

SHOPS AT MOORE



EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

Holliday Fenoglio Fowler, L.P. (“HFF”) is pleased to offer qualified investors the opportunity to acquire the Shops at Moore (the “Property” or “Shopping Center”), a 260,509 square foot shopping center located within Oklahoma City, Oklahoma. The Property, anchored by Hobby Lobby, Best Buy, and Ross, and shadow-anchored by JCPenney, benefits from an ideal location along I-35, the area’s primary north-south artery, between Oklahoma City and Norman (home to the University of Oklahoma). Composed of an established national tenancy, the Property is currently 96% occupied with attractive available spaces remaining that allow investors to add value through lease-up. With sturdy in-place income and a yield-enhancement opportunity on its 26.5-acre site along I-35, the Shops at Moore represents the chance to gain ownership of the best shopping center within Moore, OK’s primary retail hub.

PROPERTY OVERVIEW

LOCATION:	SE/C of Interstate 35 and SW 19th Street 2650 S N Service Rd, Moore, OK 73160 Moore, Cleveland County, Oklahoma 73160
OCCUPANCY:	95.7%
SIZE:	260,509 SF
YEAR BUILT:	2008 - 2010
ACREAGE:	26.5

PRICING

ASKING PRICE:	\$33,000,000
ASKING PRICE (PSF):	\$127
YEAR 1 NOI:	\$2,896,808

TENANCY OVERVIEW

	SF	% OF GLA	EXPIRATION DATE
Hobby Lobby	55,000 SF	21.1%	Apr-25
Ross Dress for Less	30,187 SF	11.6%	Jan-23
Best Buy	30,038 SF	11.5%	Jan-24
Bed Bath & Beyond	23,400 SF	9.0%	Jan-20
Office Depot	20,826 SF	8.0%	Feb-20
PetsMart	18,465 SF	7.1%	May-24
Peter Piper Pizza (Dark)	10,000 SF	3.8%	Jan-27
Five Below	7,900 SF	3.0%	Jan-27
Maurices	6,231 SF	2.4%	Jun-22
The Men's Wearhouse	6,048 SF	2.3%	Feb-23
Other Tenants	41,200 SF	15.8%	--
Available	11,214 SF	4.3%	--
Total / Average	260,509 SF	100%	4.3 WALT



NORMAN, OK
UNIVERSITY OF OKLAHOMA
8 Miles Away

THE SHOPS AT MOORE IS LOCATED AT
THE PRIMARY RETAIL HUB BETWEEN
OKLAHOMA CITY AND NORMAN

SHOPS AT MOORE

SW 19TH STREET

INTERSTATE
35
112,000 VPD

DOWNTOWN OKLAHOMA CITY
10 Miles Away

Sam's
CLUB
Savings Made Simple

KOHL'S

IHOP
ALFREDO'S

Chick-fil-A Starbucks chili's Qdoba's Jersey Mike's

HEMISPHERES

THE HOME DEPOT

TARGET

DICK'S

PEI WEI

Walmart
Supercenter

ALDI

FIVE GUYS
BURGERS and FRIES

WENDY'S

at home
The Home Depot Supercenter

SUSHI EXPRESS AND GRILL Savi's golfTec

LOWE'S
Home Improvement Warehouse



EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

STRONG NATIONAL TENANT LINE-UP

- Tenant line-up includes JCPenney (shadow-anchor), Hobby Lobby, Best Buy, Ross, Office Depot, Bed Bath & Beyond, and PetSmart
- 95% of tenancy occupied by national retailers
- Sales at the major retailers continue to impress, in several instances, these stores are market leaders

**HOBBY
LOBBY**



ROSS
DRESS FOR LESS

**Office
DEPOT**

**BED BATH &
BEYOND**

PETSMART



EXCEPTIONAL SUBMARKET PERFORMANCE

- Currently 96% occupied demonstrating exceptional demand for the area
- The Norman submarket garners the second highest rental rates in the metro area
- With a limited amount of oncoming construction (10K SF), the market is well-protected from new product
- 10% rental rate growth since 2015, even as 230K SF of new retail opened within the market

STRONG OKLAHOMA CITY ECONOMY

The Property's premier location, between downtown Oklahoma City and Norman, puts it within close proximity of a strong employment and student base.

Boasts **2.8% unemployment rate**, outpacing the state and national averages of 3.4% and 3.7% respectively

Two Fortune 500 Companies are headquartered in Oklahoma City (Chesapeake and Devon)

Ranked by **CNBC** in 2018 as the **#1 City for High-Paying Jobs and a Low Cost of Living**

Ranked by **Business Insider** in 2017 as the **#8 City Where Everyone Wants to Live**

The University of Oklahoma (seven miles south) is home to nearly **32,000 students**



EXECUTIVE SUMMARY

TRADE AREA OVERVIEW

The Shops at Moore is strategically located equidistant to the bustling downtown area of Oklahoma City and the lively college town of Norman, which create a fantastic demographic profile with tremendous buying power. Located along I-35, the primary thoroughfare between Dallas, Norman, and Oklahoma City, the Property has exceptional visibility and accessibility seeing 112,000 vehicles per day (VPD) pass directly by.

TRADE AREA DEMOGRAPHICS

	3-MILE	5-MILE	10-MILE
2018 Estimated Population	64,955	64,955	64,955
2023 Projected Population	69,242	69,242	69,242
2018-2023 Population Growth	6.6%	6.6%	6.6%
# Households	24,204	47,838	154,700
Average Household Income	\$80,711	\$80,711	\$80,711
Total Buying Power	\$1,637,998,681	\$3,310,898,118	\$7,996,387,308

TRAFFIC COUNTS

	VEHICLES PER DAY
I-35	112,000 VPD





SHOPS
AT MOORE



THE UNIVERSITY
OF OKLAHOMA

SHOPS AT MOORE

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