



SHERWIN-WILLIAMS®

2615 North 14th Street, Ponca City, OK 74601

**Retail
Investment Opportunity**

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

Sherwin-Williams

2615 North 14th Street, Ponca City, OK 74601



INVESTMENT HIGHLIGHTS

Property Highlights

- **Corporate Guarantee:** The lease is backed by Sherwin-Williams, a nationally recognized, investment-grade tenant, providing strong credit security and long-term stability.
- **Proven Operating History & Lease Commitment:** Sherwin-Williams has operated at this location for 35 years and recently executed a 5-year lease extension, demonstrating long-term commitment to the site.
- **Recent Capital Improvements:** Ownership has completed significant tenant improvements to the building and parking lot within the past couple months, reducing near-term capital expenditure risk.
- **Limited Internal Competition:** The nearest Sherwin-Williams location is 42 miles away, minimizing brand cannibalization and supporting sustained performance.
- **Strong Demographics:** The property is supported by a population of 26,549 residents within a 5-mile radius and an average household income of \$87,124 within a 1-mile radius.
- **Excellent Access & Visibility:** The property is strategically located along Ponca City's primary retail corridor, offering strong visibility and convenient ingress and egress.
- **Attractive Rental Increases:** The lease includes 10% rental increases every five years throughout the option periods, providing a hedge against inflation and steady income growth.
- **Strong Traffic Drivers:** The site is positioned between Walmart and INTEGRIS Hospital, benefiting from traffic counts exceeding 11,500 vehicles per day.
- **Synergistic Retail Environment:** The property is surrounded by national retailers including McDonald's, AutoZone, Marshalls, Walgreens, and Hobby Lobby, driving consistent consumer traffic.
- **Growing National Tenant:** Sherwin-Williams continues to demonstrate strong national growth with over 4,700 locations worldwide which is supported by record revenues exceeding \$23.5 billion and ongoing market share gains in key segments.



Walmart Supercenter
MURPHY USA **TSC** **TRACTOR SUPPLY CO**

O'Reilly AUTO PARTS **Comfort INN & SUITES**



SUBWAY **TIDAL WAVE AUTO SPA** **ALDI**

E Prospect Ave ± 10,900 VPD

Starbucks **DOLLAR GENERAL** **HOBBY LOBBY** **BURGER KING**

DOLLAR TREE **five BELOW** **Aaron's**

Little Caesars

SHERWIN WILLIAMS
Subject Property

SONIC

Willow Creek Apartment
±64 Units

KFC **Arby's** **BRAUM'S** **Staples**

W

Pizza Hut **Freddy's STEAKBURGERS**

Ford

McDonald's

petsense
Natural Pet Foods - Supplies - Grooming

Auto Zone

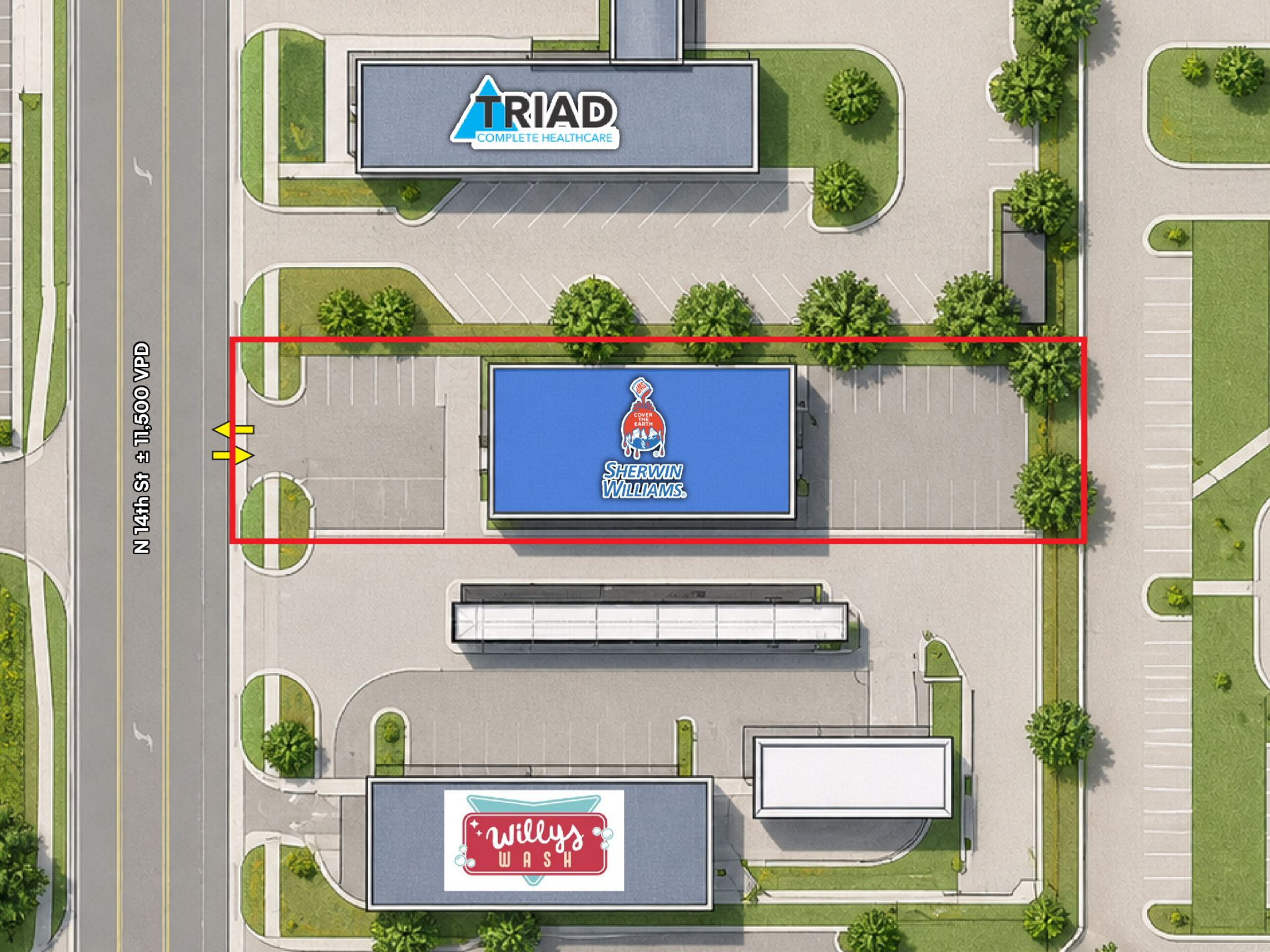
Perkins

Integris Health
±140 Beds

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
HOMELAND
OLLIE'S OUTLET Bargain
"GOOD STUFF CHEAP"

N 14th St ± 11,500 VPD

N 14th St ≈ 11,500 VPD



Sherwin-Williams

2615 North 14th Street, Ponca City, OK 74601

±5,000 SF

GLA

1972

Year Built

±11,500

N 14th St

NN

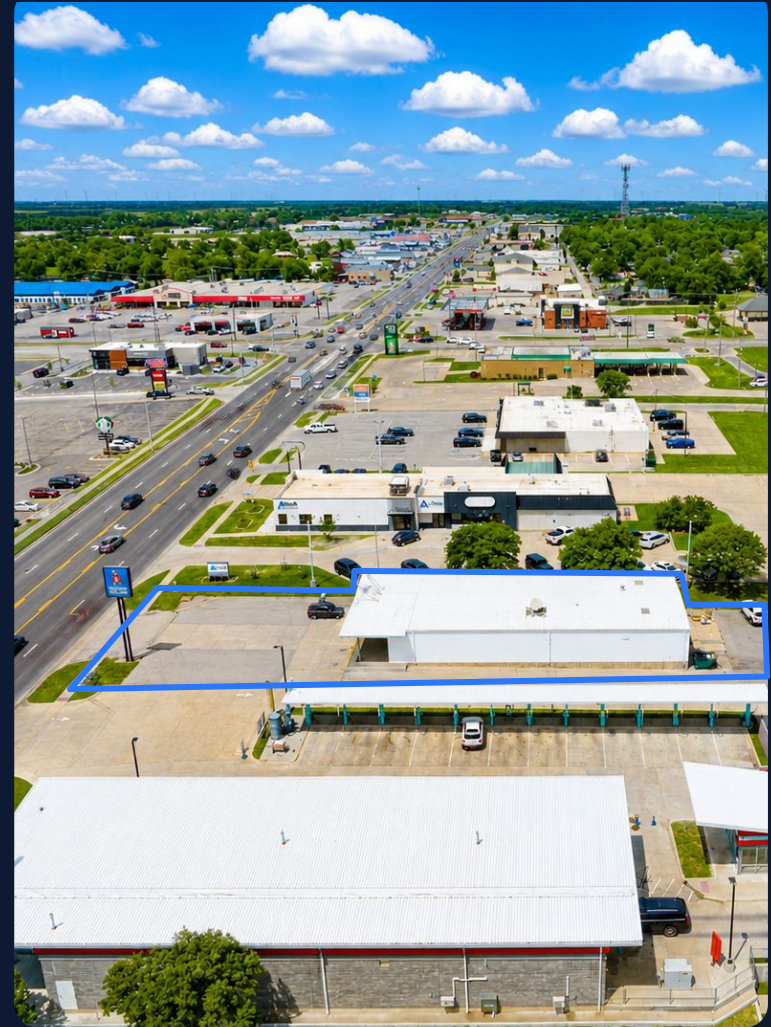
Lease Type

\$250.00

Price Per SF



PROPERTY PHOTOS



FINANCIAL OVERVIEW

Sherwin-Williams

2615 North 14th Street, Ponca City, OK 74601



FINANCIAL SUMMARY

\$1,250,000

List Price

6.00%

Cap Rate

\$250.00

Price Per SF

±0.52 AC

Lot Size

Property Details

Ownership Type	Fee Simple
Tenant	Sherwin Williams
Lease Guarantor	Corporate
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Original Lease Term	10 Years
Rent Commencement	6/4/1991
Lease Expiration	11/30/2031
Lease Term Remaining	±5.5 Years
Rental Increases	10% Every 5 Years
Renewal Options	Two, 5-Year Options
ROFR	No

Annualized Operating Data

Lease	Monthly	Annual Base	RPSF	CAP Rate
Commence	Rent	Rent	-	-
12/1/26 - 11/30/31	\$6,250	\$75,000	\$15.00	6.00%
Option 1	\$6,875	\$82,500	\$16.50	6.60%
Option 2	\$7,563	\$90,750	\$18.15	7.26%

*Price based on upcoming increase on 12/1/2026



TENANT OVERVIEW

Year Founded
1886

Headquarters
Cleveland, OH

Ownership Status
Publicly Traded (NYSE)

Employees
63,890+

Locations
4,700+

Credit Rating
S&P: BBB

Annual Revenue
\$23.57 Billion



Tenant Overview

The Sherwin-Williams Company is a premier global provider of paints, coatings, and related products, widely regarded for its powerful brand equity, operational scale, and consistent financial performance. Founded in 1886 and headquartered in Cleveland, Ohio, Sherwin-Williams operates one of the largest paint store networks in North America, serving both professional contractors and retail consumers through a vertically integrated business model that enhances supply chain control and customer engagement. Publicly traded on the NYSE under the ticker SHW, Sherwin-Williams boasts investment-grade credit ratings and a long history of dividend growth, underscoring its status as a stable and attractive tenant in the retail and industrial real estate sectors.

Why Invest in Sherwin-Williams ?

- **Strong Credit Ratings:** Investment-grade ratings (S&P: BBB, Fitch: BBB+) reflect financial stability.
- **Diversified Revenue Base:** Balanced exposure across residential, commercial, and industrial markets.
- **Vertically Integrated Model:** Company-owned stores enhance margin control and brand loyalty.
- **Reliable Dividend Growth:** 45+ years of dividend increases and strong free cash flow.

MARKET OVERVIEW

Sherwin Williams

2615 North 14th Street, Ponca City, OK 74601



PONCA CITY, OK

Local Market Overview

Ponca City is a North Central Oklahoma trade center with a strong legacy in energy, manufacturing, education, health care, and regional services. The city supports a resident base of approximately 24,000 people, more than 9,300 households, and a median household income above \$55,000, creating a stable consumer foundation for necessity-based and service-oriented retail. Retail demand is reinforced by a short average commute, strong local homeownership, and a commercial pattern that concentrates shopping, dining, home improvement, and daily-needs traffic along the North 14th Street corridor.

For retailers, Ponca City offers a practical mix of regional accessibility and small-market efficiency. The city is positioned within reach of Tulsa, Oklahoma City, and Wichita while serving surrounding Kay County communities and rural households that rely on Ponca City for groceries, building materials, automotive services, restaurants, health care, and personal services. North 14th Street is the city’s principal retail spine, with national tenants, high visibility, and steady daily traffic supporting durable tenant demand. Affordable housing, historic amenities, local schools, and nearby recreational assets further support household stability and repeat consumer spending.

Market Demographics

24,234
Total Population

37.1
Median Age

10,600
Employed Population

\$55,941
Median HH Income

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	20,704	25,319	30,877
Current Year Estimate	22,067	26,750	32,273
2020 Census	22,516	27,348	32,909
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	8,446	10,286	12,454
Current Year Estimate	9,061	10,923	13,067
2020 Census	9,271	11,145	13,239
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$83,871	\$86,027	\$88,649



TULSA, OK MSA

Tulsa, Oklahoma, stands as a dynamic city in the heart of the U.S., renowned for its cultural diversity, thriving economy, and vibrant arts scene. Nestled along the scenic Arkansas River, Tulsa is often referred to as the "Oil Capital of the World" due to its historical significance in the petroleum industry.

The city's skyline is punctuated by the striking BOK Tower, an iconic skyscraper that reflects Tulsa's economic prosperity. Beyond its industrial roots, Tulsa boasts a flourishing arts and music community, highlighted by the world-class Philbrook Museum of Art and the Cain's Ballroom, a historic venue that has hosted legendary musicians over the decades.

Tulsa's commitment to green spaces and outdoor recreation is evident in its numerous parks and trails. The Gathering Place, a sprawling riverfront park, offers a haven for residents and visitors alike, featuring playgrounds, gardens, and recreational areas. The city also embraces its Native American heritage, with the Gilcrease Museum showcasing an extensive collection of Western and Native American art.

The annual Tulsa International Mayfest and the Blue Dome Arts Festival further contribute to the city's lively cultural calendar, drawing people from across the region to celebrate the arts.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2615 North 14th Street, Ponca City, OK, 74601** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

APOLLO OM TEMPLATE SECTION

DO NOT DELETE THESE PAGES!!

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[Retail OM Template](#)

Executive Summary

The Opportunity

Matthews™ is pleased to present 1340 & 1344 253rd Street, two adjacent apartment buildings located in Harbor City, California. The offering includes a total of 16 residential units across two two-story structures—each featuring eight units. Constructed in 1957 and 1958, the unit mix comprises fifteen two-bedroom units and one three-bedroom unit.

The properties have undergone numerous upgrades over the years, including tile flooring throughout (no carpet), modernized kitchen cabinetry and countertops, enhanced wall heaters and ceiling fans, updated stucco and exterior paint, newer water heaters, copper plumbing, and dual-pane windows. Secured with two gated entrances providing access to the front and rear parking areas, the buildings offer added safety and convenience. With approximately 64% rental upside, this portfolio presents a compelling opportunity for investors seeking stable income and long-term value appreciation.

benefit from excellent regional connectivity with easy access to major freeways and public transit. The surrounding area offers a diverse mix of shopping, dining, and recreational amenities, enhancing the appeal for both tenants and investors. Nearby points of interest include Kaiser Permanente South Bay Medical Center and Ken Malloy Harbor Regional Park, providing strong neighborhood fundamentals.

This offering presents a rare opportunity to acquire a well-located, income-generating asset in a sought-after Los Angeles submarket. The combination of strong location fundamentals and consistent area demand makes these properties a compelling addition to any investment portfolio.



PENDING PHOTOS



PENDING PHOTOS

2615
North
14th
Street,
1972

Ponca City, OK 74601
Year Built

±5,000 SF

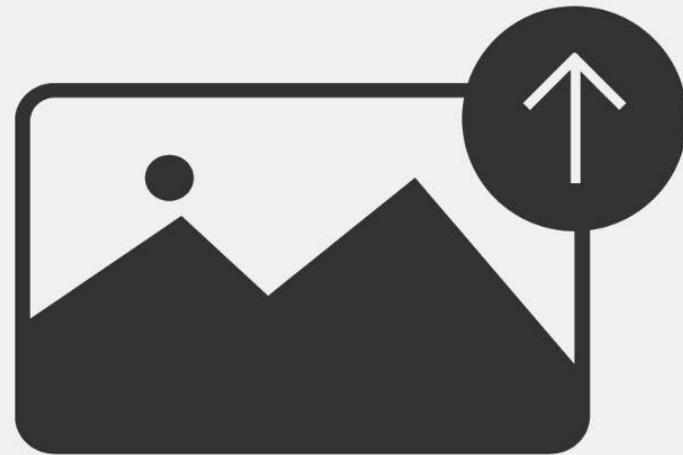
GLA

NN

Lease Type

**Retail
Investment Opportunity**

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2615 North 14th Street,
Ponca City, OK 74601

Year Built

±0 SF
GLA

NN
Lease Type

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Strategically located between Pacific Coast Highway and Lomita Boulevard, these side-by-side properties benefit from excellent regional connectivity with easy access to major freeways and public transit. The surrounding area offers a diverse mix of shopping, dining, and recreational amenities, enhancing the appeal for both tenants and investors. Nearby points of interest include Kaiser Permanente South Bay Medical Center and Ken Malloy Harbor Regional Park, providing strong neighborhood fundamentals.



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Financial Summary

\$1,250,000

List Price

6.00%

Cap Rate

6.00%

Price Per SF

±0.00 AC

Lot Size

Property Details

Tenant Trade Name	Tenant
Type of Ownership	Xxxxxx
Lease Guarantor	Corporate
Lease Type	NN
Landlords Responsibilities	None
Original Lease Term	00 Years
Rent Commencement Date	2022-01-01
Lease Expiration Date	2026-12-31
Term Remaining on Lease	±00 Years
Increases	10% Every 5 Years
Options	XXXXXXXXXX

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
Current	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 1	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 2	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 3	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 4	\$32,500.00	\$390,000.00	\$26.80	6.00%



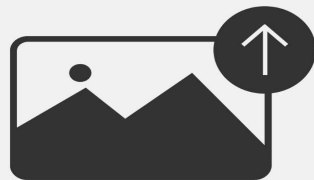
PENDING PHOTOS

Ponca City, OK

Local Market Overview

Located within a stable suburban submarket of Cuyahoga County, Seven Hills maintains a moderately sized population—hovering at approximately 11,628 people in 2023—with a slight annual decline of 0.45% from the prior year. The area exhibits strong household income growth, with median household income rising to \$95,313 in 2023, up from \$91,975 a year earlier. As a primarily owner-occupied community—with a homeownership rate of 95.2%—purchasing remains the dominant tenure trend.

Accessibility underscores the market’s appeal: Seven Hills lies roughly a 20-minute drive from downtown Cleveland, with major corridors like I-77, I-480, and Broadview Road ensuring smooth connectivity. Traffic volumes along these routes support both residential and commuter activity. The demographic profile—characterized by a high median age of approximately 50.3 years and a well-earned median income—points to a mature, financially stable population likely drawn to reliable multifamily housing options.



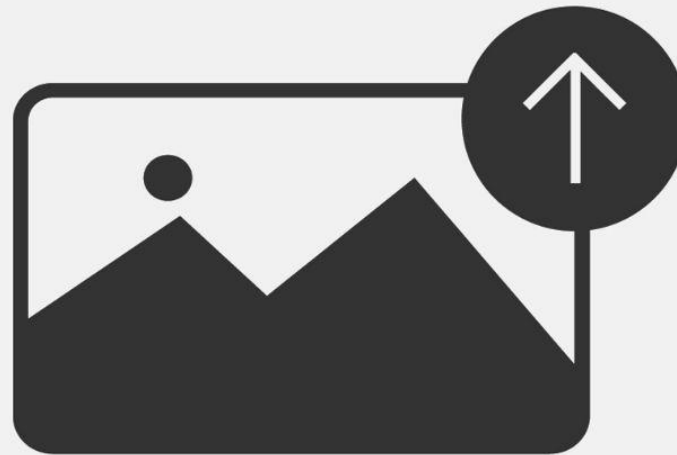
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Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	20,704	25,319	30,877
Current Year Estimate	22,067	26,750	32,273
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Growth Current Year-Five-Year	-6.18%	-5.35%	-4.33%
Growth 2020-Current Year	-1.99%	-2.19%	-1.93%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	8,446	10,286	12,454
Current Year Estimate	9,061	10,923	13,067
2020 Census	9,271	11,145	13,239
Growth Current Year-Five-Year	-6.78%	-5.83%	-4.69%
Growth 2020-Current Year	-2.26%	-1.99%	-1.30%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$83,871	\$86,027	\$88,649

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