

# ↘ Olathe Retail Center

119th Street and Blackbob Road, Olathe, KS

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# Olathe Retail Center

Olathe, KS

|                               |                         |
|-------------------------------|-------------------------|
| ➤ <b>Purchase Price:</b>      | \$4,450,000             |
| <b>Cap Rate:</b>              | 7.45%                   |
| <b>Total Rentable Area:</b>   | 10,223 SF               |
| <b>Price Per Square Foot:</b> | \$435.29                |
| <b>Year Built:</b>            | 2009                    |
| <b>Address:</b>               | 119th and Blackbob Road |

Capital Pacific is pleased to present for sale a brand new freestanding, multi-tenant retail property located in Olathe, KS, a thriving suburb 20 miles from Kansas City.

The Olathe Retail Center is fully-leased, with well known tenants: Vitamin Shoppe (3,500 sf), AT&T (3,363 sf), and Sleep One (3,360 sf). The Tenants' rent will commence on May 1<sup>st</sup>, 2009, with option periods, and rental increases. Seller will credit rent until rent commencement.

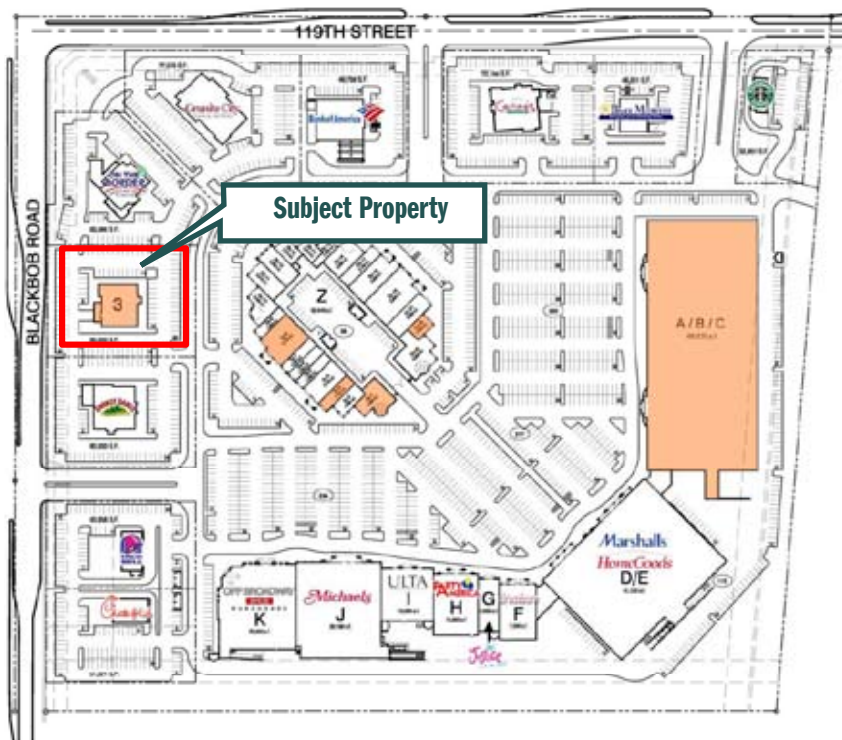
This attractive and well maintained building is a pad to the Olathe Pointe Shopping Center at the entrance of 119<sup>th</sup> Street and Blackbob Road, which is anchored by Michaels and Marshalls.

Other pads in Olathe Pointe include Starbucks, Bank of the Midwest, Bank of America, Granite City, On the Border, Taco Bell and Chick Fil A. The strong mix of complimentary retail draws heavy customer traffic to the subject property. The traffic on 119<sup>th</sup> Street street exceeds 30,000 vehicles per day.

Directly across the street from the Subject Property is Olathe Station shopping center that consists of Target, Bed Bath & Beyond, Office Max, AMC Theaters, Texas Roadhouse, Old Chicago, and Hooters. Other national retailers in the immediate trade area include Home Depot, Best Buy, Dicks Sporting Goods, and many others.

The center has excellent visibility, and is ideally positioned on Blackbob Road and 119<sup>th</sup> Street, which is just off of Highway 50, 56, and Interstate 35.

Currently 100% leased, the Olathe Retail Center represents the very best in retail real estate investments: a visible, highly-trafficked location in an established region, well maintained and attractive construction, and a strong tenant mix.



## Income/Expense

|                                     |                        |                    |
|-------------------------------------|------------------------|--------------------|
| Price:                              |                        | <b>\$4,450,000</b> |
| Price Per Square Foot:              |                        | \$435.29           |
| Capitalization Rate:                |                        | 7.45%              |
| Total Rentable Area:                |                        | 10,223             |
| Occupancy:                          |                        | 100%               |
| <b>Stabilized Income</b>            | <b>Per Square Foot</b> |                    |
| Gross Income:                       | \$33.15                | \$338,867          |
| Vacancy Factor (2%)                 | (\$0.66)               | (\$6,777)          |
| Effective Gross Income              | \$32.48                | \$332,090          |
| <b>Less:</b>                        | <b>Per Square Foot</b> |                    |
| Taxes                               | \$0.00                 | \$0.00             |
| Insurance                           | \$0.00                 | \$0.00             |
| Expenses (\$.10)                    | \$0.10                 | (\$1,022.30)       |
| Total Operating Expenses            |                        | (\$1,022.30)       |
| <b>Equals: Net Operating Income</b> |                        | <b>\$331,067</b>   |

## Rent Schedule

| Tenant                        | Sq. Ft. | Term           | Current Rent     | Monthly Rent    | Yearly Rent      | Monthly Rent / Ft | Yearly Rent / Ft |
|-------------------------------|---------|----------------|------------------|-----------------|------------------|-------------------|------------------|
| AT&T                          | 3,363   | 5/1/09-4/30/14 | \$114,342        | \$9,529         | \$114,342        | \$2.83            | \$34.00          |
|                               |         | 5/1/14-4/30/19 |                  | \$10,481        | \$125,776        | \$3.12            | \$37.40          |
|                               |         | 5/1/19-4/30/24 | Option 1         | \$11,530        | \$138,354        | \$3.43            | \$41.14          |
|                               |         | 5/1/24-4/30/29 | Option 2         | \$12,681        | \$152,175        | \$3.77            | \$45.25          |
| Sleep One                     | 3,360   | 1/1/09-1/1/14  | \$92,400         | \$7,700         | \$92,400         | \$2.29            | \$27.50          |
|                               |         | 1/1/14-1/1/19  |                  | \$8,624         | \$103,488        | \$2.57            | \$30.80          |
|                               |         | 1/1/19-1/1/24  | Option 1         | \$9,660         | \$115,920        | \$2.88            | \$34.50          |
|                               |         | 1/1/24-1/1/29  | Option 2         | \$10,819        | \$129,830        | \$3.22            | \$38.64          |
| Vitamin Shoppe                | 3,500   | 1/1/09-1/1/14  | \$132,125        | \$11,010        | \$132,125        | \$3.15            | \$37.75          |
|                               |         | 1/1/14-1/1/19  |                  | \$12,113        | \$145,355        | \$3.46            | \$41.53          |
|                               |         | 1/1/19-1/1/24  | Option 1         | \$13,323        | \$159,880        | \$3.81            | \$45.68          |
|                               |         | 1/1/24-1/1/29  | Option 2         | \$14,656        | \$175,875        | \$4.19            | \$50.25          |
| <b>Current Totals: 10,223</b> |         |                | <b>\$338,867</b> | <b>\$28,239</b> | <b>\$338,867</b> |                   |                  |



|                          |                 |
|--------------------------|-----------------|
| <b>Company Type</b>      | <b>Private</b>  |
| <b>Fiscal Year-End</b>   | <b>December</b> |
| <b>2007 Sales (mil.)</b> | <b>\$537.9</b>  |
| <b>2007 Employees</b>    | <b>2,880</b>    |

VS Holdings (dba The Vitamin Shoppe) helps vitamin shoppers meet their recommended daily requirements. The company sells vitamins, supplements, and minerals, as well as herbal, homeopathic, and personal care products, through some 340 The Vitamin Shoppe stores in more than 30 US states and the District of Columbia, its monthly catalog, and VitaminShoppe.com. (The company spun off VitaminShoppe.com in 1999 but bought it back in 2001.) The stores offer more than 8,500 items from over 400 national brands, plus the company's own private-label products. Founded in 1977 as a corner shop in New York City, in 2002 the company was taken private by Bear Stearns Merchant Banking and other investors.



With one of the largest selections of top quality mattresses in the Kansas City area, Sleep One is designed to allow customers to try a variety of sizes, styles and materials. With five stores in Kansas, Sleep One provides:

- Low Price Guarantee
- Comfort Guarantee
- Delivery Guarantee
- Free Removal of Your Old Bedding
- Free Extended Warranties
- Outstanding Financing Options



|                          |                    |
|--------------------------|--------------------|
| <b>Company Type</b>      | <b>Public</b>      |
| <b>Fiscal Year-End</b>   | <b>December</b>    |
| <b>2007 Sales (mil.)</b> | <b>\$118,928.0</b> |
| <b>2007 Employees</b>    | <b>310,000</b>     |

AT&T is the industry-leading provider of voice, IP-voice, video, and data communications services. Its network spans the globe reaching every major country and metropolitan area through its subsidiaries and affiliates. In the US AT&T provides telephone service to 22 US states; key markets include California, Illinois, and Texas. In addition to serving millions of consumers with phone and Internet service, the company's corporate client list includes all of the FORTUNE 1000. AT&T is also the nation's leading wireless carrier through AT&T Mobility, which provides cell phone and mobile data services to about 70 million subscribers in the US.



# Olathe Retail Center - Subject Property (Under Construction)



# Olathe Retail Center - Aerial



INTERSTATE  
**35**

**BEST BUY**  
bestbuy.com

**THE HOME DEPOT**

**OLD NAVY**

EVERY SEASON STARTS AT  
**DICK'S**  
SPORTING GOODS.

**BORDERS**  
BOOKS MUSIC CAFE

**B**  
**BALLY**  
TOTAL FITNESS

**119th Street**

**TEXAS HOOPSTERS**

**Subject Property**  
Vitamin Shoppe  
America's Health Superstore  
**AT&T**  
**SleepOne**  
mattress Superstore

**Blackbub Road**

**TARGET** **BED BATH & BEYOND**

**OfficeMax**

**PET SMART**

**AMC THEATRES**

**Granite City**  
BREADS & BAKERY

**Bank of America**

**BANK MIDWEST**  
Forward your banking future.

**STARBUCKS**  
COFFEE

**ON THE BORDER**  
MEXICAN GRILL

**T-Mobile**  
**COLD STONE**  
CREAMERY  
**Sport Clips**  
HAIRCUTS

**Michaels**  
THE ARTS AND CRAFTS STORE

**Marshalls**

**HomeGoods**

**dressbarn**

**ULTA PARTY AMERICA**

**TACO BELL**

**Chick-fil-A**

# Olathe Retail Center - Aerial



Olathe Gateway

HOULIHAN'S



Blackbob Road



Subject Property



BORDERS



Olathe Pointe



Olathe Commons

119th Street

# Olathe Retail Center - Location Overview

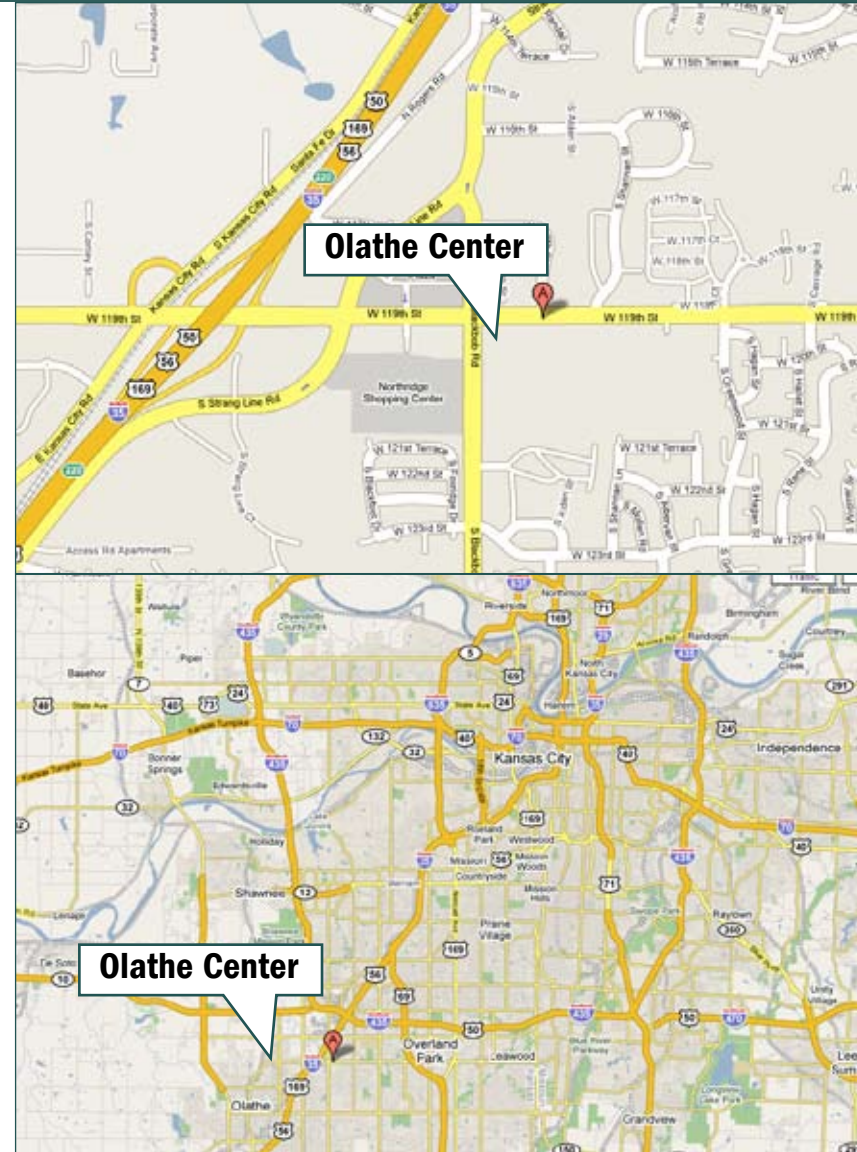


## Olathe, KS

With a population of 122,500 and growing, Olathe is the second largest among the 21 communities in prosperous Johnson County, and the fourth largest city in the state. It is located just 20 miles southwest of downtown Kansas City, with all of the cultural advantages of a major metropolitan area.

In 2008, the US Census Bureau ranked Olathe the 24th fastest-growing city in the nation. The same year, CNN/Money and Money magazine ranked Olathe 11th on its list of the “100 Best Cities to Live in the United States.” Olathe offers a life style of exceptional quality. A drive through Olathe’s attractive neighborhoods shows a well-planned, pleasing community. Olathe’s school system is one of the best in the nation.

Olathe’s commercial and industrial parks are home to many companies, including Honeywell, ALDI, Garmin, and Farmers Insurance Group. The United States Department of Transportation administers and maintains an Air Route Traffic Control Center in Olathe, designated ZKC. Johnson County maintains an airport in Olathe, Johnson County Executive Airport, which is located on about 500 acres and is the second-busiest airport in Kansas.



| Population               | 1 Mile:  | 3 Miles: | 5 Miles: |
|--------------------------|----------|----------|----------|
| 1990 Population          | 3,330    | 40,560   | 135,880  |
| 2000 Population          | 8,782    | 65,271   | 188,322  |
| 2009 Population          | 13,344   | 77,942   | 222,322  |
| 2009 Income              |          |          |          |
| Average Household Income | \$69,039 | \$77,054 | \$80,648 |
| Median Household Income  | \$81,780 | \$81,144 | \$81,353 |

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