

529 S MALL DR | SAINT GEORGE | UTAH



OFFERING MEMORANDUM
NET LEASE INVESTMENTS



EXCLUSIVELY OFFERED BY:

MATT MCNEILL

+1 858 546 5467 | CA Lic #01486968
matt.mcneill@cushwake.com

LOCAL MARKET BROKER:

TRACY FORSLING

+1 801 303 5515 | UT Lic #5508470-SA00
tracy.forsling@cushwake.com



CONFIDENTIALITY & DISCLAIMER



The information contained in this marketing brochure (“Materials”) is proprietary and confidential. It is intended to be reviewed only by the person or entity receiving the Materials from Cushman & Wakefield (“Agent”). The Materials are intended to be used for the sole purpose of preliminary evaluation of the subject property/properties (“Property”) for potential purchase.

The Materials have been prepared to provide unverified summary financial, property, and market information to a prospective purchaser to enable it to establish a preliminary level of interest in potential purchase of the Property. The Materials are not to be considered fact. The information contained in the Materials is not a substitute for thorough investigation of the financial, physical, and market conditions relating to the Property.

The information contained in the Materials has been obtained by Agent from sources believed to be reliable; however, no representation or warranty is made regarding the

accuracy or completeness of the Materials. Agent makes no representation or warranty regarding the Property, including but not limited to income, expenses, or financial performance (past present, or future); size, square footage, condition, or quality of the land and improvements; presence or absence of contaminating substances (PCB’s, asbestos, mold, etc.); compliance with laws and regulations (local, state, and federal); or, financial condition or business prospects of any tenant (tenants’ intentions regarding continued occupancy, payment of rent, etc). A prospective purchaser must independently investigate and verify all of the information set forth in the Materials. A prospective purchaser is solely responsible for any and all costs and expenses incurred in reviewing the Materials and/or investigating and evaluating the Property.

By receiving the Materials you are agreeing to the Confidentiality and Disclaimer set forth herein.

EXECUTIVE SUMMARY

KNEADERS - SAINT GEORGE, UT

TENANT:	Kneaders Bakery & Café
LOCATION:	529 South Mall Drive, St. George, UT 84790
APN:	SG-DINO-2-4
BUILDING SIZE:	~3,855 square feet
LAND SIZE:	~0.86 acre
YEAR BUILT:	2018
LEASE COMMENCEMENT:	July 12, 2018
LEASE EXPIRATION:	July 31, 2038
REMAINING LEASE TERM:	~18 years
OPTIONS:	Three x five year
RENT ADJUSTMENT:	10% increase every 5 years
LEASE TYPE:	Absolute NNN Lease - no landlord responsibilities



BRAND NEW
17.5 YR
NNN LEASE



**CORPORATE
GUARANTEE**
**ONE OF THE NATIONS'
FASTEST GROWING
PRIVATE COMPANIES**

STORE SALES
29%+
OVER AVG UNIT VOLUME
FOR KNEADERS



HIGH INCOME AREA
\$76,374
AVERAGE HOUSEHOLD
INCOME



DENSE POPULATION AREA
60,244 3 MILE RADIUS
103,227 5 MILE RADIUS



ASKING PRICE
\$2,727,272



CAP RATE
5.50%



CURRENT NOI
\$150,000

INVESTMENT HIGHLIGHTS

» **Corporate Guarantee** – Lease is Guaranteed by Kneaders Corporate, a 56 unit Operator that was recently ranked by Inc. Magazine as one of its Inc. 5000, a list of the nation’s fastest-growing private companies

» **Long-term Lease** – just under 18 years left on the term of the Lease, providing long-term security along with an established location with successful sales history. Compared with new construction Kneaders locations that have an initial 15 year Lease in place.

» **Strong Store Sales** – 29%+ over Average Unit Volume for Kneaders and healthy rent-to-sales ratio.

» **Absolute NNN lease** – there are no Landlord maintenance or expense obligations.

» **Fixed Rent Increases** – rent increases by 10% every 5 years providing a hedge against inflation.

» **Dense Population & High Growth Market** – Population has increased by 36% since 2010 and is projected to increase by an additional 15% thru 2025.

3 MILES



POPULATION
60,244

5 MILES



POPULATION
103,227

» **Strong Retail/Commercial Location** – the site is an outparcel to a Smith’s Supermarket, and within .4 miles of both Millcreek High School and Fossil Ridge Intermediate School, and is 2.2 miles from Downtown St. George.



BIRD'S EYE VIEW OF SITE



Parcel outlines for illustration purposes only.

EAST FACING



MILL CREEK HIGH SCHOOL
3,710 ~STUDENTS

RIVERSIDE ELEMENTARY SCHOOL
663 ~STUDENTS

ST. GEORGE DINOSAUR
DISCOVERY CENTER

19,000
CARS PER DAY

21,000
CARS PER DAY

Smith's
Marketplace

RIVERSIDE ELEMENTARY SCHOOL
663 ~STUDENTS



Great Clips



Beans & Brews
COFFEEHOUSE



ROD WORKS
Unique Home Decor



S Mall Drive

East Riverside Dr

SOUTH FACING

RIVERSIDE ELEMENTARY SCHOOL
663 ~STUDENTS



East Riverside Dr

21,000
CARS PER DAY



S Mall Drive

19,000
CARS PER DAY



THE SHOPPES AT ZION (~2.2 MI AWAY)



NORTH FACING



21,000
CARS PER DAY



19,000
CARS PER DAY



FOSSIL RIDGE INTERMEDIATE
SCHOOL | ~912 STUDENTS

BURKE AND BECKSTROM
ORTHODONTICS

WEST FACING

THE SHOPPES AT ZION (~2.2 MI AWAY)



DOWNTOWN ST. GEORGE

U-HAUL

21,000 CARS PER DAY

RAPID CYCLING

Stapley PHARMACY

Bahama BUCK'S

BURKE AND BECKSTROM ORTHODONTICS

ROD WORKS Unique Home Decor

verizon

KNEADERS BAKERY & CAFÉ

Goldenwest CREDIT UNION

Beans & Brews COFFEEHOUSE

CHRONIC TACOS

flavors

S Mall Drive

19,000 CARS PER DAY

East Riverside Dr

MAVERIK

PROPERTY PHOTOS



TENANT PROFILE



Website: www.kneaders.com

OF LOCATIONS: 59

FOUNDED: 1997

Kneaders Bakery & Cafe was founded in 1997 by Gary and Colleen Worthington. The Kneaders story began after Gary and Colleen retired as successful Subway franchisees. Their interest led them to develop an authentic European hearth bread. After their studies at the American Institute of Baking and the San Francisco Baking Institute, the Worthington's set out to create their artisan breads. They imported their first hearthstone, steam infusion oven from Verona, Italy and in 1997, the first Kneaders Bakery & Cafe opened in Orem, Utah. The award-winning fast-casual restaurant uses only the highest-quality ingredients to create fresh European hearth breads, delicious sandwiches, mouthwatering pastries, hearty soups and refreshing salads, all made in-house each day. All restaurants have a retail section and also offer a variety of custom-made and themed gift baskets in addition to providing catering services. Kneaders Bakery & Café currently operates 59 corporate-owned and franchised locations in eight western states.

**Tenant Financials Available - please contact Broker for more details.*

OREM UT | 1997

The first Kneaders location was opened in Orem, UT in 1997 by founders Gary and Colleen Worthington. The concept originated from their affinity for scratch-made artisanal breads and high quality ingredients.



In 2017, the company celebrated the donation of one million loaves of bread to local charities. In 2018, Kneaders celebrated it's presence in 8 states.

Inc.

KNEADERS NAMED: FASTEST-GROWING PRIVATE COMPANIES

BEST IN STATE:

BEST BAKED GOODS 2016-2018

BEST BAKERY SANDWICHES 2017-2018

BEST BAKERY BREAKFAST 2016-2018



Kneaders has grown to 59 locations in 8 states in its relatively short history and plans to continue to expand its footprint across the U.S.



Kneaders takes pride in everything that goes on its menus - from employing certified bakers and pastry chefs, to baking its bread fresh from scratch everyday, to using honest and simple ingredients, to harvesting its high-quality produce at peak freshness.



Kneaders has been committed to improving the communities we serve for over 20 years. Each restaurant partners with nonprofit organizations to feed the hungry, support local schools, and fundraise for local children's hospitals.



DEMOGRAPHICS



POPULATION

60K+
3 MILE RADIUS



AVERAGE HH
INCOME

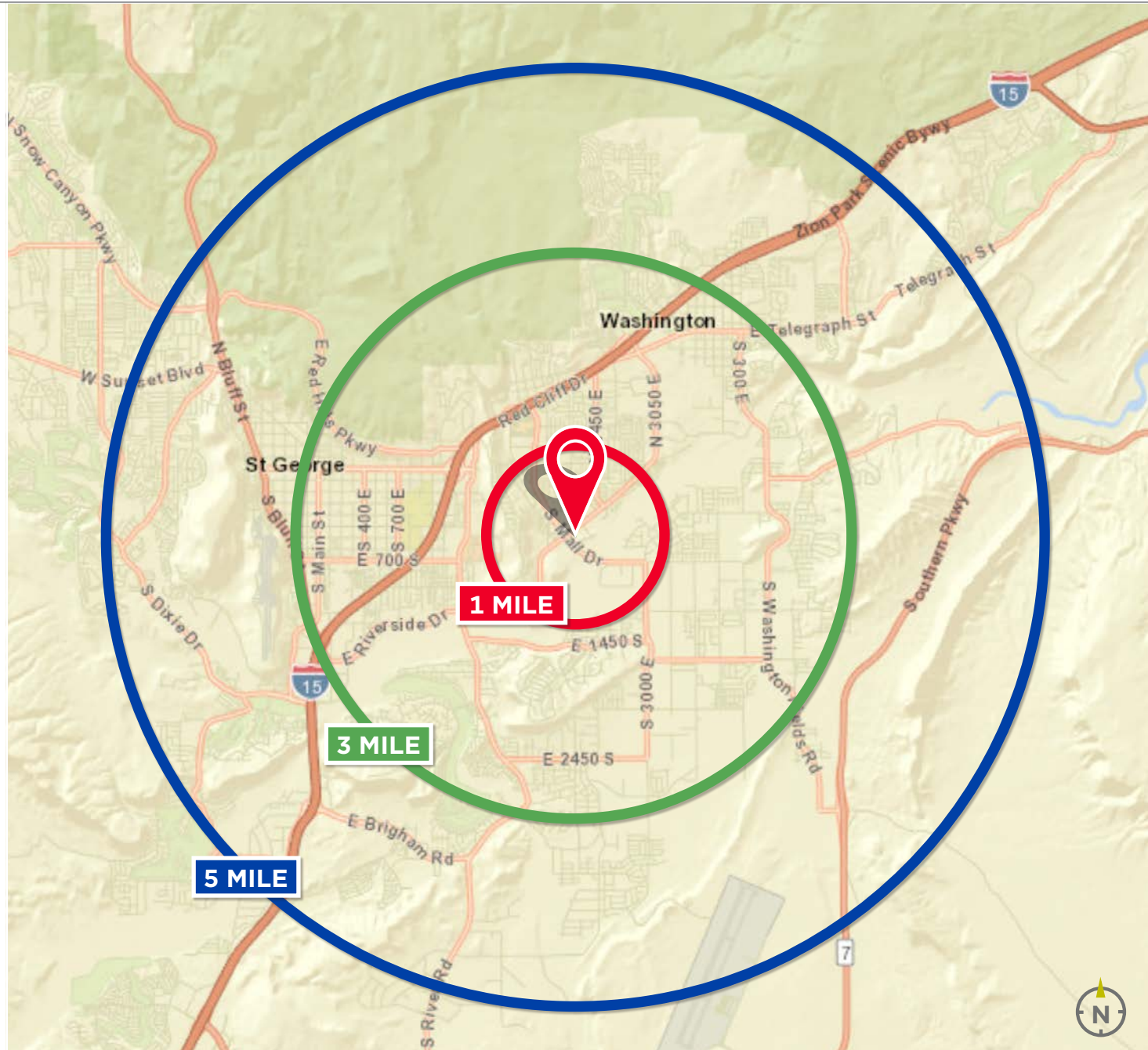
\$76K+
3 MILE RADIUS

POPULATION

1 MILE	3 MILE	5 MILE
8,452	60,244	103,227

AVERAGE HH INCOME

1 MILE	3 MILE	5 MILE
\$76,374	\$76,811	\$77,244



ST. GEORGE, UTAH

St. George is a city in and the county seat of Washington County, Utah. Located in the southwestern part of the state on the Arizona border, near the tri-state junction of Utah, Arizona and Nevada, it is the principal city of the St. George Metropolitan Statistical Area. The city lies in the northeasternmost part of the Mojave Desert, adjacent to the Pine Valley Mountains and near the convergence of three distinct geological areas: the Mojave Desert, Colorado Plateau, and Great Basin. The city is 118 miles northeast of Las Vegas and 300 miles south-southwest of Salt Lake City on Interstate 15. The St. George area is well known for its natural environment and proximity to several state and national parks.

As of the 2019 U.S Census estimates, the city had a population of 89,587, and the St. George metropolitan area had an estimated population of 171,700. St. George is the seventh-largest city in Utah and most populous city in the state outside of the Wasatch Front.

St. George has consistently ranked as one of the fastest growing areas in the nation for the last two decades, even surpassing Las Vegas in per

capita growth. St. George has become a popular retirement destination as well a respite for those seeking a second home in a more moderate climate. New residents are attracted to St. George's scenic beauty and its close proximity to unparalleled recreation, including Zion National Park, Lake Powell and Grand Canyon National Park.

A large part of the local economy comes from tourism, due to its proximity to Zion National Park, Bryce Canyon National Park, and Grand Canyon National Park as well as several state parks and recreational areas. Over a dozen golf courses with year-round golfing, and various world-recognized events also make for large contributors to the city's economy.

SkyWest Airlines is headquartered in St. George, and is the primary airline provider at the city's regional airport. Walmart has a distribution center just outside the city and Family Dollar recently opened a distribution center in the Fort Pierce Industrial Park to better serve the southwest region of the U.S.



529 S MALL DR | SAINT GEORGE | UTAH

OFFERING MEMORANDUM

NET LEASE INVESTMENTS

EXCLUSIVELY OFFERED BY:

MATT MCNEILL

+1 858 546 5467 | CA Lic #01486968

matt.mcneill@cushwake.com

LOCAL MARKET BROKER:

TRACY FORSLING

+1 801 303 5515 | UT Lic #5508470-SA00

tracy.forsling@cushwake.com

