

REPRESENTATIVE PHOTO



SHERWIN WILLIAMS

NEW CONSTRUCTION DISTRIBUTION HUB & RETAIL STORE

KANSAS CITY, MO

Contact the team

JOHN ANDREINI

jandreini@capitalpacific.com

PH: 415.274.2715

CA DRE# 01440360

JUSTIN SHARP

jsharp@capitalpacific.com

PH: 415.274.7392

CA DRE# 01895013

KIRBY DEDERIAN

kdederian@capitalpacific.com

PH: 415.231.0598

CA DRE# 02095008

**IN CONJUNCTION WITH
MO LICENSED BROKER:**

Patrick Willett

Pace Properties

pwillett@paceproperties.com

314.785.7631



**21,935
VPD**

GREEN HILLS ROAD

NW BARRY ROAD

**CLASS A
CLIMATE
CONTROLLED
72,000 SQ FT
SELF STORAGE
STORAGEOKC**



**BUILD
TO SUITE
DOCTOR'S
OFFICE**

Investment Overview



SURROUNDING RETAIL

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SHERWIN WILLIAMS

4151 NW BARRY ROAD, KANSAS CITY, MO 64154 

\$2,293,000

PRICE

5.45%

CAP

LEASE TYPE:

CORPORATE NN*

LEASE TERM:

10 YEARS

LEASABLE SF:

9,000 SF

LAND AREA:

1.10 ACRES

NOI:

\$124,950

**New 20-year roof warranty in place*

Corporate guaranty from investment grade tenant – Sherwin Williams (S&P: BBB)

Sherwin Williams 2019 revenue – \$17.9B

New 10-year corporate net lease with 10% rental increases every 5 years

Site serves as a distribution hub for neighboring Sherwin Williams stores

Strong demographics – over 101,000 residents and average HH incomes of \$94,953 in a 5-mile radius

Investment Highlights



CAPITAL PACIFIC is pleased to present the opportunity to acquire Sherwin Williams in Kansas City, MO. The building is newly constructed and the tenant just signed a brand new, 10-year corporate NN lease that features a 10% rental increase in the base term and four, 5-year options to extend at increased rents. The double net nature of the lease means Landlord's obligations are limited to roof and structure.

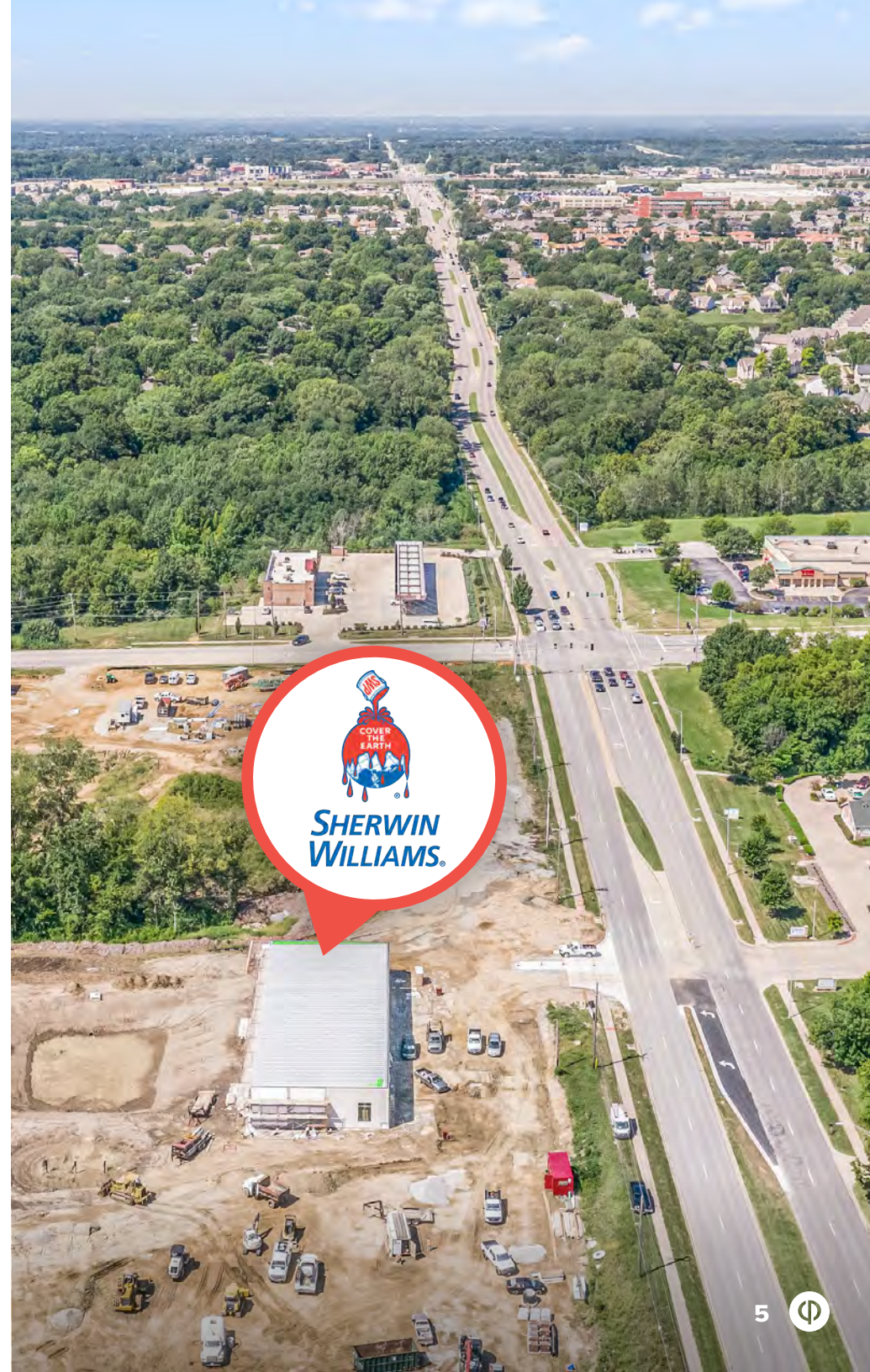
SHERWIN WILLIAMS is an investment grade tenant with an S&P rating of BBB. Sherwin's reported \$17.9 billion in revenue in 2019, a 2.09% increase from the previous year.

THE SUBJECT PROPERTY features standalone visibility and appeal at the signalized, hard corner intersection with approximately 21,935 VPD, of Green Hills Road and NW Barry Road, a prominent thoroughfare that runs through one of the main retail corridors in the trade area. Said corridor is home to major national tenants, including Costco, Target, Macy's, Walgreens, and Harbor Freight Tools.

**MORE THAN 90 PERCENT OF THE
U.S. POPULATION LIVES WITHIN A
50-MILE RADIUS OF A SHERWIN-
WILLIAMS STORE.**

Income & Expense

PRICE		\$2,293,000
Price Per Square Foot:		\$254.78
Capitalization Rate:		5.45%
Total Rentable Area (SF):		9,000
Lot Size (AC):		1.10
STABILIZED INCOME	PER SF	
Scheduled Rent	\$13.88	\$124,950
Effective Gross Income	\$13.88	\$124,950
LESS	PER SF	
Common Area	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
NET OPERATING INCOME		\$124,950



This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY					
TENANT NAME	SQ. FT.			CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT	
Sherwin Williams	9,000	12/20/2020	12/31/2024	\$124,950	\$10,413	\$124,950	\$1.16	\$13.88	
		1/1/2025	12/31/2029		\$11,454	\$137,445	\$1.27	\$15.27	
		Option 1	1/1/2030	12/31/2034		\$12,599	\$151,190	\$1.40	\$16.80
		Option 2	1/1/2035	12/31/2039		\$13,859	\$166,308	\$1.54	\$18.48
		Option 3	1/1/2040	12/31/2044		\$15,245	\$182,939	\$1.69	\$20.33
		Option 4	1/1/2045	12/31/2049		\$16,769	\$201,233	\$1.86	\$22.36
TOTALS:				\$124,950	\$10,413	\$124,950	\$1.16	\$13.88	

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Lease Abstract



RENT

BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
12/20/2020 - 12/31/2024	\$10,413	\$124,950
1/1/2025 - 12/31/2029	\$11,454	\$137,445

OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#1. 1/1/2030 - 12/31/2034	\$12,599	\$151,190
#2. 1/1/2035 - 12/31/2039	\$13,859	\$166,308
#3. 1/1/2040 - 12/31/2044	\$15,245	\$182,939
#4. 1/1/2045 - 12/31/2049	\$16,769	\$201,233

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. Capital Pacific and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

PREMISE & TERM

TENANT	Sherwin Williams
LEASE GUARANTEED BY	The Sherwin-Williams Company
LEASE TYPE	Corporate NN*
TERM	10 Years
RENT COMMENCEMENT	December 20, 2020
OPTIONS	Four, 5-year options
YEAR BUILT	2020
PARKING SPACES	23

**New 20-year roof warranty in place*

EXPENSES

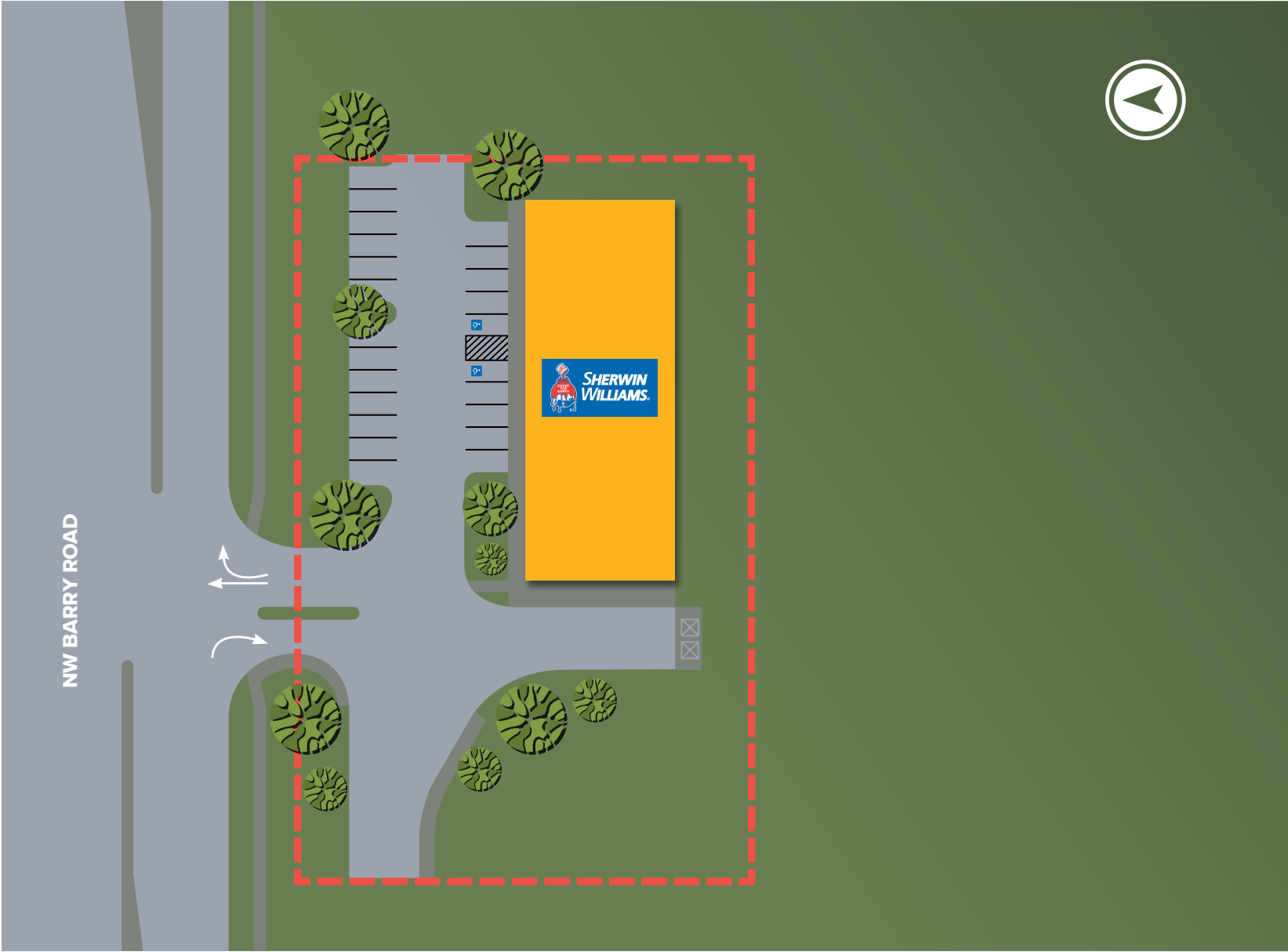
PROPERTY TAXES	Tenant's Pro Rata Share
COMMON AREA	Tenant's Pro Rata Share
ROOF & STRUCTURE	Landlord's Responsibility
INSURANCE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility

Site Plan

sf
9,000
RENTABLE SF

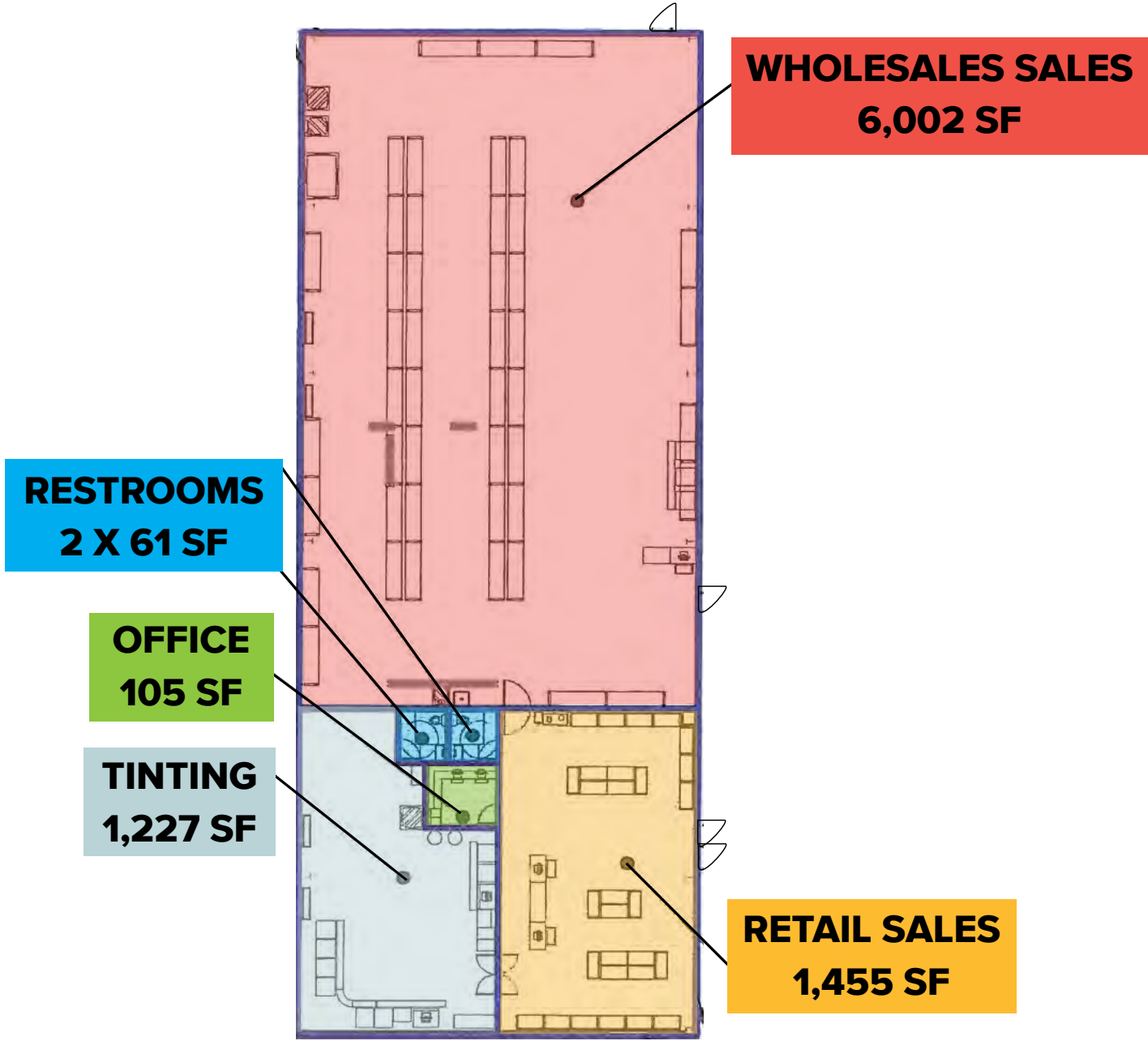
ac
1.10
ACRES


23
SPACES



This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Floor Plan



This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Tenant Overview



ABOUT SHERWIN WILLIAMS

Founded in 1866, The Sherwin-Williams Company is a global leader in the manufacture, development, distribution and sale of paint, coatings and related products to professional, industrial, commercial and retail customers. The company manufactures products under well-known brands such as Sherwin-Williams®, Valspar®, Minwax®, Thompson's® Water Seal® and many more. With global headquarters in Cleveland, Ohio, Sherwin-Williams® branded products are sold primarily through more than 5,100 company-operated stores and facilities, while the company's other brands are sold through leading mass merchandisers, home centers, independent paint dealers, hardware stores, automotive retailers and industrial distributors.

BBB

S&P RATING

The company has 4,354 company-operated specialty paint stores in the United States, Canada and the Caribbean, and additional company-operated locations in South America, Australia, and New Zealand. Sherwin Williams also includes a highly efficient global supply chain consisting of 95 manufacturing plants and distribution centers. More than 90 percent of the U.S. population lives within a 50-mile radius of a Sherwin-Williams store.

\$17.9 B

2019 NET SALES

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Surrounding Retail



Retail Aerial



TIFFANY RIDGE ELEMENTARY SCHOOL



KENDZORA CONSERVATION AREA



MENARDS®
Dedicated to Service & Quality™

39,914 VPD

152

PLATTE PURCHASE PARK



THE UNIVERSITY OF KANSAS CANCER CENTER



GREEN HILLS ROAD

21,935 VPD



NW BARRY ROAD



Aerial



59,782 VPD

Dillard's
TORRID CHICO'S
Lids Buckle
LANE BRYANT
FOREVER 21

PETSMART
TARGET
THE HOME DEPOT
BEST BUY
fIVE BELOW
JCPenney
ULTA

LOWE'S
Walmart
DOLLAR TREE
HOBBY LOBBY
sally

DICK'S
SPORTING GOODS
Michaels STAPLES
BARNES & NOBLE
OLD NAVY

IMAX
BED BATH & BEYOND
OfficeMax
Party City
MATTRESS FIRM

106,134 VPD

21,935 VPD

39,914 VPD

21,931 VPD

PETCO
ROSS
TARGET
ULTA
KOHLS
FAMOUS footwear

56,056 VPD

KANSAS CITY
(14 MILES)

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



Demographics



POPULATION

	1-MILE	3-MILE	5-MILES
2010	8,289	49,152	118,801
2019	9,253	57,807	138,887
2024	9,813	61,466	148,319

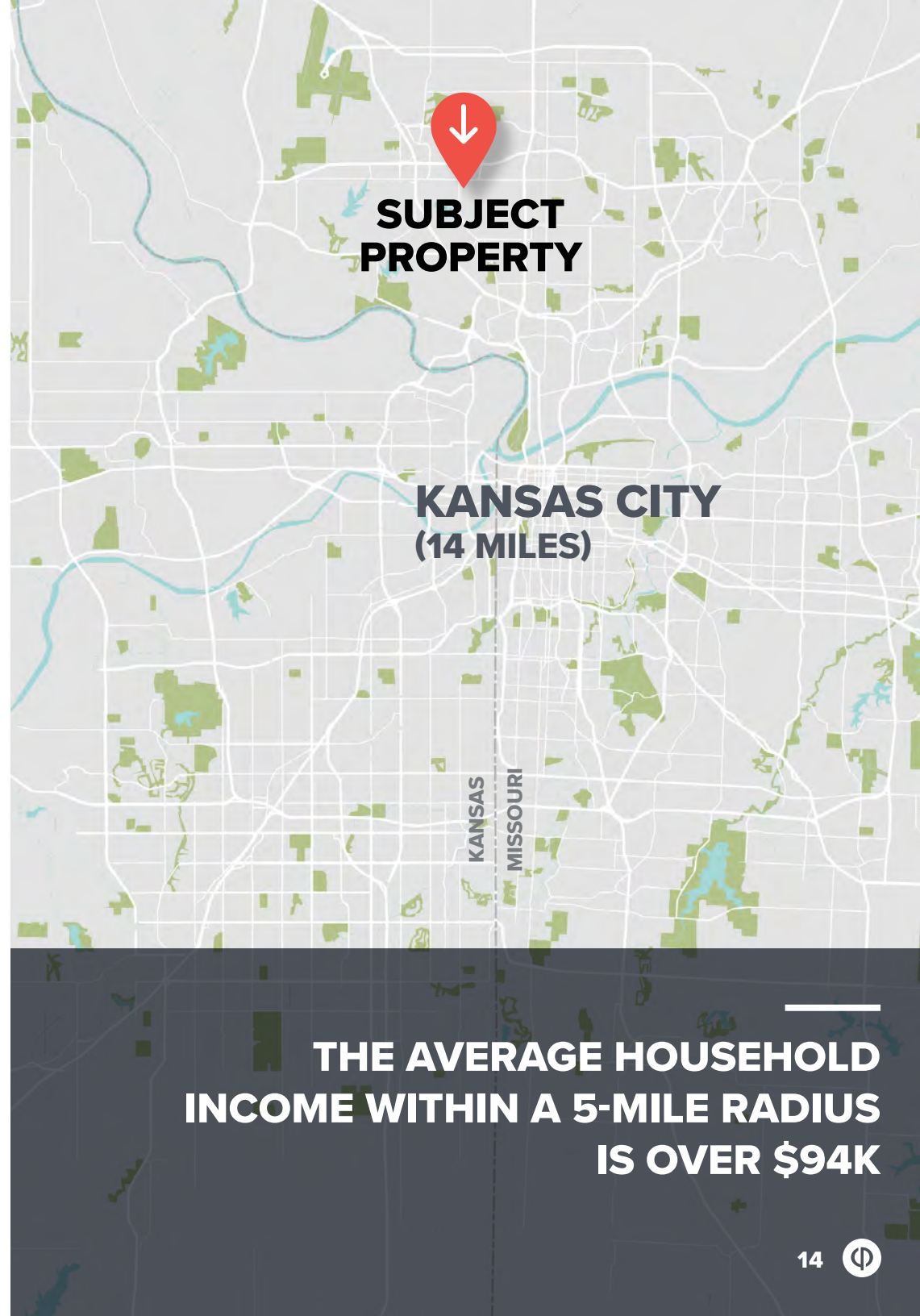


2019 HH INCOME

	1-MILE	3-MILE	5-MILES
Average	\$81,880	\$89,492	\$94,953

TOP EMPLOYERS IN KANSAS CITY MSA

EMPLOYER	# OF EMPLOYEES
Federal Government	18,744
Cerner Corporation	13,964
Children's Mercy Hospitals & Clinics	8,123
Internal Revenue Service	4,600
City of Kansas City	4,521



**THE AVERAGE HOUSEHOLD
INCOME WITHIN A 5-MILE RADIUS
IS OVER \$94K**



KANSAS CITY is the sixth largest city in the Midwest with an estimated 2.1 million residents in the metropolitan area. The city is uniquely situated straddling the Kansas-Missouri state line at the confluence of the Missouri and Kansas Rivers.

The Kansas City MSA consists of a vibrant city and flourishing suburban communities, rolling hills and tree-lined boulevards. The region is home to a thriving economy driven by thousands of small businesses, tech start-ups, medical research, and headquarters of dozens of national companies, including Applebee's, Hallmark, H&R Block, and Sprint. The city is also one of ten regional office cities for the United States Government, making the U.S. Government the largest employer in the Kansas City metro area, with 150 federal agencies, and more than 24,000 employees.

MORE THAN 100,000 COLLEGE GRADUATES enter the KC workforce each year. There are many universities and colleges located in the Kansas City MSA, including the University of Missouri–Kansas City, Rockhurst University, and Kansas City Art Institute.

2.1 MILLION



**KANSAS CITY MSA
POPULATION
(ESTIMATED)**

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Location Overview



THE KANSAS CITY MSA has a total population of 2,104,509, and its economy is matching the U.S. economy stride for stride, growing at almost the same rate. The MSA is expected to add 18,000 to 20,000 jobs per year over the next two years. Kansas City now makes up 23% of the Kansas City metropolitan area's population.

Corporate headquarters, technology-based companies, entrepreneurs, freight-based companies and shared-service centers select Kansas City for its central location, educated workforce and access to a strong support network of public and private programs, civic-minded entrepreneurs and competitive incentives. Kansas City MSA is home to 33 higher education institutions including University of Missouri-Kansas City, Rockhurst University, Kansas University School of Medicine, among many others.

GENERAL STATS

6TH LARGEST CITY IN MIDWEST

SPREADING OVER 15 COUNTIES IN BOTH KANSAS AND MISSOURI

81,740 JOBS IN DOWNTOWN KANSAS CITY

3.6% UNEMPLOYMENT RATE

OVER 6 BILLION INVESTED TO REDEVELOP DOWNTOWN AREA





Contact us.

JOHN ANDREINI

jandreini@capitalpacific.com

PH: 415.274.2715

CA DRE# 01440360

JUSTIN SHARP

jsharp@capitalpacific.com

PH: 415.274.7392

CA DRE# 01895013

KIRBY DEDERIAN

kdederian@capitalpacific.com

PH: 415.231.0598

CA DRE# 02095008

**IN CONJUNCTION WITH
MO LICENSED BROKER:**

Patrick Willett

Pace Properties

pwillett@paceproperties.com

314.785.7631

CAPITALPACIFIC.COM

**CAPITAL PACIFIC COLLABORATES.
CLICK HERE TO MEET OUR
SAN FRANCISCO TEAM.**



CAPITAL PACIFIC

Copyright © 2020 Capital Pacific Partners

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.