



**CUSHMAN &  
WAKEFIELD**

Private Capital Group

DOUBLE NET LEASE



LAWRENCE, KANSAS

NET LEASE INVESTMENTS



EXCLUSIVELY OFFERED BY:

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**GIBSON KERR**

MO Lic #2011010666  
Local Broker of Record

DEVELOPED BY:



ACTUAL PROPERTY

<b>TENANT:</b>	PetSmart
<b>LOCATION:</b>	4820 Bauer Farm Dr, Lawrence, KS 66049
<b>LEASE TYPE:</b>	NN Lease (Roof & Structure)
<b>LANDLORD RESPONSIBILITIES:</b>	Roof & Structure
<b>BUILDING SIZE:</b>	±17,998 Square Feet
<b>LAND SIZE:</b>	±2.13 Acres
<b>YEAR BUILT:</b>	2017
<b>RENT COMMENCEMENT:</b>	September 25, 2017
<b>LEASE EXPIRATION:</b>	September 30, 2027
<b>OPTIONS:</b>	Four (4) five (5) year options
<b>RENT ADJUSTMENT:</b>	\$1 PSF every 5 years
<b>APN:</b>	068-28-0-40-04-001.04-0

OFFERING TERMS

<b>CURRENT NOI:</b>	<b>\$303,626.26</b>
<b>PRICE:</b>	<b>\$4,337,518</b>
<b>CAP:</b>	<b>7.00%</b>

RENT SCHEDULE:

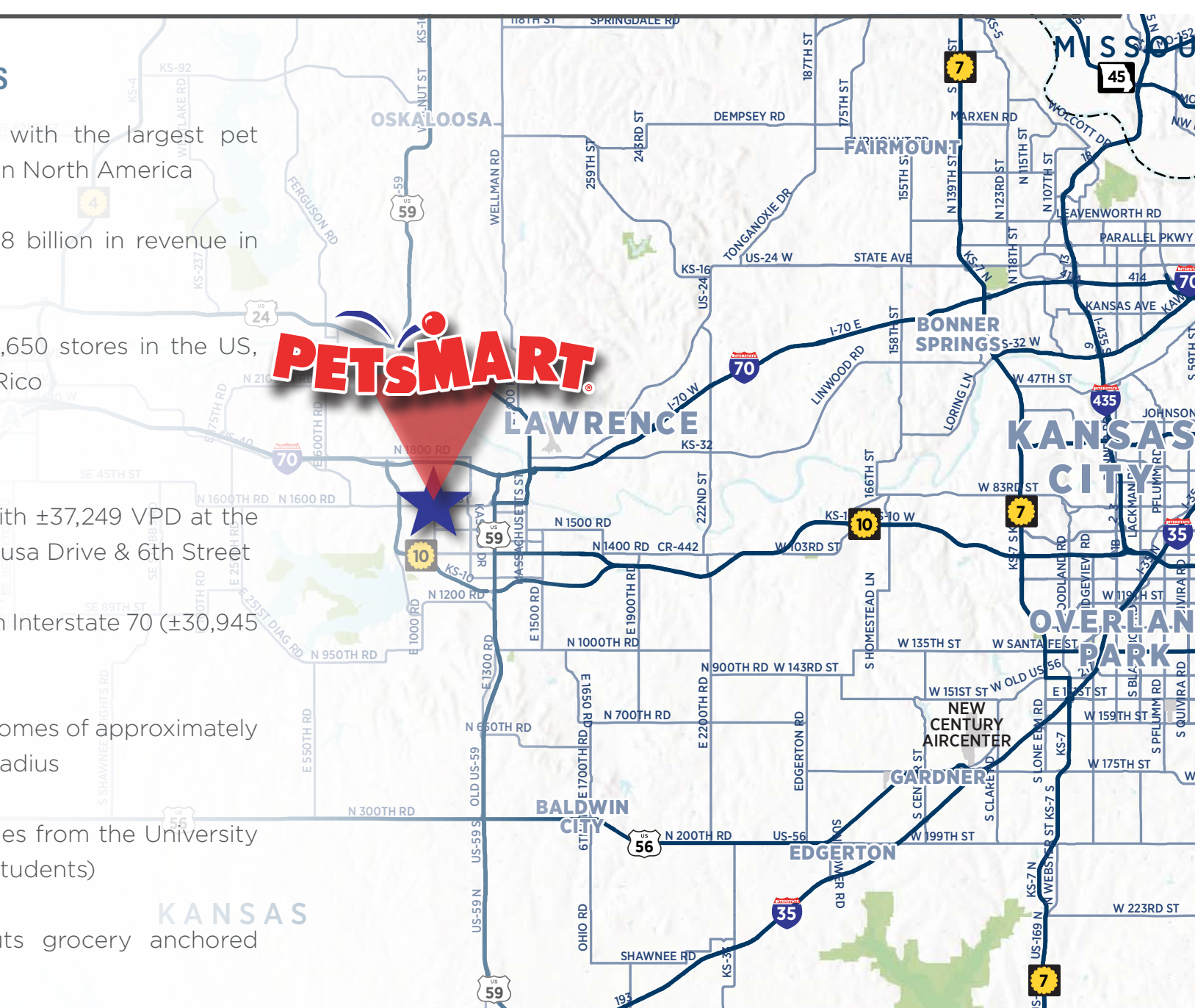
TERM	YEARS	LEASE DATE	MONTHLY RENT	ANNUAL RENT	% INCREASE	CAP RATE
Primary	1-5	9/25/17 - 9/30/22	\$23,802.35	\$285,628.26	N/A	N/A
Primary	6-10	10/1/22 - 9/30/27	\$25,302.19	\$303,626.26	\$1 PSF	7.00%
Option 1	11-15	10/1/27 - 9/30/32	\$26,802.02	\$321,624.00	\$1 PSF	7.41%
Option 2	16-20	10/1/32 - 9/30/37	\$28,301.86	\$339,622.26	\$1 PSF	7.83%
Option 3	21-25	10/1/37 - 9/30/42	\$29,801.69	\$357,620.26	\$1 PSF	8.24%
Option 4	26-30	10/1/42 - 9/30/47	\$31,301.52	\$375,618.26	\$1 PSF	8.66%

INVESTMENT HIGHLIGHTS

- Corporate Guaranty with the largest pet specialty retail chain in North America
- PetSmart reported \$8 billion in revenue in 2021
- PetSmart operates 1,650 stores in the US, Canada, and Puerto Rico

LOCATION HIGHLIGHTS

- High traffic counts with ±37,249 VPD at the intersection of Wakarusa Drive & 6th Street
- Less than 2 miles from Interstate 70 (±30,945 VPD)
- Strong household incomes of approximately \$133,000 in a 1 mile radius
- Approximately ±3 miles from the University of Kansas (±28,500 students)
- Located in a Sprouts grocery anchored center











PetSmart is a privately held chain and the leading pet company in North America. It was founded in 1986 and is headquartered in Phoenix, Arizona. They have more than 1,650 stores in the United States, Canada, and Puerto Rico. They specialize in the sales of pet food, pet accessories as well as small pets. They also provide grooming services, dog and cat boarding, training, and daycare. In addition, veterinary care through third party clinics are available in store. PetSmart Charities is a nonprofit that offers cat and dog adoption. As

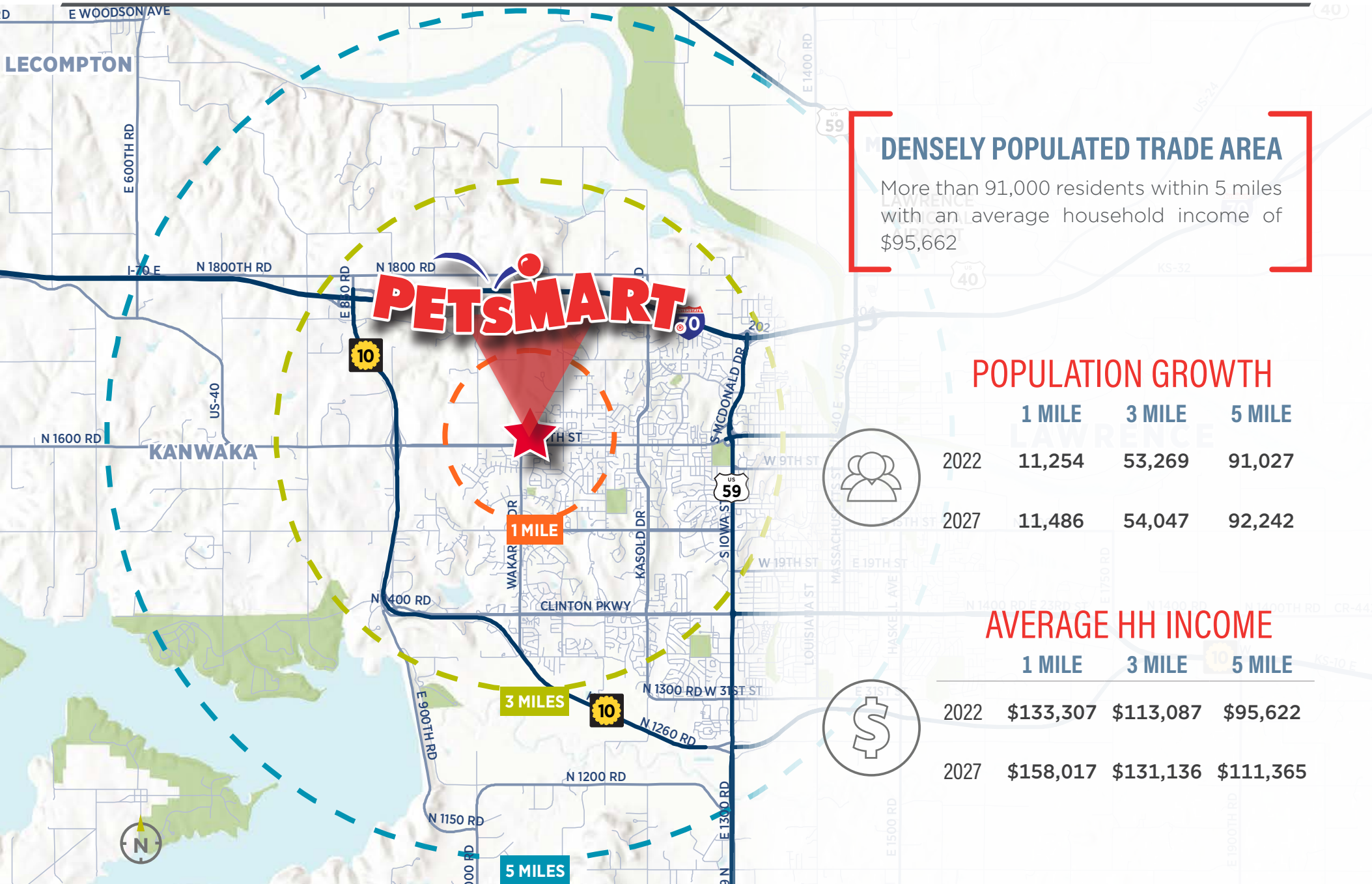
of November 23, 2021 PetSmart generated \$8B in revenue and has 55,000 employees.

For more information please visit: [www.petsmart.com](http://www.petsmart.com)



**NUMBER OF TEXAS ROADHOUSE LOCATIONS (2022): ±1,650**





**DENSELY POPULATED TRADE AREA**

More than 91,000 residents within 5 miles with an average household income of \$95,662

**POPULATION GROWTH**

	1 MILE	3 MILE	5 MILE
2022	11,254	53,269	91,027
2027	11,486	54,047	92,242

**AVERAGE HH INCOME**

	1 MILE	3 MILE	5 MILE
2022	\$133,307	\$113,087	\$95,622
2027	\$158,017	\$131,136	\$111,365

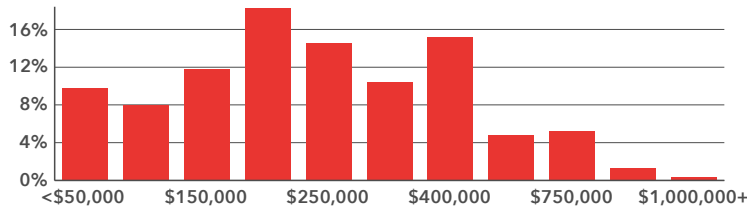
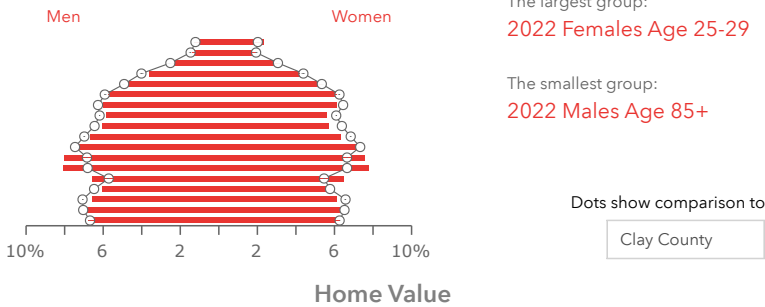
# COMMUNITY PROFILE

## Kansas City, Missouri

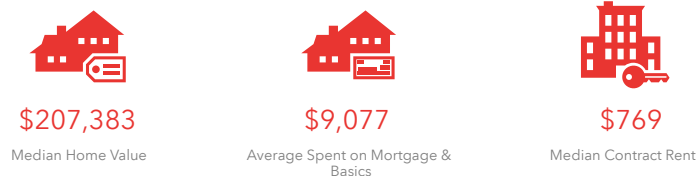
**517,971** Population Total  
**0.86%** Population Growth  
**2.29** Average HH Size  
**69.7** Diversity Index  
**36.8** Median Age  
**\$60,293** Median HH Income  
**\$207,383** Median Home Value  
**\$79,233** Median Net Worth  
**22.8%** Age <18  
**62%** Age 18-64

Variables	Kansas City, MO
2022 Total Population	517,971
2022 Household Population	509,070
2022 Family Population	368,536
2027 Total Population	530,606
2027 Household Population	521,704
2027 Family Population	375,703

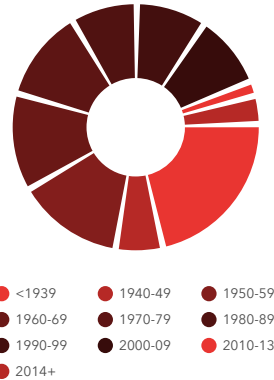
Age Pyramid



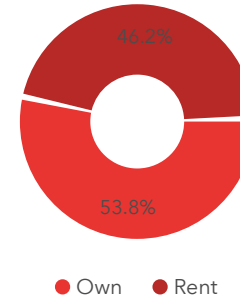
HOUSING STATS



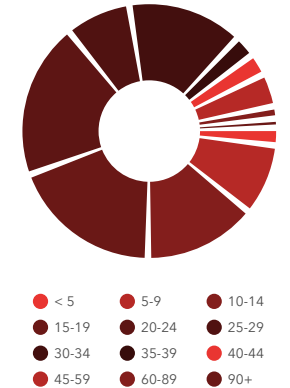
Housing: Year Built



Home Ownership



Commute Time: Minutes



ANNUAL HOUSEHOLD SPENDING



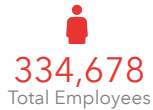
ANNUAL LIFESTYLE SPENDING



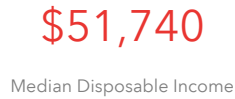
# DEMOGRAPHIC SUMMARY

## Kansas City, Missouri

### BUSINESS



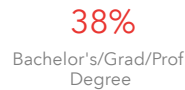
### KEY FACTS



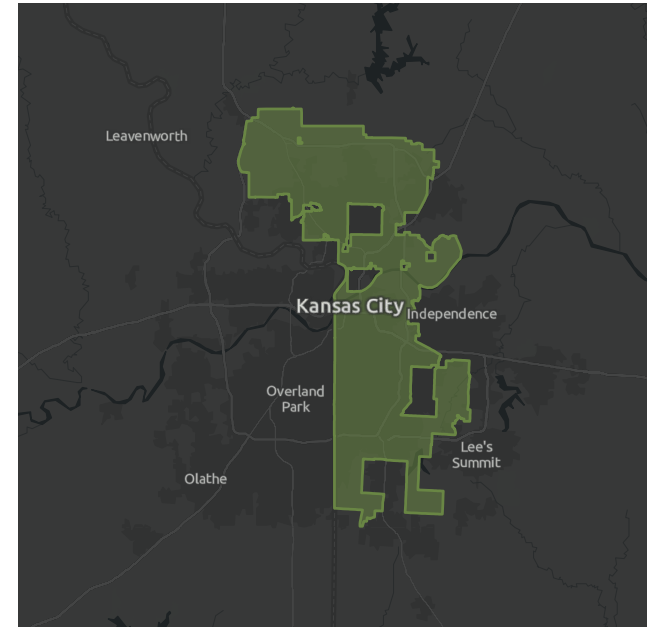
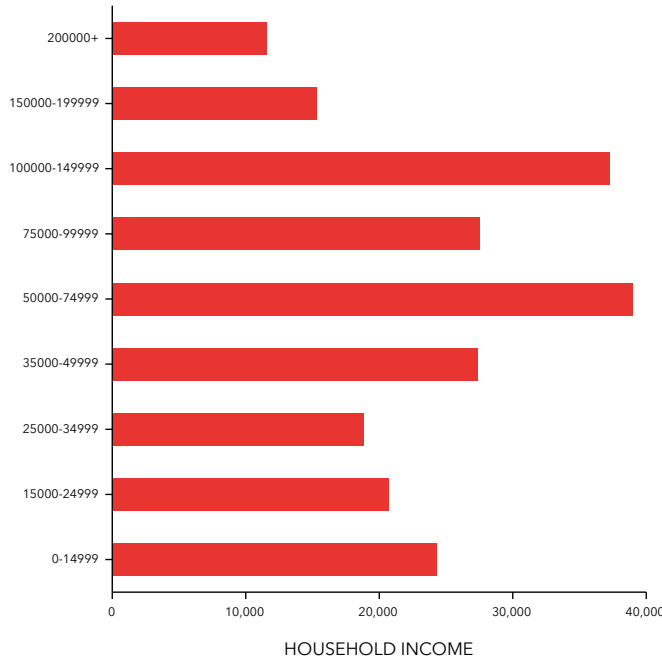
### EDUCATION



No High School Diploma



### INCOME



### EMPLOYMENT



White Collar



Blue Collar



Services



Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

© 2022 Esri

# UNIVERSITY OF KANSAS

Lawrence, Kansas

Founded in 1866, the University of Kansas is the state's flagship university and a premier research institution. As of today, the current enrollment is 28,500 students and they have expanded to five campuses — the Lawrence campus, the Edwards Campus in Overland Park, and medical branches in Kansas City, Wichita, and Salina. The Lawrence, KS, campus spans about 860 wooded acres west of Kansas City. University of Kansas is known for its basketball team, the Jayhawks, and their large number of course offerings. The university has more than 5,000 courses in over 200 undergraduate fields of study. Communications and nursing are among the most popular programs, along with finance and psychology.

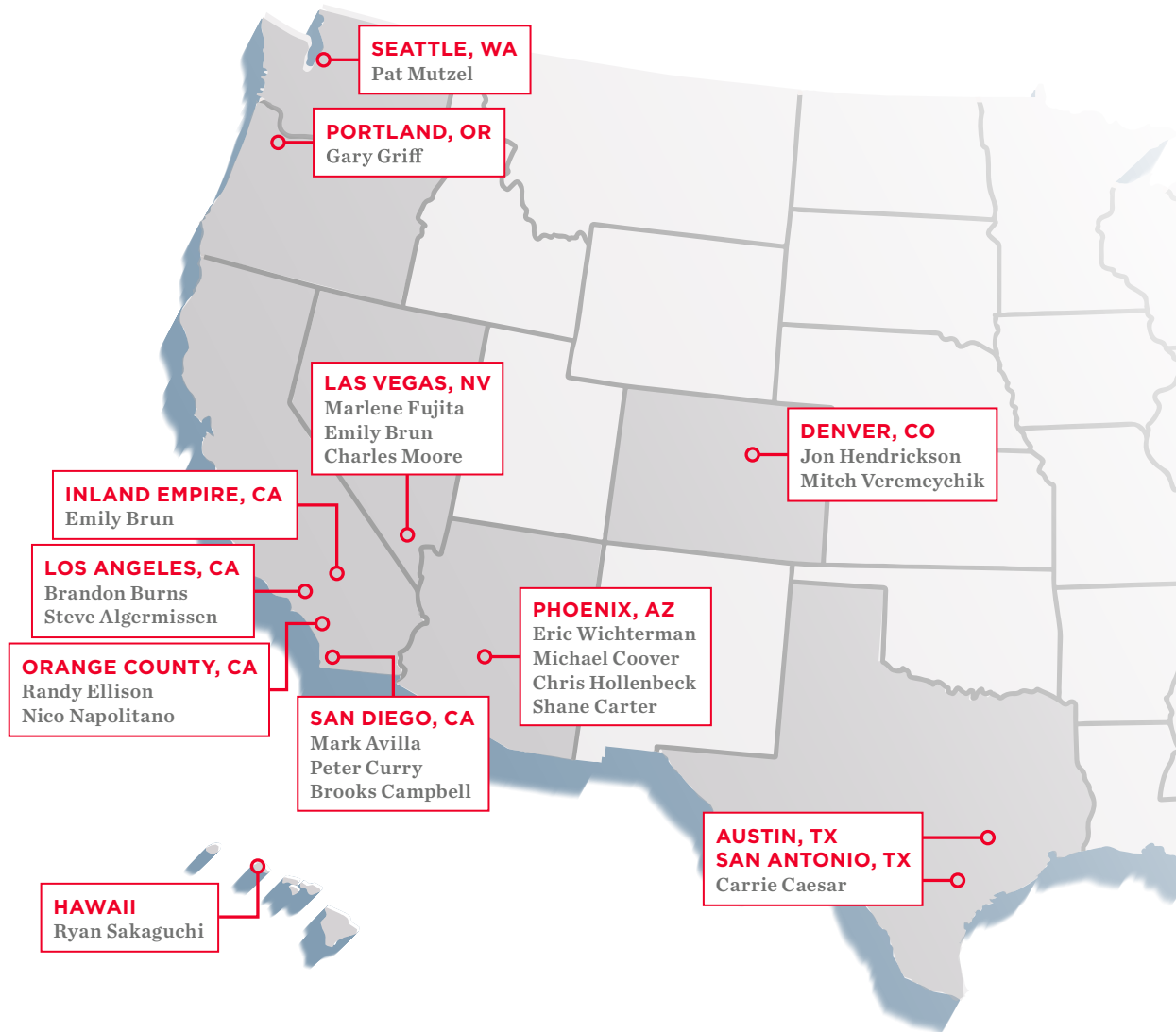


Source: ku.edu; volantoverseas.com; usnews.com

# CUSHMAN & WAKEFIELD - PRIVATE CAPITAL GROUP

## PRIVATE CAPITAL GROUP, WESTERN REGION

ONE Team, ELEVEN Markets



### PRIVATE CAPITAL GROUP WESTERN REGION



\$5.8 BILLION  
'16-'20 VOLUME



500 TRANSACTIONS  
'16-'20 VOLUME



27 MILLION  
'16-'20 SF SOLD

- **ONE** Team, **ELEVEN** Markets
- **COHESIVE 20-BROKER TEAM**  
Sourcing and sharing regional capital
- Each team is based and **OPERATES EXCLUSIVELY IN THEIR OWN MARKET**  
(No outsiders or rookies handle marketing)
- Shared **WESTERN REGION BUYER DATABASE**
- **1031 EXCHANGE TRACKING**
- **BI-WEEKLY CALL**  
Sharing market intel, listings and buyers
- Culture of **SHARING** and **SUPPORTING MEMBERS AND EACH OTHER'S CLIENTS**

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 **PETSMART**<sup>®</sup>

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Local Broker of Record

DEVELOPED BY:

 **THOMPSON THRIFT**

ACTUAL PROPERTY

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