

**ZONA ROSA
TOWN CENTER**

Bath
& Body
Works

Dillard's
The Style of Your Life.

DRAFT
CADE

FOREVER 21

GNC
LIVE WELL

VICTORIA'S
SECRET

DSW
DESIGNER SHOE WAREHOUSE

Michaels
Where Creativity Happens

BARNES
& NOBLE

DICK'S
SPORTING GOODS

OLD NAVY

STAPLES

8,988
VPD

NW PRAIRIE VIEW RD

SMOKEHOUSE
BARBECUE

GRANITE CITY
BREWERY

Red Robin
GOURMET BURGERS AND BEERS

ABUELO'S
FOOD • DRINKS • FAMILY

M
MEN'S WEARHOUSE

MEN'S WEARHOUSE

CORPORATE NET LEASE -- ENTRANCE TO 1 MILLION SF LIFESTYLE CENTER

KANSAS CITY, MO



CAPITAL PACIFIC

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

**IN CONJUNCTION WITH
MO LICENSED BROKER:**

Adam S. Blue

Area Real Estate Advisors

ablue@openarea.com

816.876.2511

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MEN'S WEARHOUSE

8431 NW PRAIRIE VIEW RD, KANSAS CITY, MO 64153

\$2,908,000
PRICE

7.00%
CAP

LEASE TYPE:	CORPORATE NN
LEASE TERM:	5.5 YEARS REMAINING
LEASABLE SF:	6,000 SF
LAND AREA:	0.94 ACRES
NOI:	\$203,580

Recently extended corporate net lease w/minimal LL responsibilities

Store undergoing a remodel / refresh at Tenant's sole expense

Strong operating history – Men's Wearhouse has been at this site for over 15 years

Signalized intersection that serves as the "gateway" to Zona Rosa -- a 1 million SF Lifestyle Center

Nearby national retailers include Walmart Supercenter, Home Depot, Aldi, Dillard's, and Chick-fil-A

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Investment Highlights



CAPITAL PACIFIC is pleased to present the opportunity to acquire Men's Wearhouse in Kansas City, MO. The subject property is currently undergoing a store remodel and refresh at the Tenant's sole expense, demonstrative of their commitment to this location. The property features a corporate net lease with minimal landlord obligation. Men's Wearhouse has been in occupancy since 2005 and recently exercised the second of its three options, extending their lease until July, 2025, further affirming the desirability of this location. Men's Wearhouse is one of the largest menswear companies in the U.S., with over 1,464 stores across the country. The chain is a subsidiary of Tailored Brands, Inc., a publicly traded company with a market cap of over \$220 million.

THE SUBJECT PROPERTY is considered to be "Trophy" real estate, as it sits at the gateway for Zona Rosa, a 970,186 SF lifestyle shopping center in the heart of one of Kansas City's most popular retail corridors (more on page 13). The property benefits from daily traffic of over 54,000 VPD passing the store, by way of the adjacent NW Barry Road. This heavy traffic is directly related to the numerous national retailers, restaurants, and service providers that call Zona Rosa home. Some of these tenants include Walmart Supercenter, Home Depot, Dillard's, Old Navy, Dick's Sporting Goods, and Chick-fil-A.

**MEN'S WEARHOUSE HAS 1,464 STORES
THROUGHOUT THE U.S. AND CANADA**

Income & Expense

PRICE **\$2,908,000**

Capitalization Rate: **7.00%**

Total Rentable Area (SF): 6,000

Lot Size (AC): 0.94

STABILIZED INCOME PER SF

Scheduled Rent \$33.93 \$203,580

Effective Gross Income \$33.93 \$203,580

LESS PER SF

Common Area NNN \$0.00

Taxes NNN \$0.00

Insurance NNN \$0.00

NET OPERATING INCOME **\$203,580**

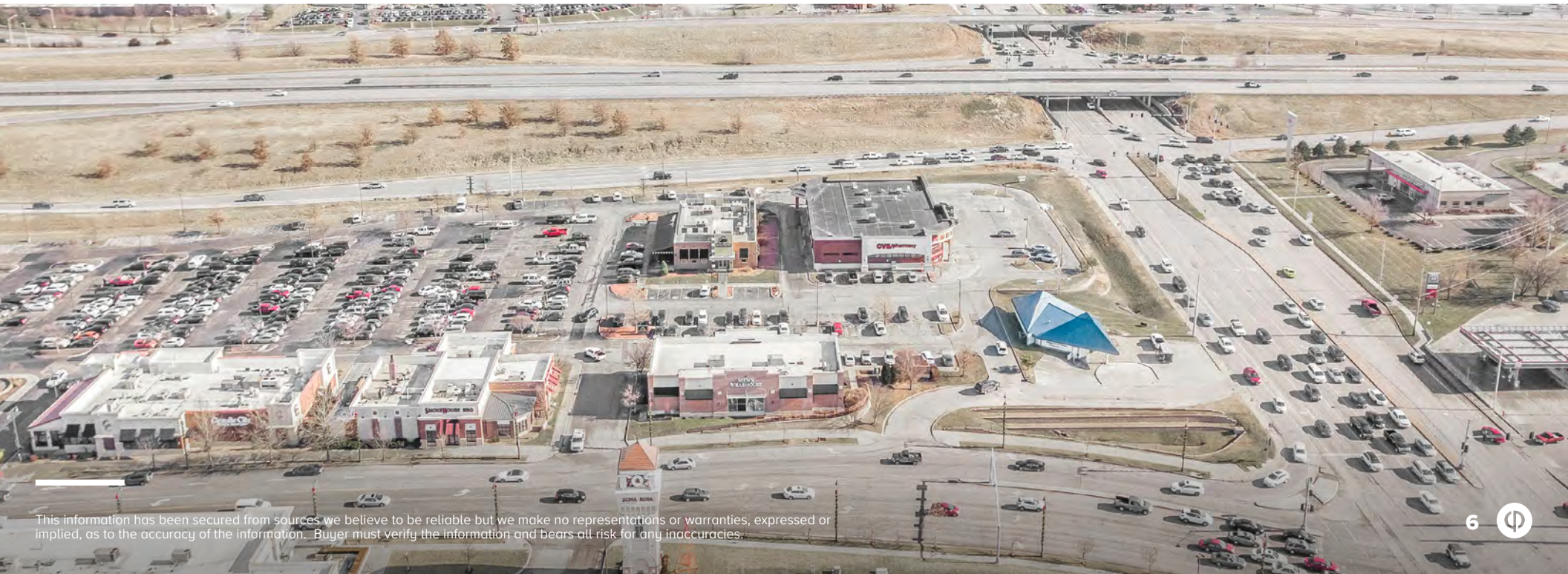
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Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.			CURRENT RENT*	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
Men's Wearhouse	6,000	10/5/2004	6/30/2020		\$16,465	\$197,580	\$2.74	\$32.93
Option 2 - Exercised		7/1/2020	6/30/2025	\$203,580	\$16,965	\$203,580	\$2.83	\$33.93
Option 3		7/1/2025	6/30/2030		\$17,465	\$209,580	\$2.91	\$34.93
TOTALS:				\$203,580	\$16,965	\$203,580	\$2.83	\$33.93

*Capitalized Rent is based on Option 2 which begins on 7/1/2020. Seller will credit any applicable difference in rent at closing.



Lease Abstract



RENT

OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#1. 10/5/2004 - 6/30/2020	\$16,465	\$197,580
#2. 7/1/2020 - 6/30/2025	\$16,965	\$203,580
#3. 7/1/2025 - 6/30/2030	\$17,465	\$209,580

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

Men's Wearhouse

LEASE SIGNED BY

Men's Wearhouse, Inc.

LEASE TYPE

Corporate NN

TERM

5.5 Years Remaining

RENT COMMENCEMENT

July 2005

OPTIONS

One 5-year option remaining; Currently in Option 1 which ends 6/30/20, and Option 2 has already been exercised and will begin 7/1/20

YEAR BUILT

2005

EXPENSES

PROPERTY TAXES

Tenant's Responsibility

INSURANCE

Tenant's Responsibility

COMMON AREA

Tenant's Responsibility

ROOF & STRUCTURE

Landlord's Responsibility

REPAIRS & MAINTENANCE

Tenant's Responsibility

HVAC

Tenant's Responsibility

UTILITIES

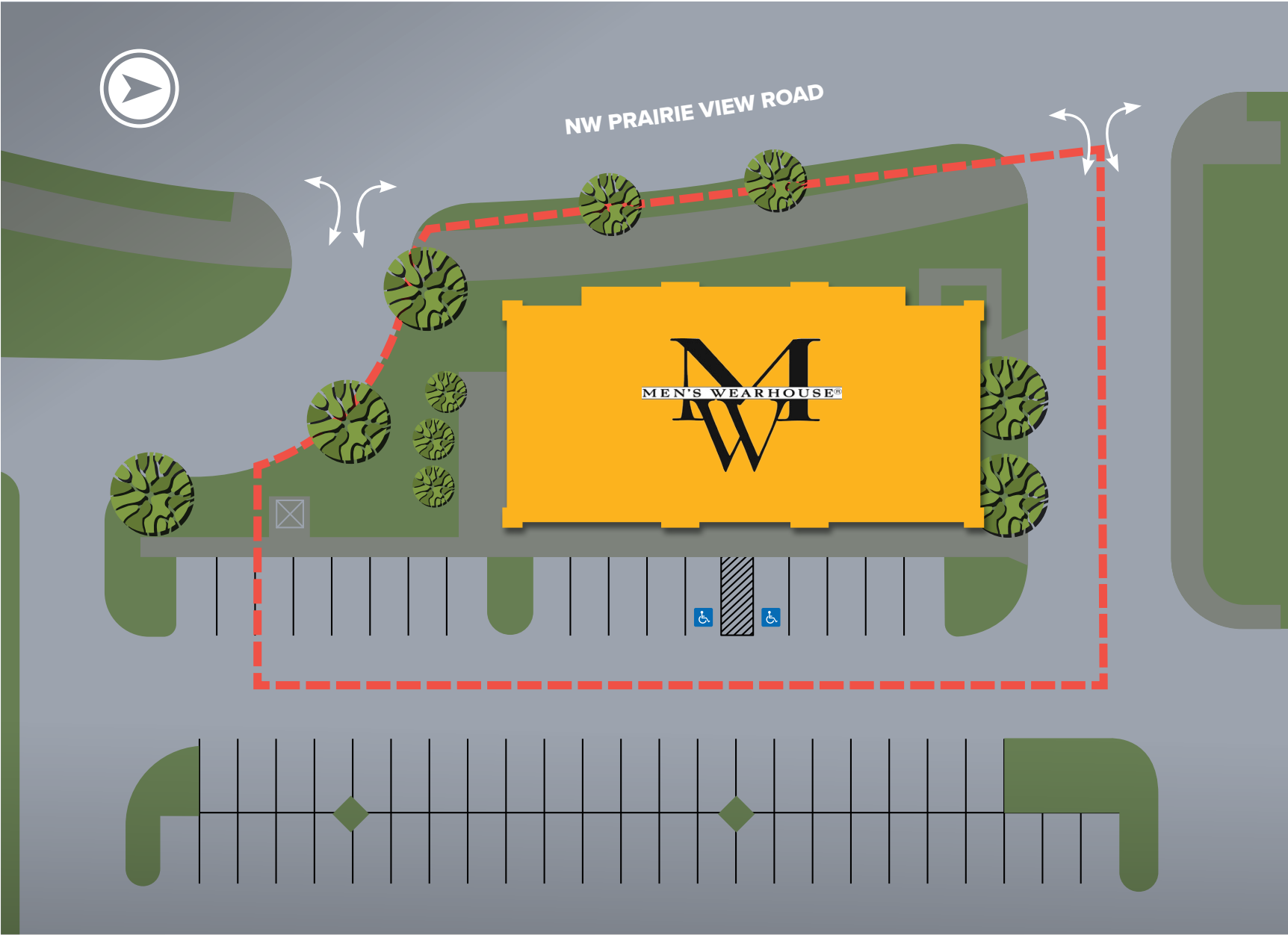
Tenant's Responsibility

Site Plan

sf
6,000
RENTABLE SF

ac
0.94
ACRES

15
SPACES



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Tenant Overview



ABOUT MEN'S WEARHOUSE

Founded in 1973, Men's Wearhouse (NYSE: TLRD) is one of North America's largest specialty retailers of men's apparel with 1,464 stores in the U.S. and Canada. The Men's Wearhouse, Jos. A. Bank, Moores and K&G stores carry a full selection of suits, sport coats, and accessories in exclusive and non-exclusive merchandise brands. Tuxedo rentals are available in the Men's Wearhouse, Jos. A. Bank, Moores and Men's Wearhouse and Tux stores.

In FY 2018 Tailored Brands saw Net Sales of \$712.4 Million, up 9.5% from the previous year. Men's Wearhouse accounted for \$375 Million of that total.

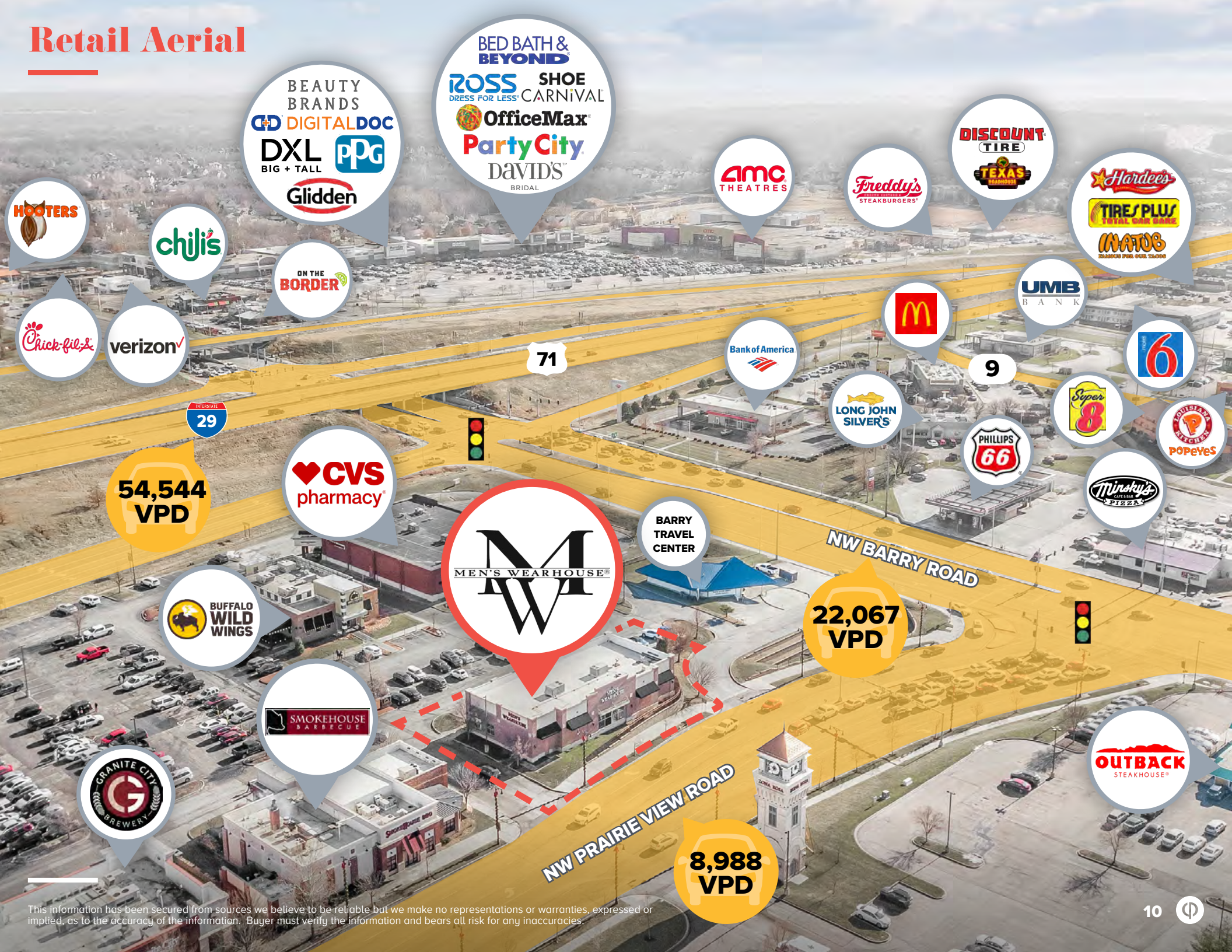
1,464 | **LOCATIONS
IN THE U.S.
AND CANADA**

3 Million

TUXEDOS RENTED EACH YEAR



Retail Aerial



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Retail Aerial



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Where Creativity Happens

DRAFT CADE

DSW
DESIGNER SHOE WAREHOUSE

BEST BUY

TARGET

JCPenney

Marshall's

PETSMART

FIVE BELOW

Tuesday Morning

ULTA BEAUTY

THE HOME DEPOT

ALDI

BIG TIRES

golden corral

Cane's

BioLife

The better wash

TIFFANY RIDGE ELEMENTARY SCHOOL

Walmart
Supercenter

LOWE'S

152

33,411 VPD

maurices

GameStop

Payless

KIRKLAND'S

Petland

PORTRAIT INNOVATIONS

YANKEE CANDLE

ART & FRAME

Hallmark

C&B

RALLY HOUSE

CHIPOTLE

GENESIS CLUB

BURGER KING

Ford

ABUELO'S
FOOD • DRINKS • FAMILY

Red Robin
GOURMET HURGERS BY BREWS

GRANITE CITY
BREWERY

SMOKEHOUSE BARBECUE

MEN'S WEARHOUSE

BUFFALO WILD WINGS

54,544 VPD

STAPLES

BARRY TRAVEL CENTER

CVS pharmacy

22,067 VPD

8,988 VPD

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NW PRAIRIE VIEW RD

NW BARRY RD

9

11



Surrounding Retail



Zona Rosa Town Center

ZONA ROSA TOWN CENTER is an open-air, mixed-use shopping center featuring a variety of upscale retail, restaurants, entertainment, office space, and luxury residential units. **It is the area's premier fashion and dining destination, with over 100 retailers and restaurants.** The center boasts a dynamic atmosphere and unique shopping experience, with its vibrant year-round appeal and engaging 'live, work and play' community setting.

THE LIFESTYLE CENTER OPENED IN MAY OF 2004 and expanded an additional 500,000 square feet in 2008. It was developed by Steiner + Associates, known for their Easton Town Center development in Columbus, Ohio, that consisted of 1.7 million square feet. Steiner + Associates has built, leased, and managed some of the most influential and top performing projects in the country. The projects create urban focal points and social hubs, places where space is activated and the human dimension is celebrated.

Today, the shopping center includes more than 2,700 parking spaces and welcomes **over 7 million annual visitors**. Major tenants include Dillard's, Dick's Sporting Goods, Barnes & Noble, Chico's, CVS Pharmacy, Forever 21, Bravo, Michaels, Victoria's Secret, Gap, and Old Navy.

[Click here](#) for a directory of the stores at Zona Rosa.



Demographics



POPULATION

	1-MILE	3-MILE	5-MILES
2010	9,005	40,686	84,741
2019	9,771	46,902	97,567
2024	10,230	49,990	104,464



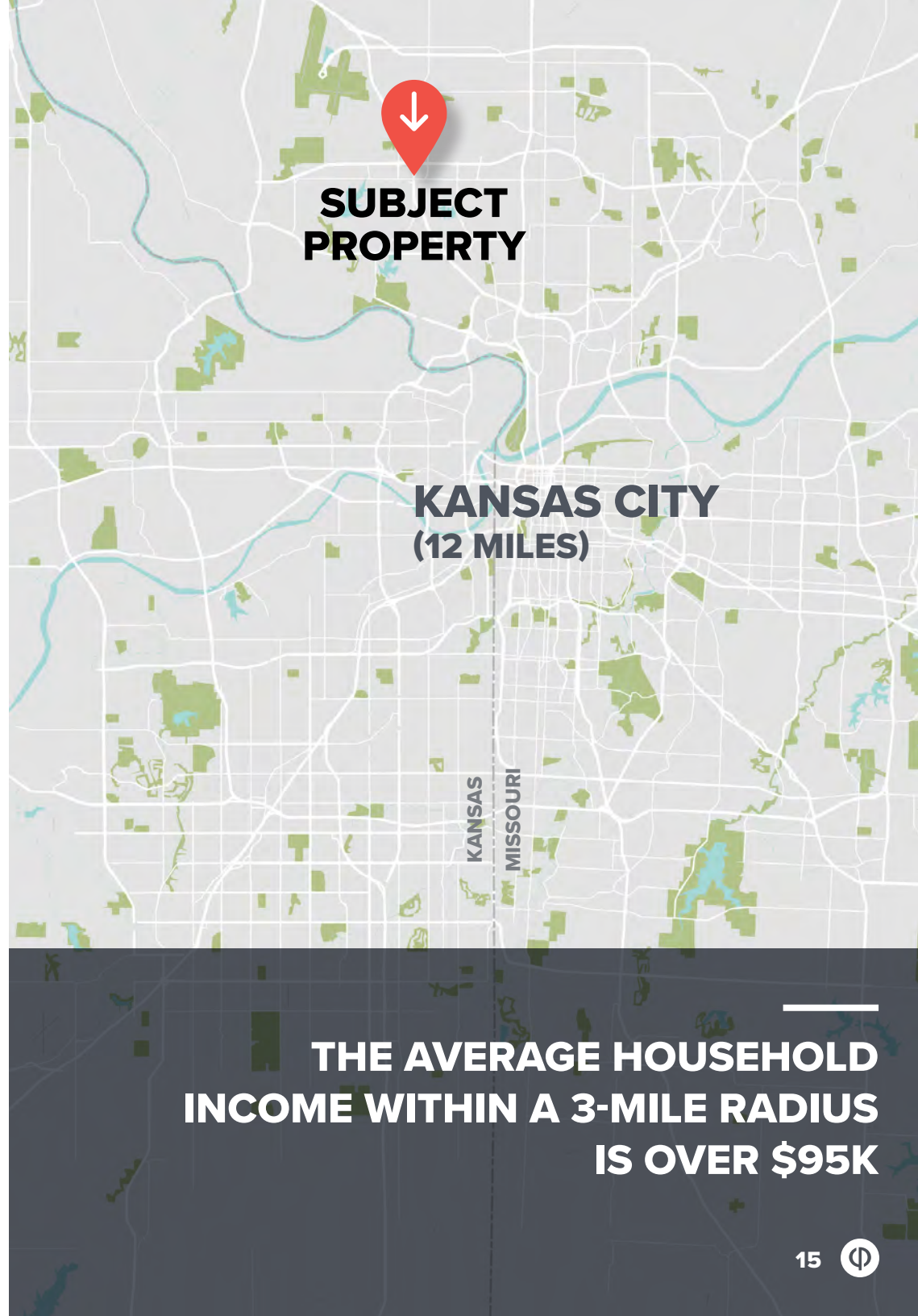
2019 HH INCOME

	1-MILE	3-MILE	5-MILES
Average	\$81,000	\$95,983	\$94,685

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

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**THE AVERAGE HOUSEHOLD
INCOME WITHIN A 3-MILE RADIUS
IS OVER \$95K**

KANSAS CITY, MISSOURI



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)**

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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

INVESTED OVER **6 BILLION** TO REDEVELOP DOWNTOWN AREA



Contact us.

JOHN ANDREINI

jandreini@capitalpacific.com

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