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ALBERTSON'S
1855 12th Ave NW, Ardmore, OK 73401
5.00% Cap Rate | New Construction



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PROPERTY & LEASE DETAILS



THE OFFERING

Address	1855 12th Ave NW, Ardmore, OK 73401
Tenant	Albertson's, LLC
Guarantor	Corporate

SITE DESCRIPTION

Year Built	2025
Building SF	50,751 Sq. Ft.
Lot Size	4.73 Acres

INVESTMENT SUMMARY

Asset Class	Single-Tenant, Net-Lease Grocery
Ownership Interest	Fee Simple
Monthly Rent	\$75,830.45
Rent Commencement	2.26.2025
Lease Expiration	2.28.2045
Lease Term	20-Years
Lease Type	NNN (Roof & Structure)
Renewal Options	Seven, 5-Years
Lease Escalations	5% Every 5-Years
ROFR	30-Day
Estoppel	30-Day Turnaround
CAM	Reimbursement to Landlord



PURCHASE PRICE
\$17,008,691

BUILDING SQ FT
50,751 SQ FT.

CAP RATE
5.35%

ANNUAL RENT
\$909,965

AREA OVERVIEW

ARDMORE, OK

Ardmore, Oklahoma is a vibrant city located in southern Oklahoma, roughly equidistant between Dallas, Texas, and Oklahoma City. As the county seat of Carter County, Ardmore serves as a regional hub for culture, commerce, and industry. Founded in the late 19th century, Ardmore has grown into a city known for its blend of historic charm and modern amenities. The city's location along major transportation routes, including Interstate 35, has made it a key player in regional trade and logistics.

As of the latest estimates, Ardmore has a population of approximately 25,000 residents. This diverse community enjoys a blend of urban and rural lifestyles, contributing to a welcoming and tight-knit atmosphere. The median household income in Ardmore is around \$45,000. While this figure reflects a moderate economic profile, the cost of living in Ardmore is relatively low, making it an affordable place for families and individuals alike. The income distribution also highlights a mix of economic brackets, with opportunities for both blue-collar and white-collar employment.

Ardmore's strategic location along I-35 makes it a bustling center for retail and services. The city's shopping centers, restaurants, and entertainment venues draw visitors from surrounding areas, boosting the local economy.

Ardmore boasts a range of educational institutions, from primary schools to higher education facilities like the University Center of Southern Oklahoma. Culturally, the city offers a variety of attractions, including museums, theaters, and annual events that celebrate the area's rich heritage.

Ardmore, Oklahoma, stands out as a dynamic and multifaceted city. With a balanced mix of industries, a diverse population, and a strong sense of community, Ardmore continues to thrive and evolve, making it a great place to live, work, and visit.

COMPANY OVERVIEW



Company Summary

Headquarters: Boise, ID

Employees: 290,000

Fiscal 2023 Net Sales: **\$78.5 Billion**

Stores: **2,270+**



Albertsons Companies, Inc., is one of the largest food and drug retailers in the United States, known for its wide-ranging portfolio of supermarket brands, extensive workforce, and commitment to both customer satisfaction and innovation in retail. Founded in 1939 and headquartered in Boise, Idaho, Albertsons operates a vast network of around 2,270 stores spread across 34 states and the District of Columbia. The company's reach extends through a variety of popular supermarket banners, including Safeway, Vons, Jewel-Osco, Acme, Shaw's, Tom Thumb, and Randalls, among others. This network of well-known brands has enabled Albertsons to cultivate a robust customer base and a loyal following in various regions across the country.

As of fiscal year 2023, Albertsons employed approximately 290,000 people, making it one of the largest private employers in the retail sector. Its dedicated workforce supports operations not only in physical stores but also in its growing digital channels, reflecting Albertsons' commitment to serving customers across multiple platforms. In fiscal 2023, the company achieved strong financial results, with total and net sales amounting to an impressive \$78.5 billion. This level of revenue underscores Albertsons' ability to remain competitive in the dynamic grocery market, where it contends with industry giants such as Walmart, Kroger, and Amazon's Whole Foods. Albertsons' performance in 2023 was driven by a blend of in-store sales, expanded e-commerce options, and targeted investments in customer-centric technology, all aimed at creating a seamless shopping experience for consumers.

A cornerstone of Albertsons' 2025 strategy is to modernize its stores, creating environments that are both functional and inviting. These upgrades are likely to include revamped store layouts, enhanced fresh food sections, and an increased emphasis on health and wellness products. The company is also focused on making strides in sustainability, an area that resonates strongly with today's eco-conscious consumers. Albertsons plans to incorporate more sustainable practices across its operations, from reducing plastic waste and minimizing food waste to sourcing products from responsible suppliers and improving energy efficiency in its stores.

In addition, Albertsons is advancing its loyalty programs, aiming to provide more personalized offerings and targeted discounts based on customer preferences. Through the integration of data analytics, the company seeks to better understand and respond to customer behavior, ensuring that promotions, rewards, and product recommendations are tailored to individual needs. By enhancing its loyalty programs, Albertsons hopes to foster stronger connections with its customers, increasing retention and providing added value to its shoppers.

Albertsons' 2025 strategy reflects a holistic approach to growth, focusing on meeting consumer needs while staying adaptable to an evolving retail landscape. Its investments in technology, store improvements, sustainability, and loyalty programs position Albertsons to not only maintain its competitive edge but also lead in a grocery market increasingly shaped by digital innovation and consumer demand for convenience and environmental responsibility. Through these initiatives, Albertsons aims to create a resilient and modern retail model that can continue to thrive in the years to come.

SITE PLAN



ALBERSTON'S
1855 12th Ave NW,
Ardmore, OK 73401

SUBJECT PROPERTY

SUBJECT PLOT

DRONE PHOTOS



SURROUNDING AERIAL



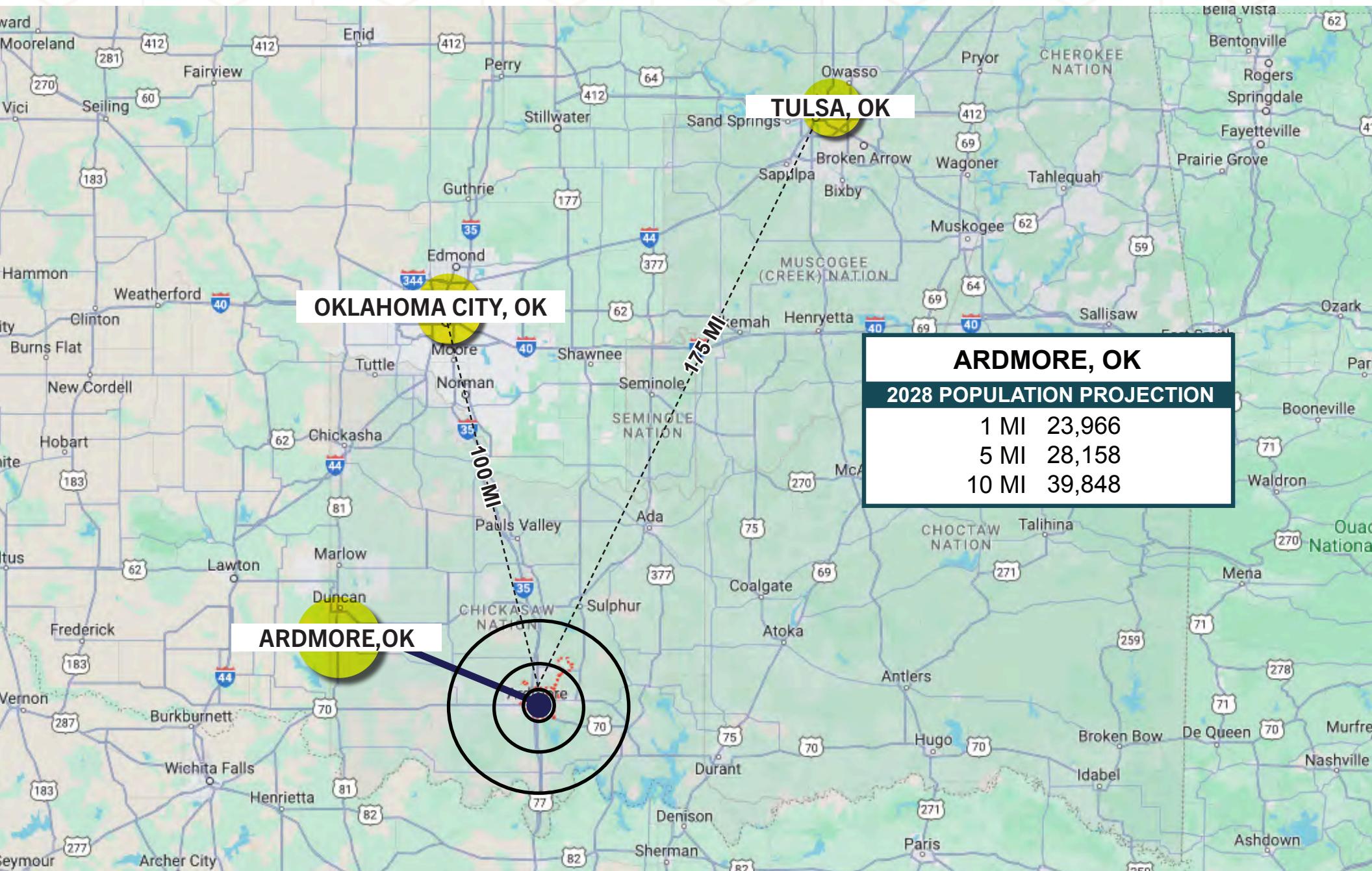
LOCATION



LOCATION AERIAL



LOCAL CONTEXT



DEMOGRAPHIC ANALYSIS



POPULATION

	1 MILE	5 MILES	10 MILES
2028 Projection	23,966	28,158	39,848
2023 Estimate	23,875	28,012	39,599



HOUSEHOLDS

	1 MILE	5 MILES	10 MILES
2028 Projection	9,626	11,219	15,634
2023 Estimate	9,590	11,162	15,536



AVG. HOUSEHOLD INCOME

Average Household Income	1 MILE	5 MILES	10 MILES
Less than \$25,000	2,296	2,572	3,343
\$25,000 - \$50,000	2,771	3,120	4,050
\$50,000 - \$75,000	1,837	2,128	3,103
\$75,000 - \$100,000	1,061	1,262	1,763
\$100,000 - \$125,000	792	952	1,361
\$125,000 - \$150,000	288	420	767
\$150,000 - \$200,000	264	368	681
More than \$200,000	281	340	468



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