

CBRE



UNITED SUPERMARKETS

201 N 23RD STREET | CANYON, TX 79015

EXCLUSIVE MARKETING ADVISORS

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OFFERING SUMMARY

PRICE: \$6,425,000

CAP RATE: 7.12%

NET OPERATING INCOME	\$457,520
YEAR BUILT	2003
GROSS LEASEABLE AREA	36,258 SF
LOT SIZE	4.23 ACRES
LEASE TERM	20 YEARS
LEASE COMMENCEMENT	DECEMBER 2003
LEASE EXPIRATION	DECEMBER 2023
REMAINING TERM	4 YEARS
LEASE TYPE	NNN
ROOF & STRUCTURE	TENANT
RENT INCREASES	NONE
OPTIONS	4 X 5
OPTIONS TO PURCHASE	NONE
GUARANTOR	CORPORATE



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INVESTMENT HIGHLIGHTS

Strong Corporate Guaranty – United Supermarkets falls under the Albertsons Companies banner, one of the largest food and drug retailers in the United States with over 2,260 retail stores in 34 states and over \$60 billion LTM sales.

Strong Performing Location with Very Healthy Rent-to-Sales Ratio – Lease also provides the opportunity for additional revenue through a percentage rent clause

Absolute NNN Lease with Zero Landlord Responsibilities – Allows an investor the opportunity to acquire a NNN asset on a truly passive income structure

Long-Term Tenant – United Supermarkets has been successfully operating at this location since 2003

Large 4.23 Acre Site with Excellent Visibility and Strong Traffic Counts - The property is located just southeast of US Highway 60 with nearly 14,000 vehicles per day

Just Minutes From Palo Duro Canyon State Park - The second largest canyon in the country draws nearly 400,000 annual visitors. The canyon can be explored by foot, mountain bike, horse, or car on over 30 miles of trails

Surrounding retailers include Walmart, McDonald's, Wendy's, Chick-fil-A, Anytime Fitness, Starbucks, Pizza Hut, Taco Bell, and more

The Population Growth Rate Surrounding the Property has an Increasing Annual Rate of Change of 1.10% – Significantly higher than the national annual rate of change which is at 0.77%

United Supermarkets is the Premier Grocery Store Chain of West Texas – With a market presence of over 103 years, the self-distributing company serves over 53 communities in Texas and New Mexico*

Ideal 1031 Exchange Property

Texas has No State Income Tax

*Source: everythinglubbock.com, tpwd.texas.gov

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TENANT OVERVIEW

ALBERTSONS COMPANIES

TYPE:	Grocery Store
NO. OF LOCATIONS:	2,260+
YEARS IN BUSINESS:	103
HEADQUARTERS:	Boise, ID
WEBSITE:	www.albertsonscorporation.com

Founded and headquartered in Boise, Idaho, Albertsons Companies is one of the largest food and drug retailers in the United States, with both a strong local presence and national scale. In their 2,260+ stores across 34 states and the District of Columbia, the company employed approximately 267,000 employees as of February 2019.

Under their 20 well-known banners, including Albertsons, Safeway, Vons, Jewel-Osco, Shaw's, Acme, Tom Thumb, Randalls, United Supermarkets, Market Street, Pavilions, Star Market, Carrs, they have generated more than \$60 billion in Last Twelve Month (LTM) sales.

ACME



Albertsons Market

Amigos



CARRS

Haggen



Lucky



PAVILIONS

Plated.

Randalls



SAFeway community markets

shaw's



Tom Thumb

United EXPRESS

United supermarkets

VONS

CBRE

PROPERTY AERIAL



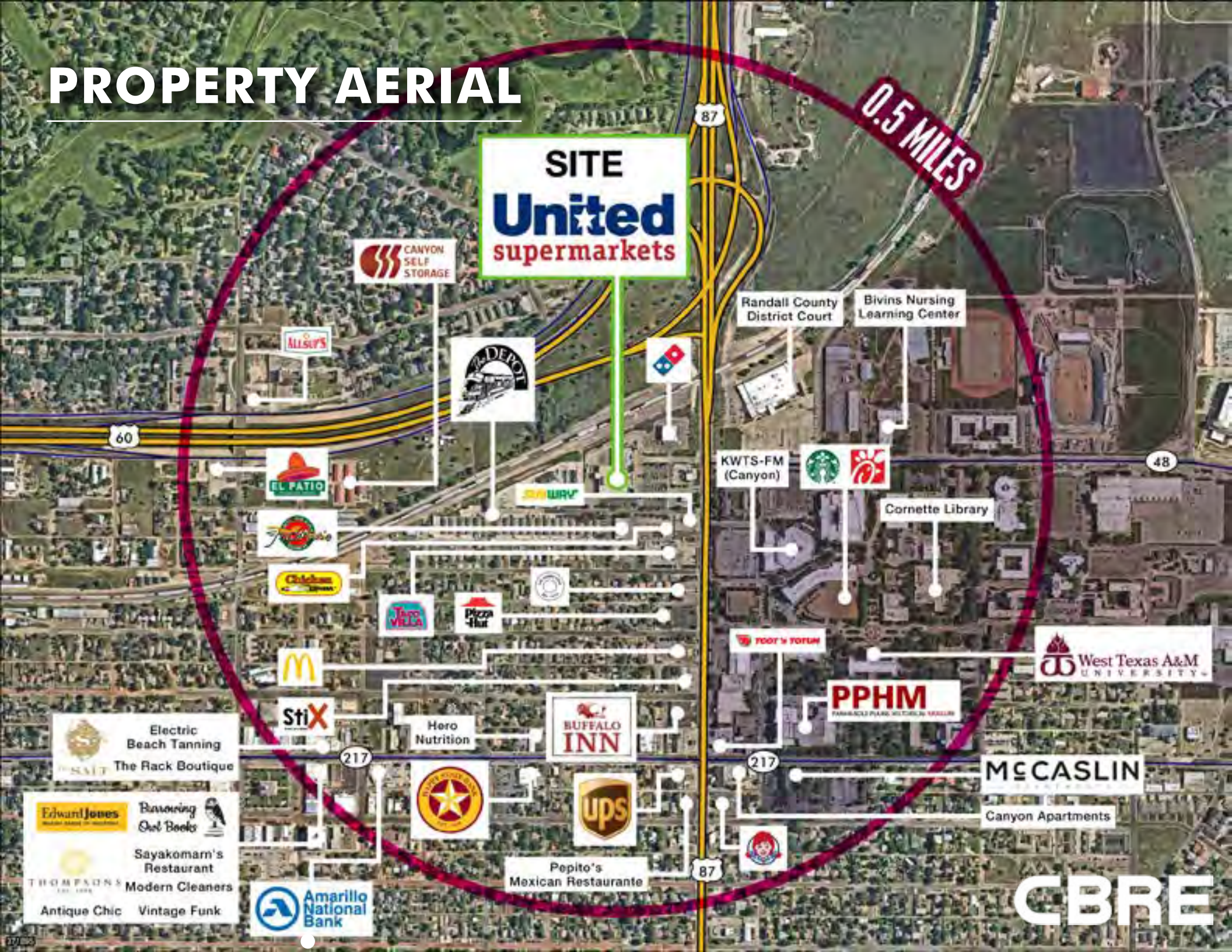
SITE

PROPERTY LOCATION



United
supermarkets
201 N 23RD STREET
CANYON, TX

PROPERTY AERIAL



SITE
United
supermarkets

0.5 MILES

CANYON SELF STORAGE

ALL SUPS

THE DEPOT

Dominos

Randall County District Court

Bivins Nursing Learning Center

60

EL PATIO

SAVORY

KWTS-FM (Canyon)

Starbucks

Cornette Library

48

Fruit of the Loom

Chickadee

J&B

Pizza Hut

McDonald's

FOOT & TOTEUM

West Texas A&M UNIVERSITY

Electric Beach Tanning
The Rack Boutique

StiX

Hero Nutrition

BUFFALO INN

PPHM
PARKSIDE PLAZA, MULTIFAMILY RESIDUAL

MCCASLIN

217

217

Edward Jones
Borrowing Owl Books

Five Star

ups

Canyon Apartments

Sayakomam's Restaurant
Modern Cleaners

Pepito's Mexican Restaurante

87

Antique Chic Vintage Funk

Amarillo National Bank

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DEMOGRAPHICS

POPULATION (2019)

1 MILE	9,495
3 MILES	16,932
5 MILES	22,000
7 MILES	27,437

HOUSEHOLDS (2019)

1 MILE	3,508
3 MILES	6,347
5 MILES	8,094
7 MILES	10,015

AVG HH INCOME (2019)

1 MILE	\$59,807
3 MILES	\$71,755
5 MILES	\$76,558
7 MILES	\$78,929

ANNUAL POPULATION GROWTH RATE (7 MILES)

2010-2019	1.55%
2019-2024	1.10%

TRAFFIC COUNTS (VPD)

N. 23RD STREET	16,380
US HWY 60	14,796



WHY CANYON?

With attractions like Palo Duro Canyon State Park, the Panhandle-Plains Historical Museum, the blockbuster outdoor musical TEXAS, and much more, Canyon draws visitors from all over the world. What's more, this all-in-one location is also attracting dynamic new business and residential growth, thanks to outstanding educational opportunities, low costs, and a uniquely satisfying quality of life. Canyon's got it all together, all in one wonderfully friendly community ready to welcome you.

**2019 BEST COUNTY TO
BUY A HOUSE IN TEXAS**

**LOW COST HOUSING -
81% OF NATIONAL AVERAGE
HOME PRICE**

**2019 BEST COUNTY
IN TEXAS TO LIVE IN**

**2017 DIRECT TRAVEL SPENDING
TOTALED APPROXIMATELY
\$124 MILLION**

**2016 TOP TEN BEST
SMALL TOWNS IN AMERICA**

**PALO DURO CANYON STATE
PARK DRAWS NEARLY 400,000
ANNUAL VISITORS**

**SCHOOL DISTRICT
NATIONALLY RECOGNIZED FOR
99% GRADUATION RATE**

Sourced by: canyonedc.com

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested par-

ties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc. nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

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