

# NATIONAL NNN LEASED PORTFOLIO

An 18-Property, Single  
Tenant, Corporate, Triple Net  
Leased Investment Portfolio



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# EXECUTIVE SUMMARY

Kidder Mathews is pleased to offer for sale a unique opportunity to acquire a diverse, eighteen property portfolio, leased to seventeen nationally recognized, corporate retail tenants and one industrial property. These outstanding properties are located throughout the United States including Arizona, Colorado, Illinois, Maryland, Michigan, Nevada, Oklahoma, Texas, Utah and Wisconsin.

The specific breakdown of the portfolio is as follows: six grocery stores; three drug stores; five automotive service locations; one financial institution; two food service tenants and one industrial property. See

the table to the right for tenant names and locations.

## PROPERTY HIGHLIGHTS

Corporate guaranteed leases

Absolute triple net lease structure

Nationally recognized tenants

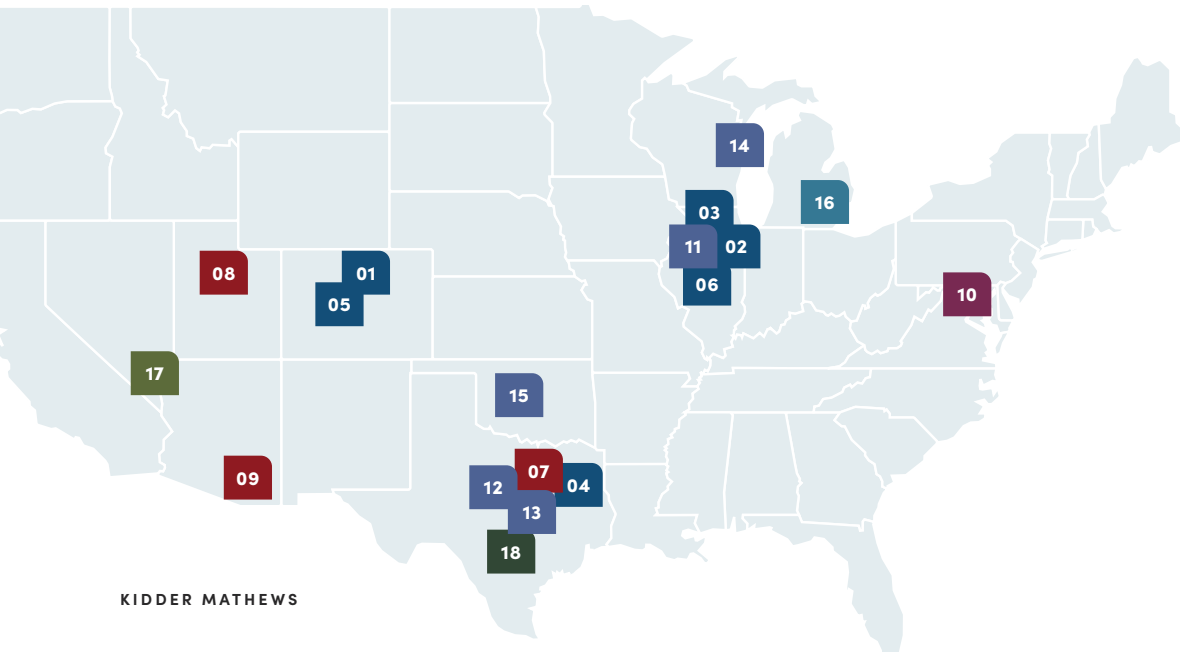
Long term leases with regular rent increases

Outstanding demographics

Strong traffic counts

## NATIONAL NNN LEASED PORTFOLIO

■ Grocery ■ Walgreens ■ Bank of America ■ Auto Service  
■ Texas Roadhouse ■ Dutch Bros Coffee ■ ABC Supply



# \$132,808,336

PORTFOLIO PRICE

## 5.81%

AVERAGE  
CAP RATE

## 10+ YRS

AVERAGE WEIGHTED  
LEASE TERM

## NATIONAL NNN LEASED PORTFOLIO

01	Safeway	Loveland, CO
02	Jewel Osco	Woodridge, IL
03	Jewel Osco	Woodstock, IL
04	Tom Thumb	Mesquite, TX
05	Natural Grocers	Frisco, CO
06	Jewel Osco	Minooka, IL
07	Walgreens	Garland, TX
08	Walgreens	Orem, UT
09	Walgreens	Sierra Vista, AZ
10	Bank of America	Germantown, MD
11	AAA Car Care Plus	Wheaton, IL
12	Service First	Fort Worth, TX
13	Firestone Auto	Round Rock, TX
14	Jiffy Lube	Manitowoc, WI
15	Jiffy Lube	Chickasha, OK
16	Texas Roadhouse	Ann Arbor, MI
17	Dutch Bros Coffee	Henderson, NV
18	ABC Supply	San Antonio, TX

# INVESTMENT HIGHLIGHTS

## NATIONALLY RECOGNIZED TENANTS

A diverse portfolio of nationally recognized tenants with an average weighted lease term over ten years. Every lease includes regular rent increase.

## CORPORATE GUARANTEED LEASES

Each lease is signed by or guaranteed by the corporate entity.

## ABSOLUTE NNN LEASE STRUCTURE

Tenants pay for maintenance, taxes and insurance; there is zero landlord responsibility.

## LONG TERM HISTORY OF SUCCESS

Except for newly constructed sites, every location has a long-term history of success with the tenant, signing new long-term leases or the tenant exercising renewal options.

## OUTSTANDING LOCATIONS

Each location was highly vetted by the seller.

- Robust population numbers in the one, three and five mile radius of each site
- High household incomes in the one, three and five mile radius of each site
- Strong traffic counts

SAFEWAY 

### ONE STORE

±15 years remaining in lease term



### ONE STORE

±13 years remaining in lease term



### THREE SITES

±13 years remaining in lease terms



### ONE SITE

±10 years remaining in lease term



### ONE SITE

±6 years remaining in lease term



### THREE STORES

±15 years remaining in lease term



### ONE STORE

±7 years remaining in lease term



### ONE SITE

±6 years remaining in lease term



### TWO SITES

±10 years remaining in lease terms



### ONE SITE

±10 years remaining in lease term



### ONE SITE

±10 years remaining in lease term



### ONE SITE

±10 years remaining in lease term



### ONE SITE

±11 years remaining in lease term

# 6 GROCERY STORES

## 2321 W EISENHOWER BLVD

Loveland, CO, 80537

Building Size	±50,098 SF
Land Size	±196,020 SF (±4.5 AC)
Year Built	1984
Year Renovated	2008

### DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	7,313	62,067	88,678
Avg HH Income	\$88,784	\$100,844	\$110,005
Households	3,287	26,774	37,619

## 2317 75TH ST

Woodridge, IL 60517

Building Size	±62,091 SF
Land Size	±344,560 SF (±7.9 AC)
Year Built	1978
Year Renovated	NA

### DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	16,647	94,986	247,464
Avg HH Income	\$113,740	\$134,613	\$144,388
Households	6,645	38,142	97,796

## 145 S EASTWOOD DR

Woodstock, IL 60098

Building Size	±64,563 SF
Land Size	±414,256 SF (±9.5 AC)
Year Built	2004
Year Renovated	NA

### DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	7,228	27,212	33,303
Avg HH Income	\$84,587	\$105,378	\$110,134
Households	3,199	10,552	12,668

## 1501 PIONEER RD

Mesquite, TX 75149

Building Size	±54,252 SF
Land Size	±330,069 SF (±7.5 AC)
Year Built	2000
Year Renovated	NA

### DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	12,662	89,419	216,572
Avg HH Income	\$86,390	\$90,119	\$82,353
Households	3,988	28,010	66,714

## 970 N TEN MILE DR

Frisco, CO 80443

Building Size	±15,000 SF
Land Size	±46,783 SF (±1.07 AC)
Year Built	2015
Year Renovated	NA

### DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	1,542	5,855	16,219
Avg HH Income	\$200,808	\$143,927	\$149,906
Households	755	2,810	7,572

## 2051 RIDGE ROAD

Minooka, IL 60447

Building Size	±61,881 SF
Land Size	±316,681 SF (±7.27 AC)
Year Built	2005
Year Renovated	2016

### DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	6,140	22,646	28,391
Avg HH Income	\$141,107	\$141,357	\$143,405
Households	2,052	7,571	9,663

# 3 DRUG STORES

**2615 LAVON DR**  
Garland, TX 75040

Building Size	±13,841 SF
Land Size	±70,001 SF (±1.61 AC)
Year Built	1997
Year Renovated	NA

## DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	15,525	115,923	293,963
Avg HH Income	\$105,840	\$110,427	\$121,298
Households	5,285	39,333	99,443

**850 SOUTH STATE ST**  
Orem, UT 84097

Building Size	±14,820 SF
Land Size	±76,099 (±1.75 AC)
Year Built	2007
Year Renovated	NA

## DEMOGRAPHICS

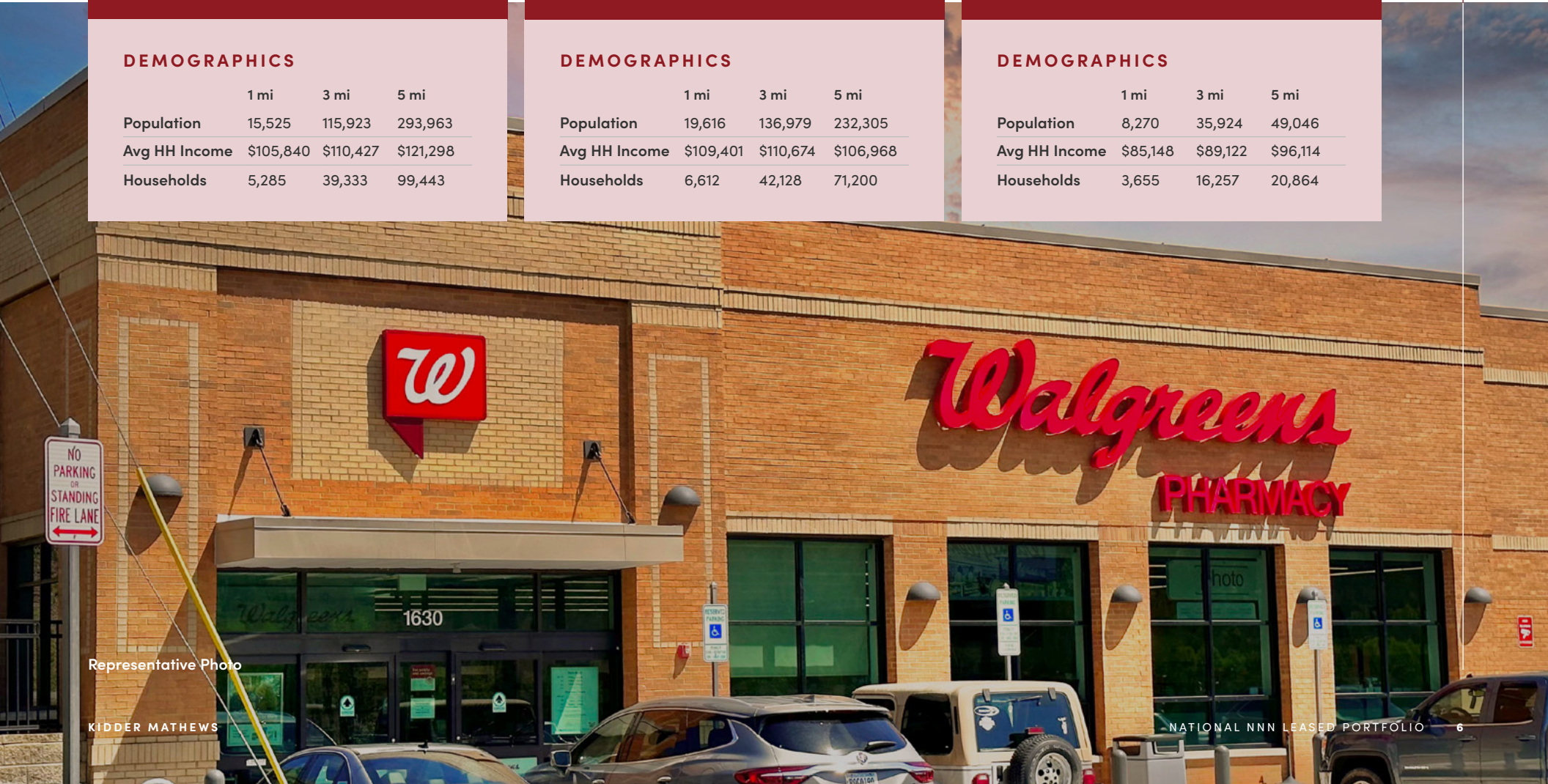
	1 mi	3 mi	5 mi
Population	19,616	136,979	232,305
Avg HH Income	\$109,401	\$110,674	\$106,968
Households	6,612	42,128	71,200

**1950 E FRY BLVD**  
Sierra Vista, AZ 85635

Building Size	±13,838 SF
Land Size	±74,488 SF (±1.0 AC)
Year Built	1998
Year Renovated	NA

## DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	8,270	35,924	49,046
Avg HH Income	\$85,148	\$89,122	\$96,114
Households	3,655	16,257	20,864



Representative Photo

# 1 BANK

## 19707 GERMANTOWN RD

Germantown, MD 20874

Building Size	±3,380 SF
Land Size	±46,373 SF (±1.328 AC)
Year Built	1998
Year Renovated	NA

## DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	28,611	108,393	235,007
Avg HH Income	\$120,837	\$151,110	\$156,351
Households	10,749	37,744	80,238



Representative Photo

# 5 AUTO SERVICES SITES

## 1100 EAST ROOSEVELT RD

Wheaton, IL 60187

Building Size	±8,260 SF
Land Size	±94,090 SF (±1.30 AC)
Year Built	2015
Year Renovated	NA

### DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	17,985	108,220	234,219
Avg HH Income	\$153,432	\$168,014	\$149,477
Households	6,445	40,761	90,285

## 8732 HARMON RD

Fort Worth, TX 76117

Building Size	±10,791 SF Building
Land Size	±78,844 SF (±1.81 AC)
Year Built	2019
Year Renovated	NA

### DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	13,116	114,078	265,204
Avg HH Income	\$119,618	\$130,929	\$127,429
Households	4,184	37,367	88,957

## 17300 RANCH RD

Round Rock, TX 78681

Building Size	±6,708 SF
Land Size	±38,594 SF (±0.88 AC)
Year Built	2020
Year Renovated	NA

### DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	10,894	77,890	235,738
Avg HH Income	\$163,991	\$166,913	\$138,717
Households	3,862	26,502	89,662

## 4656 CALUMET AVE

Manitowoc, WI 54220

Building Size	±2,900 SF
Land Size	±32,670 SF (±0.75 AC)
Year Built	2021
Year Renovated	NA

### DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	1,198	23,049	37,486
Avg HH Income	\$71,216	\$73,741	\$79,487
Households	621	9,947	16,435

## 2128 S 4TH ST

Chickasha, OK 73018

Building Size	±2,984 SF
Land Size	±32,760 (±0.75 AC)
Year Built	2021
Year Renovated	NA

### DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	4,669	17,071	19,107
Avg HH Income	\$76,690	\$78,376	\$80,029
Households	1,980	6,442	7,227



# 1 RESTAURANT

## 3133 ANN ARBOR-SALINE RD

Ann Arbor, MI 48103

Building Size ±7,163 SF

Land Size ±15,682 SF (±0.36 AC)

Year Built 2015

Year Renovated NA

## DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	10,247	73,490	150,779
Avg HH Income	\$165,009	\$130,269	\$132,954
Households	4,756	31,977	62,504



Representative Photo

# 1 COFFEE SHOP

## 7456 LAKE MEAD PKWY

Henderson, NV 89014

Building Size ±832 SF

Land Size ±25,700 SF (±0.59 AC)

Year Built 2022

Year Renovated NA

## DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	9,911	103,543	249,671
Avg HH Income	\$116,945	\$110,180	\$113,169
Households	3,367	28,835	74,105



Representative Photo

# 1 CONTRACTOR SUPPLY SITE

IN ESCROW

## 6351 RITTIMAN RD

San Antonio, TX 78218

Building Size ±163,288 SF

Land Size ±387,444 SF (±8.889 AC)

Year Built 1982

Year Renovated 2017

## DEMOGRAPHICS

	1 mi	3 mi	5 mi
Population	15,505	114,742	240,499
Avg HH Income	\$100,625	\$85,897	\$85,891
Households	5,068	39,178	85,880

# NATIONAL NNN LEASED PORTFOLIO

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