PetSmart, Marshall's and Old Navy.



## Investment Highlights

The Property is 100% guaranteed by Toys "R" Us, Inc. (\$13.9 billion in revenue, \$149 million in net income and a \$2.65 billion enterprise value)

Sixteen (16) years remaining on a recently extended primary lease term

NNN Lease - No landlord responsibilities

**Tenant's Commitment to Subject Property** - With over thirty years of continual operational success at the subject property (built-to-suit in 1980) and a base lease term running through 2030 (recently extended base term), Toy's "R" Us, Inc.'s commitment to the facility is evident

**Major Interstate Location** - Located at the intersection of Interstate 35 and Interstate 240, the subject facility offers excellent visibility for the 207,000 vehicles that pass the property daily along one of the area's major retail corridors

**Strong Retail Location** - Other retailers in the area include Best Buy, Walmart Supercenter, Home Depot, Lowe's, Academy, Staples, PetSmart, Marshall's and Old Navy





# Property Overview

<b>1119 SE 66th Street   Oklahoma City, OK</b>	
<b>Type:</b>	One Story Freestanding Single Tenant Retail
<b>Land:</b>	4.5426 Acres
<b>Year Built:</b>	1980 (Build-to-Suit)
<b>Renovated:</b>	1994 (Expansion)
<b>Square Feet:</b>	44,150 SF
<b>Parking:</b>	290 Spaces



# Tenant Overview

**Toys“R”Us, Inc.** is the world’s leading dedicated toy and juvenile products retailer, offering a differentiated shopping experience through its family of brands. Merchandise is sold in 877 Toys“R”Us and Babies“R”Us stores in the United States and Puerto Rico, and in more than 685 international stores and over 170 licensed stores in 35 countries and jurisdictions. In addition, it exclusively operates the legendary FAO Schwarz® brand and sells extraordinary toys in the brand’s flagship store on Fifth Avenue in New York City.

With its strong portfolio of e-commerce sites including Toysrus.com, Babiesrus.com, eToys.com, and FAO.com, Toys“R”Us, Inc. provides shoppers with a broad online selection of distinctive toys and baby products. The company also operates Toys.com, which offers customers exclusive deals from the company’s e-commerce sites.

Headquartered in Wayne, NJ, Toys“R”Us, Inc. employs approximately 70,000 employees worldwide. The company is committed to serving its communities as a caring and reputable neighbor through programs dedicated to keeping kids safe and helping them in times of need.

Toys“R”Us, Inc. operated as a public company from 1978 until July 2005. At that time, an investment group consisting of affiliates of Bain Capital Partners LLC, Kohlberg Kravis Roberts & Co. (KKR) and Vornado Realty Trust completed an acquisition of Toys“R”Us, Inc. for \$6.6 billion. The acquisition encompassed all worldwide

operations of Toys“R”Us, Inc., including the Toys“R”Us and Babies“R”Us businesses. Today, the Company is 33% owned by the three private equity groups (above-mentioned) and 66% owned by management. The almost \$14 billion in revenue generation last year firmly placed the Company at 194 on Forbes’ list of largest companies.

TENANT PROFILE	
<b>Company:</b>	Toy’s “R” Us, Inc
<b>Ownership:</b>	Private Equity Owned
<b>No. of Locations:</b>	1,732
<b>Founded:</b>	1948
<b>Headquarters:</b>	Wayne, New Jersey
<b>Enterprise Value:</b>	\$2.65 billion
<b>Revenue:</b>	\$13.9 billion
<b>Net Income:</b>	\$149 million
<b>Credit Rating:</b>	B-/Stable (S&P)
<b>Average Unite Volume:</b>	\$7,582,739
<b>Store Sales per SF:</b>	\$210 per SF

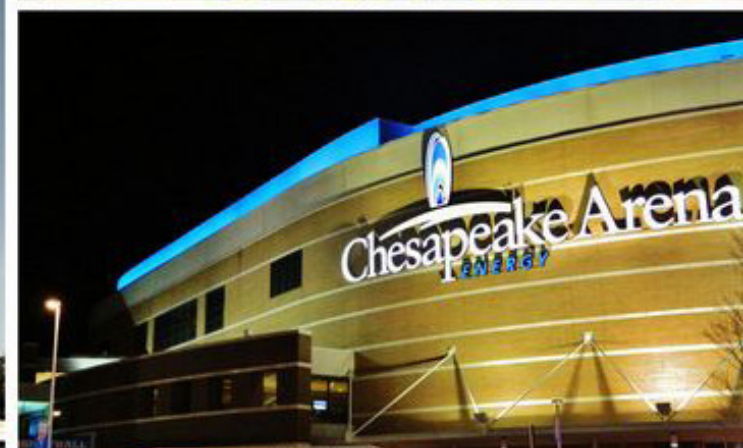
# Location Overview

**Oklahoma City** is the state capital of Oklahoma and has a metro-area population of approximately 1.3 million. OKC enjoys a broad base of employers across many industries. Primary sectors include: Energy, Military, Healthcare, Government, Manufacturing, and Finance.

Oklahoma City's economy is quite diverse. It is most known for the energy related companies that are either headquartered or have regional HQ locations in OKC. Oil, natural gas, and petroleum products make up a significant sector of the OKC economy. The OKC energy industry has also diversified significantly from its oil-intense beginnings. The city makes a great fit for Compressed Natural Gas companies and Wind & Solar production due to its strategic central location, skilled work force, and wealth of advanced manufacturing and production capabilities.

The medical industry is also a major industry sector in Oklahoma City. As one of the nation's major centers of health delivery, OKC employs more than 60,000 health care sector workers. The city's 20 general medical and surgical hospitals, four specialized hospitals, and two federal medical installations represent a significant health-care presence in the marketplace.

Forbes magazine has named Oklahoma City the most "recession proof city in America". Oklahoma City continues to attract attention for its low unemployment and high private-sector job growth, recently ranking No. 1 on the On Numbers Economic Index. Well-known major employers in OKC include: AT&T, Boeing, Chapparral Energy, Chesapeake Energy Corp, City of Oklahoma City, Cox Communications, Deaconess Hospital, Dell, Inc, Devon Energy Group, Farmer's Insurance Group, Federal Aviation HQ, Hertz Reservation Center, and Hobby Lobby Stores. The region's GDP growth and retail trade area growth are among the highest in the nation.





ROSS  
DRESS FOR LESS

PET SMART

Marshalls

Famous Footwear

golden corral  
Buffet & Grill

MARDEL

at&t

OLD NAVY

BEST BUY

BEST BUY

rue 21

BURGER KING

SUBWAY

AMC THEATRES

CHAMPS

Bath & Body Works

TEXAS ROADHOUSE

Foot Locker

FAIRFIELD

VICTORIA'S SECRET

Toys R Us

Plaza Mayor at the Crossroads

HOBBY LOBBY

Conn's

Denny's

DOLLAR GENERAL

INTERSTATE 240 100,612 VPD

Burlington

BRAUM'S

THE HOME DEPOT

JOE'S CRAB CATCH

Aaron's

Red Lobster

Office DEPOT

Academy

STAPLES

LOWE'S  
Improving Home Improvement

Walmart

INTERSTATE 35 106,137 VPD

INTERSTATE 240

INTERSTATE 35

# Demographics

1119 SE 66TH ST, OKLAHOMA CITY, OK 73149-4103	0-1 Mile	%	0-3 Miles	%	0-5 Miles	%
<b>Population</b>						
2019 Projection	3,923		77,408		245,657	
2014 Estimate	3,786		73,659		232,912	
2010 Census	3,685		70,684		222,532	
2000 Census	3,816		66,212		198,952	
Growth 2010 - 2014	2.74%		4.21%		4.66%	
Growth 2014 - 2019	3.61%		5.09%		5.47%	
<b>Households</b>						
2019 Projection	1,420		29,394		90,653	
2014 Estimate	1,361		27,969		86,045	
2010 Census	1,312		26,858		82,487	
2000 Census	1,406		26,835		76,660	
Growth 2010 - 2014	3.69%		4.14%		4.31%	
Growth 2014 - 2019	4.35%		5.10%		5.36%	
<b>2014 Est. Population by Single Classification Race</b>	<b>3,786</b>		<b>73,659</b>		<b>232,912</b>	
White Alone	2,236	59.06	40,922	55.56	138,955	59.66
Black or African American Alone	256	6.76	9,155	12.43	23,461	10.07
American Indian and Alaska Native Alone	324	8.56	3,970	5.39	11,377	4.88
Asian Alone	34	0.90	1,356	1.84	6,571	2.82
Native Hawaiian and Other Pacific Islander Alone	1	0.03	96	0.13	312	0.13
Some Other Race Alone	689	18.20	12,902	17.52	36,405	15.63
Two or More Races	246	6.50	5,258	7.14	15,831	6.80
<b>2014 Est. Average Household Income</b>	<b>\$32,837</b>		<b>\$43,819</b>		<b>\$50,469</b>	
<b>2014 Est. Median Household Income</b>	<b>\$25,295</b>		<b>\$34,266</b>		<b>\$39,844</b>	





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