



Representative Photo

THE PARTNERS

MATT KRAMER
MANAGING PARTNER
MKramer@centurypartnersre.com
(818) 601-4595 | CA DRE LIC #01995909

KYLE GULOCK
MANAGING PARTNER
KGulock@centurypartnersre.com
(818) 493-0493 | CA DRE LIC #01861385

JOSHUA BERGER
MANAGING PARTNER
JBerger@centurypartnersre.com
(310) 270-3308 | CA DRE LIC #01984719

SCOTT REID
PARASELL, INC. BROKER OF RECORD
Scott@parasellinc.com
(949) 942-6578 | OK License #183646



Century Partners Real Estate, Inc.
(310) 362-4303 | CA DRE LIC #02235147
Los Angeles, CA

 [CLICK HERE TO EMAIL THE PARTNERS](#)





WHATABURGER
SUBJECT PROPERTY
Store Open and Operating as of Nov 2024

PRICE: **\$4,153,846** CAP RATE: **6.50%** NOI: **\$270,000**

THE INVESTMENT

- New 20-year lease with 10% rent increases every 5 years.
- Ideally located outparcel to Walmart Supercenter on a high-traffic corner.
- Brand-new construction drive-thru.

MARKET SUMMARY

- Prime location: Outparcel to Walmart Supercenter on signalized corner
- Significant surrounding retail including ALDI, McDonald's, Hobby Lobby, Applebee's, Taco Bell, Chick-fil-A, and more.
- Convenient proximity: Across from Ada Gaming Center (360 gaming machines), 1.2 miles from East Central University (3,500 students), and 1.3 miles from Mercy Hospital Ada (156 beds).
- Close to hotels: Within 2 miles of key accommodations: Hampton Inn & Suites (76 rooms), La Quinta Inn & Suites (70 rooms), Holiday Inn Express & Suites (84 rooms), and SureStay Plus by Best Western (44 rooms).

TENANT DETAILS

- Significant national footprint: Whataburger has over 900 locations in 14 states
- Vibe Restaurants operates 130+ quick-service locations across multiple states, operating brands like Little Caesars, Wingstop, and Whataburger.

PROPERTY INFORMATION

Property Address: 1501 North Country Club Road
Ada, OK 74820
Building Size: 2,867 SF
Lot Size: 1.10 AC

LEASE SUMMARY

Tenant: Vibe Restaurants - VWB Legacy Holdings, LLC
Brand: Whataburger
Lease Type: Absolute triple net (NNN)
Landlord Responsibilities: None
Monthly Rent: \$22,500
Annual Rent: \$270,000
Rent Increases: 10% every 5 years
Lease Commencement: November 1, 2024
Lease Expiration: 20 Years
Option Periods: Four - 5 year options

THE OFFERING

PRICE: \$4,153,846 **CAP RATE: 6.50%** **NOI: \$270,000**

RENT SCHEDULE

	Annual Rent	Monthly Rent	Rent/SF	Cap Rate
Years 1 - 5	\$270,000	\$22,500	\$7.85	6.50%
Years 6 - 10	\$297,000	\$24,750	\$8.63	7.15%
Years 11 - 15	\$326,700	\$27,225	\$9.50	7.87%
Years 16 - 20	\$359,370	\$29,947	\$10.45	8.65%
Option 1	\$395,307	\$32,942	\$11.49	9.52%
Option 2	\$434,838	\$36,236	\$12.64	10.47%
Option 3	\$478,321	\$39,860	\$13.90	11.52%
Option 4	\$526,154	\$43,846	\$15.29	12.67%



WHATABURGER
SUBJECT PROPERTY
 Store Open and Operating as of Nov 2024



North Country Club Road - 13,400 VPD

26,700 VPD

Lonnie Abbott Blvd - 13,300 VPD



North Country Club Road - 13,400 VPD



SUBJECT PROPERTY

Open and Operating as of Nov 2024



Lonnie Abbott Blvd - 13,300 VPD



Headquarters	San Antonio, TX
Founded	1950
No. of Employees	50,000+

Whataburger, founded in 1950 by Harmon Dobson in Corpus Christi, Texas, has become a beloved staple of American fast food, renowned for its large, customizable burgers and 24/7 service. Now headquartered in San Antonio, Texas, since 2009, Whataburger has grown to over 900 locations across 14 states, with a strong presence in the Southern U.S., particularly in Texas, which accounts for more than 700 of its outlets.

The chain's distinctive orange-and-white-striped A-frame buildings and focus on made-to-order meals have built a loyal customer base over its seven decades of operation. Recently, Whataburger has been actively expanding into new markets such as Kansas, Tennessee, and Colorado, capitalizing on its brand recognition and regional following. With continued growth plans and a menu that resonates across different demographics, the company's business potential remains robust, supported by a mix of tradition and strategic innovation.

900 locations in operation across 14 states in the US

WEBSITE:
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TENANT OVERVIEW



Vibe Restaurants operates a rapidly growing portfolio of over 130 quick-service restaurant locations, partnering with some of the biggest names in the industry like Little Caesars, Wingstop, and Whataburger.

With a commitment to delivering top-tier food quality and unmatched customer service, Vibe Restaurants has successfully expanded across multiple states, offering a consistent, reliable dining experience. Their approach is grounded in operational efficiency, strong franchise partnerships, and a focus on community-driven service. As they continue to grow, Vibe Restaurants plays a key role in shaping the future of the quick-service restaurant sector.



76 RESTAURANTS
9 STATES

59 RESTAURANTS
10 STATES

3 RESTAURANT
1 STATE



Vibe Whataburger Brings Bold Flavors and Big Fun to Midwest City, Oklahoma!

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Ada, Oklahoma, presents strong market potential for restaurant businesses, driven by a growing population, its role as a regional hub, and the presence of East Central University. The influx of students, faculty, and healthcare professionals from local institutions creates consistent demand for dining options, especially in casual and fast-food segments. Additionally, Ada serves surrounding rural communities, enhancing foot traffic to local businesses. With limited competition in certain niche cuisines, there is ample opportunity for new and diverse restaurant concepts to thrive. Low operational costs and supportive community development initiatives further increase the city's business potential for restaurant entrepreneurs.

SUBJECT PROPERTY DEMOGRAPHICS

16,658
RESIDENTS
WITHIN 5-MILE RADIUS

7,457
HOUSEHOLDS
WITHIN 5-MILE RADIUS

\$56,905
HOUSEHOLD
INCOME (AVG)



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