Executive Summary



Details

Sale Price:	$5,500,000
Number of Units:	3
Lots Size:	4.62 Acres
Building Size:	19,912 SF

Highlights

- Two (2) occupied restaurant properties providing immediate cash flow
- One (1) vacant former restaurant with lease-up or owner-user opportunity
- Approximately 1.49 acres of excess land for future development
- Value-add opportunity through lease-up and land utilization

Overview

This offering presents a unique opportunity to acquire a diverse restaurant portfolio combining stable in-place income with significant value-add potential. The portfolio includes two fully leased and operating restaurant properties Ballers and China Fu providing immediate cash flow, along with a vacant former Zio's restaurant building positioned for lease-up, repositioning, or an owner-user. Additionally, the property features approximately 1.49 acres of excess land located behind the three sites, offering substantial upside for future development, expansion, or additional income-generating uses, making this an ideal investment for buyers seeking both stability and long-term growth.

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Executive Summary



Details

Sale Price:	$1,995,000
Lease Rate:	$20 SF/yr (NNN)
Number of Units:	1
Available SF:	7,210 SF
Lot Size:	46,561 SF
Building Size:	7,210 SF
NOI:	$144,200.00
Cap Rate:	7.23%

Highlights

- Can Be Sold Individually or a part of Portfolio
- Ownership Includes Opportunity to Acquire an Operating Successful Business
- NNN Sale
- Strong Local Operator
- Lease Expiration 11/1/2029

Overview

Located along the S Meridian Corridor, “Ballers” Bar and Grill is well positioned to benefit from surrounding airport and hotel traffic. The property is in close proximity to Will Rogers International Airport and serves both locals and visitors with modern bar fare. The restaurant occupies a highly desirable, highly visible corner with ample parking. The owner of the real estate also owns 100% of the operating business, creating an opportunity to acquire both the building and the business together.

Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total population	2,752	40,498	192,385
Total households	1,135	14,670	71,414
Average HH income	$77,523	$52,507	$65,391

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BALLERS BUSINESS SALE

BUY THE BUILDING, OWN THE BUSINESS!

Profitable Turn-Key Operation + Real Estate Included





- Can Be Sold Individually or as Part of a Portfolio
- NNN Sale
- Turn-Key Operation
- Ideal for SBA Finacing

Ballers Bar & Grill

Inquire Today for Full Financials!

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Executive Summary



Details

Lot Size:	23,087 SF
Building Size:	4,833 SF
NOI:	$86,994

Highlights

- Can Be Sold Individually or a part of Portfolio
- Ownership Includes Opportunity to Acquire an Operating Successful Business
- NNN Sale
- Lease Expiration 7/20/2028
- Strong Local Operator
- Multiple Rent Escalations
- High Traffic

Overview

Currently offered as a NNN investment sale, China Fu is located at 2035 S Meridian Ave, Oklahoma City, OK. Located in the S Meridian Corridor, China Fu sees high traffic due to its close proximity to Will Rodgers International Airport. Surrounded by hotels, the building features strong visibility and ample parking. China Fu is an authentic Chinese restaurant.

Demographics

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Executive Summary



Details

Lot Size:	1.56 Acres
Building Size:	7,972 SF

Highlights

- Can Be Sold Individually or a part of Portfolio
- Large Vent Hood
- Multiple Walk In Coolers and Freezers
- Surrounded by Dozens of Hotels
- Close Proximity to Airport
- Ample Parking
- Personal Guarantee
- Heavy Traffic Counts 24/7

Overview

Formerly Zio's Italian, this 2nd generation restaurant is located on the gateway to Oklahoma City. S Meridian Ave is the main thoroughfare connecting Will Rogers Airport to Downtown OKC. Surrounded by hotels and entertainment, this restaurant space provides strong curb appeal that is conducive to redevelopment or conversions.

Demographics

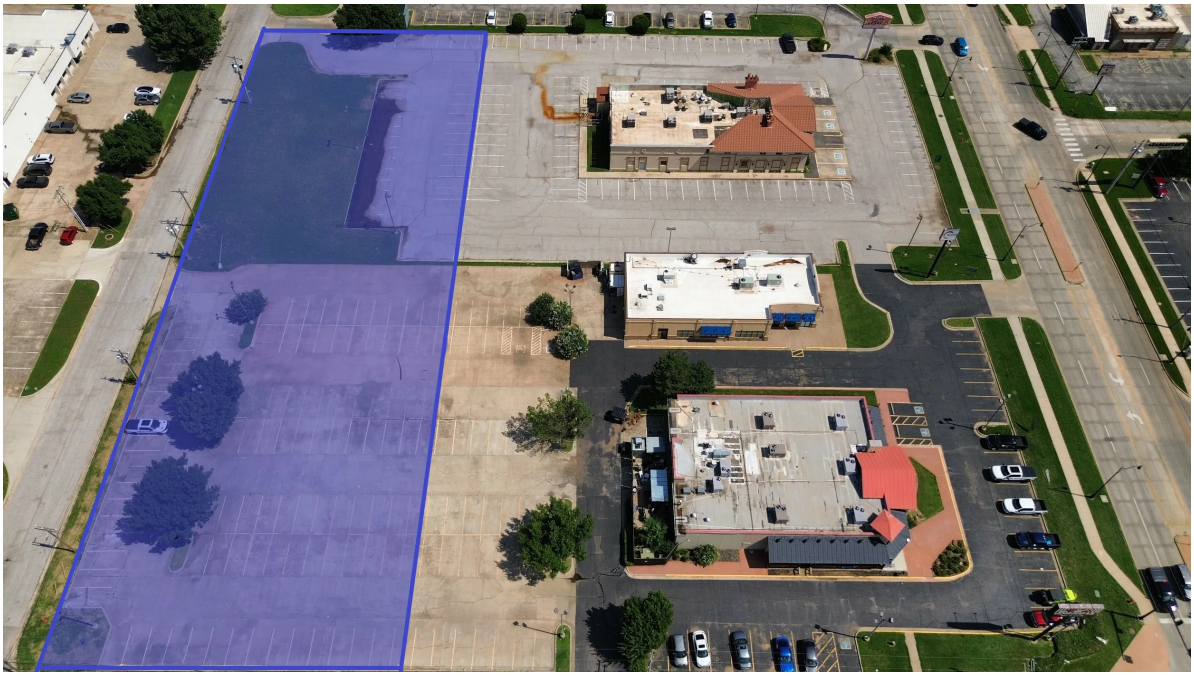
Demographics	1 Mile	3 Miles	5 Miles
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Total households	1,135	14,670	71,414
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Executive Summary



Details

Lot Size:	1.49 Acres

Highlights

- Ideal Hotel development site with strong surrounding demand
- Located behind established, high-performing restaurant users
- Excellent access and visibility from the major roadway
- Large footprint with flexible development potential

Overview

Positioned directly behind a well-trafficked restaurant corridor, this excess land offers a prime development opportunity within an established commercial hub. The site features excellent accessibility, ample existing parking, and strong surrounding traffic generators, making it highly suitable for a variety of uses. With its layout and visibility from the main thoroughfare, the property is particularly well-suited for a hotel development, capitalizing on nearby demand drivers and consistent vehicle traffic. This is a rare opportunity to acquire infill land in a proven location with immediate upside through development.

Demographics

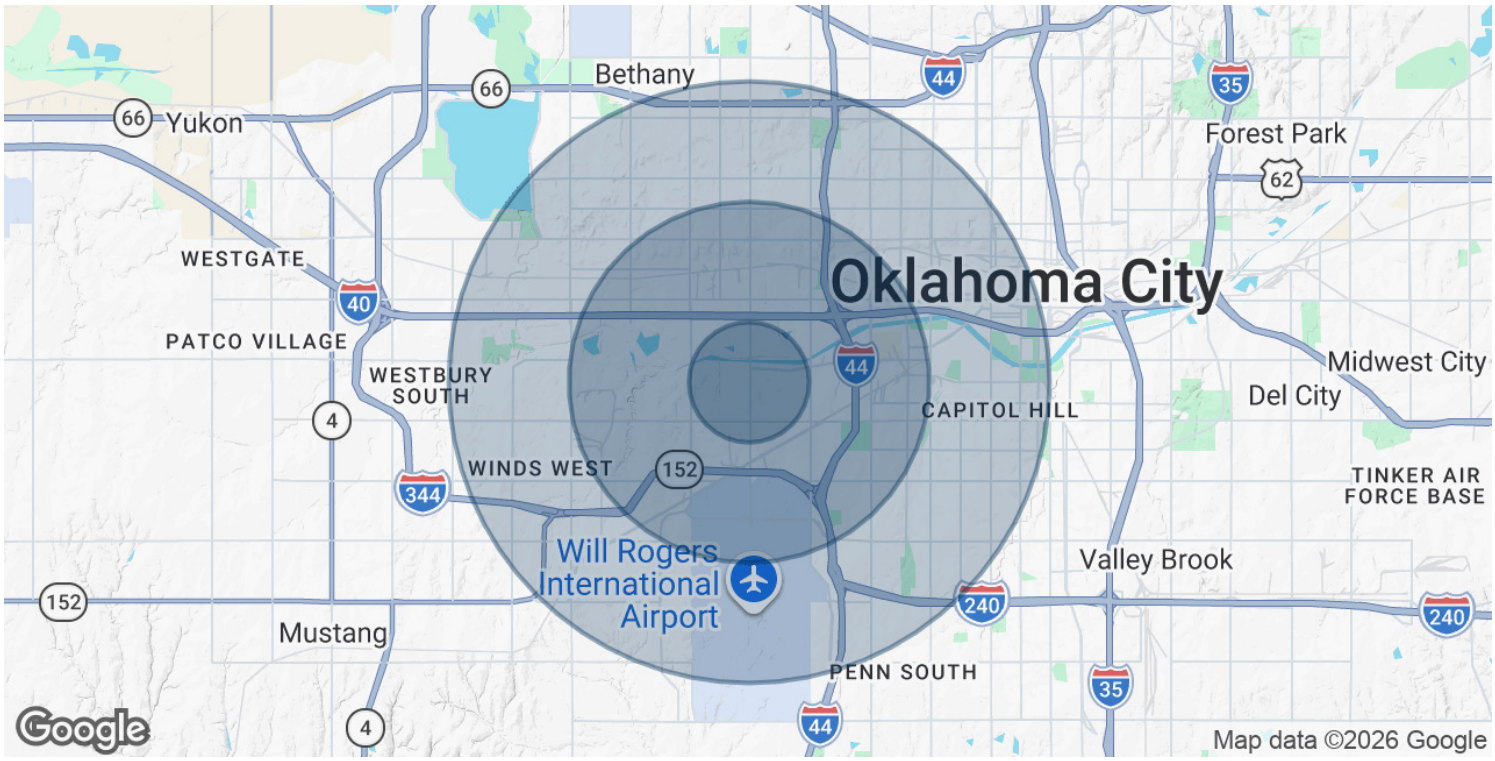
Demographics	1 Mile	3 Miles	5 Miles
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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	2,752	40,498	192,385
Average Age	36	34	36
Average Age (Male)	36	34	35
Average Age (Female)	37	35	36

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,135	14,670	71,414
# of Persons per HH	2.4	2.8	2.7
Average HH Income	$77,523	$52,507	$65,391
Average House Value	$99,940	$118,087	$177,666

2020 American Community Survey (ACS) *10262026*

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