

MULTI-TENANT OFFERING  
**DUNKIN' & QDOBA**

St. Louis (Bridgeton), MO



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# Amenities Aerial



# South Facing



# North Facing



# West Facing



170,249 CPD

115,723 CPD

43,481 CPD

**HILLTOP PLAZA**

Walmart  
Save money. Live better.

Arby's

NTB  
TIRE & SERVICE CENTERS

LOWE'S

PNC

BURGER KING

Wendy's

White Castle

PETSMART

at home  
The Home Depot Superstore

**PLAZA AT DEPAUL**

ALDI

CVS  
pharmacy

LONG JOHN SILVERS

BEST BUY

Bank of America

KOHL'S

Panera BREAD

TACO BELL

REGIONS

Jack in the box

CHIPOTLE MEXICAN GRILL

**SUBJECT PROPERTY**

SSM HEALTH  
DEPAUL HOSPITAL  
2,288 EMPLOYEES

**ORCHARD BENDING SHOPPING CENTER**

HOBBY LOBBY

Guitar Center

Save a lot

Applebee's

T-Mobile

jiffy lube

AutoZone

AspenDental

TARGET

usbank

Red Lobster

FAZOI'S

Walgreens  
DRUG STORES

MCKELVEY ROAD

# East Facing



# Offering Summary

12121 St. Charles Rock Rd.  
Bridgeton, MO 63044



PRICE  
**\$2,617,000**



CAP RATE  
**7.00%**



YEAR BUILT  
**2017**



GROSS LEASABLE AREA  
**4,909 SF**



NOI  
**\$183,210**



TENANT	GLA	% of GLA	Annual Rent	Rent Commencement	Lease Expiration	Options	Changes On	Changes To
Qdoba	2,806	57.16%	\$98,210	06/26/2017	06/30/2027	Two, 5-Year	Year 6 Option 1 Option 2	\$108,031 \$118,834 \$130,704
Dunkin' & Baskin-Robbins	2,103	42.84%	\$85,000	02/15/2017	09/30/2027	Two, 5-Year	Years 6 Option 1 Option 2	\$93,500 \$102,850 \$113,135
<b>Total</b>	<b>4,909 SF</b>	<b>100%</b>	<b>\$183,210</b>					

# Investment Highlights



## SECURE INCOME

- 10-Year Corporate Leases with 10% Increases Every 5 Years
- Brand New 2017 Construction with Drive-Thru
- 20 Miles to Downtown St. Louis
- 325,267 Residents in Growing Trade Area

## EXCELLENT ACCESS & VISIBILITY

- Highly visible to 43,481 Cars/Day
- Just off I-70 and I-270 with 279,524 Cars/Day
- Adjacent to SSM Health Depaul Hospital with 2,847 Employees
- 1.5 Miles to Hussman World Headquarters with 1,750 Employees, the 2nd Largest Employer in Bridgeton
- 2.5 Miles to The Crossing at Northwest, a \$106 Million Mixed-Use Development with Office, Medical, and Retail

## ATTRACTIVE MARKET FUNDAMENTALS

- Surrounded by Several K-12 Schools with 8,534 Students
- 3 Miles to St. Louis International Airport with over 15,000 Employees
- Primary Retail Corridor Includes Walmart, Target, Lowe's, Home Depot, Kohl's and Hobby Lobby
- 138,855 Employees within 5-Mile Radius, Strong Daytime Population





# Tenant Overview



Dunkin' Donuts is a market leader in the hot regular/decaf/flavored coffee, iced coffee, donut, bagel, and muffin categories. The company has more than 12,000 restaurants in 41 countries worldwide. Based in Canton, Mass., Dunkin' is part of the Dunkin' Brands Group, Inc. (Nasdaq: DNKN) family of companies.

Baskin-Robbins named the top ice cream and frozen dessert franchise in the United States by Entrepreneur magazine's 35th annual Franchise 500 ranking, Baskin-Robbins is the world's largest chain of ice cream specialty shops. Baskin-Robbins creates and markets innovative, premium ice cream, specialty frozen desserts and beverages, providing quality and value to consumers at nearly 7,300 retail shops in nearly 50 countries.

Headquartered in Canton, Mass., Baskin-Robbins is part of the Dunkin' Brands Group, Inc. (Nasdaq: DNKN) family of companies.

[www.dunkindonuts.com](http://www.dunkindonuts.com)  
[www.baskinrobbins.com](http://www.baskinrobbins.com)

LOCATIONS  
**12,000 +**  
IN 41 COUNTRIES

FOUNDED  
**1950**

STOCK SYMBOL  
**DNKN**  
NASDAQ

HEADQUARTERS  
**CANTON**  
MASSACHUSETTS

SALES VOLUME 2017  
**\$829**  
MILLION

# Lease Summary-DUNKIN'

## TENANT RESPONSIBILITIES

<b>Maintenance &amp; Repairs</b>	Tenant shall keep the interior of the premises in good order, repair and condition and shall repair all damage to plate glass on the premises.
<b>CAM</b>	Tenant shall pay its pro rata share of CAM, including a 7% admin fee. Annual increases in CAM shall not exceed 5%.
<b>Insurance</b>	Tenant shall maintain and keep in full force commercial general liability insurance, all-risk insurance, and flood insurance (if applicable).
<b>Taxes</b>	Tenant shall pay its pro rata share of real estate taxes.
<b>Utilities</b>	Tenant agrees to pay when due all charges for water, gas, electricity, and other utilities furnished to the premises.
<b>Assignment &amp; Subletting</b>	Tenant shall not assign or sublet the lease without Landlord's consent.

## LANDLORD RESPONSIBILITIES

<b>Maintenance &amp; Repairs</b>	Landlord shall make all structural repairs and replacements including but not limited to foundations, roofs, beams and walls (but excluding glass).
<b>Insurance</b>	Landlord shall purchase and keep in full force commercial general liability insurance, property insurance, and flood insurance (if applicable). Tenant shall pay Landlord for its pro rata share of Landlord's insurance.



# Tenant Overview



Qdoba Mexican Eats is a chain of fast casual restaurants serving Mexican-style cuisine. The company is a wholly owned subsidiary of Jack in the Box since its purchase from ACI Capital, Western Growth Capital, and other private investors in 2003. Qdoba is located in 48 states and Canada as well as at universities, airports and malls. Qdoba restaurants feature bold and distinctive décor, sunny patios, full-service bars (at participating restaurants), and complimentary WiFi.

Their menu delivers new creations and old classics such as tacos, nachos, burritos, salads and soups.

**Core Philosophy:** flavor without compromise, letting their guests add guac and queso at no extra charge and giving them the ability to create their own masterpiece.

[www.qdoba.com](http://www.qdoba.com)

LOCATIONS  
**718 +**  
IN 47 STATES

FOUNDED  
**1995**

Tenant  
**CORPORATE**  
PRIVATE OWNERSHIP

HEADQUARTERS  
**SAN DIEGO**  
CALIFORNIA

SALES VOLUME 2017  
**\$456.56**  
MILLION

# Lease Summary-QDOBA

## TENANT RESPONSIBILITIES

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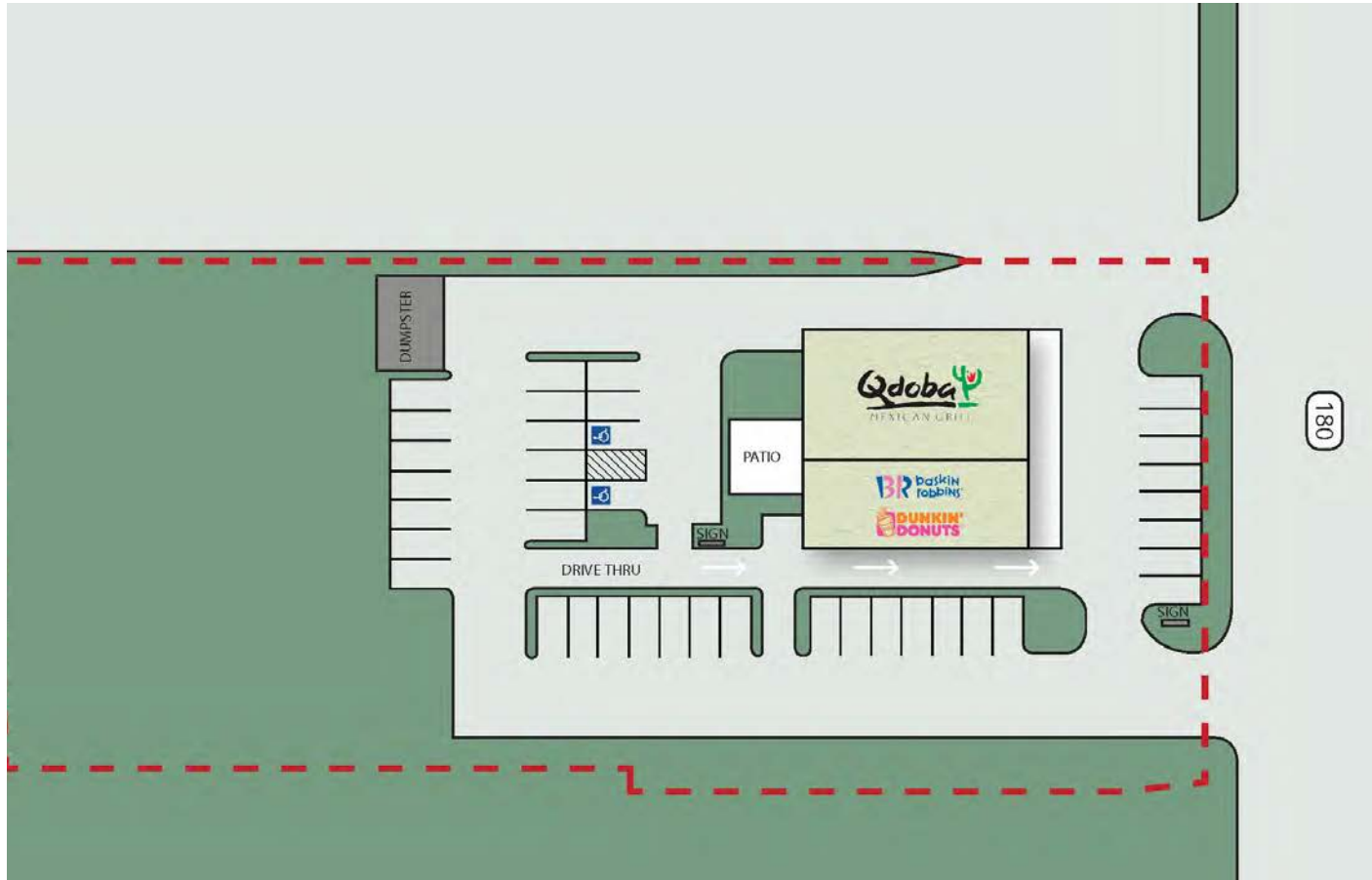
<b>Maintenance &amp; Repairs</b>	Tenant, at its sole cost and expense, shall make the necessary repairs to Tenant's non-structural improvements and maintain the interior of the premises. Tenant will also maintain and repair the HVAC and enter into a quarterly maintenance agreement with a HVAC contractor for maintenance.
<b>CAM</b>	Tenant shall pay its pro rata share of CAM, including a 10% admin fee. Annual increases in CAM shall not exceed 5%.
<b>Insurance</b>	Tenant shall maintain commercial general liability and property damage insurance, all-risk property insurance, workers' compensation insurance and employer's liability insurance.
<b>Taxes</b>	Tenant shall pay its pro rata share of real estate taxes.
<b>Utilities</b>	Tenant shall pay when due all charges for gas, electricity and other utilities it uses at the Leased Premises.
<b>Assignment &amp; Subletting</b>	Tenant shall not assign or sublet the lease without Landlord's consent.

## LANDLORD RESPONSIBILITIES

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<b>Maintenance &amp; Repairs</b>	Landlord covenants and agreement to maintain in good order, condition, replacement and repair all structural portions of the premises including all utility facilities and plumbing systems up to and including connections to the premises, the sprinkler mains, structural systems, roof, roof membrane, roof covering (including interior ceiling), exterior walls (excluding glass) and foundation.
<b>Insurance</b>	Landlord shall maintain commercial general liability and property damage insurance, special form property insurance, workers' compensation insurance and employer's liability insurance. Tenant shall pay Landlord for its pro rata share of Landlord's insurance.

# Site Plan



ADT  
**43,481**

Cars Per Day

LOT SIZE  
**1.08**

Acres

PARKING  
**20**

Surface Spaces

<b>QDOBA</b>	2,806 SF
<b>DUNKIN' DONUTS &amp; BASKIN-ROBBINS</b>	2,103 SF

# St. Louis, MO



## THE SHOW ME STATE

St. Louis is an independent city and major U.S. port in the state of Missouri, built along the western bank of the Mississippi River, which marks Missouri's border with Illinois. The economy of metropolitan St. Louis relies on service, manufacturing, trade, transportation of goods, and tourism. Nine of the ten Fortune 500 companies based in Missouri are located within the St. Louis metropolitan area. This city has also become known for its growing medical, pharmaceutical and research presence. The city is the cultural and economic center of the Greater St. Louis area (home to 2,916,447 people), making it the largest metropolitan area in Missouri and the 19th-largest in the United States. St. Louis has two professional sports teams: the St. Louis Cardinals of Major League Baseball and the St. Louis Blues of the National Hockey League.



### EDUCATION

The city is home to three national research universities, University of Missouri-St. Louis, Washington University in St. Louis and Saint Louis University, as classified under the Carnegie Classification of Institutions of Higher Education. Washington University School of Medicine in St. Louis has been ranked among the top 10 medical schools in the country by US News & World Report.



### TOURISM

Tourism generates \$1 billion in local, state and federal taxes annually as visitors spend \$5.38 billion in St. Louis each year. St. Louis offers more free major attractions than anyplace outside of the nation's capital including the Saint Louis Zoo, Saint Louis Art Museum, Saint Louis Science Center, Missouri History Museum, Anheuser-Busch InBev Brewery, the Old Courthouse, etc.



### TRANSPORTATION

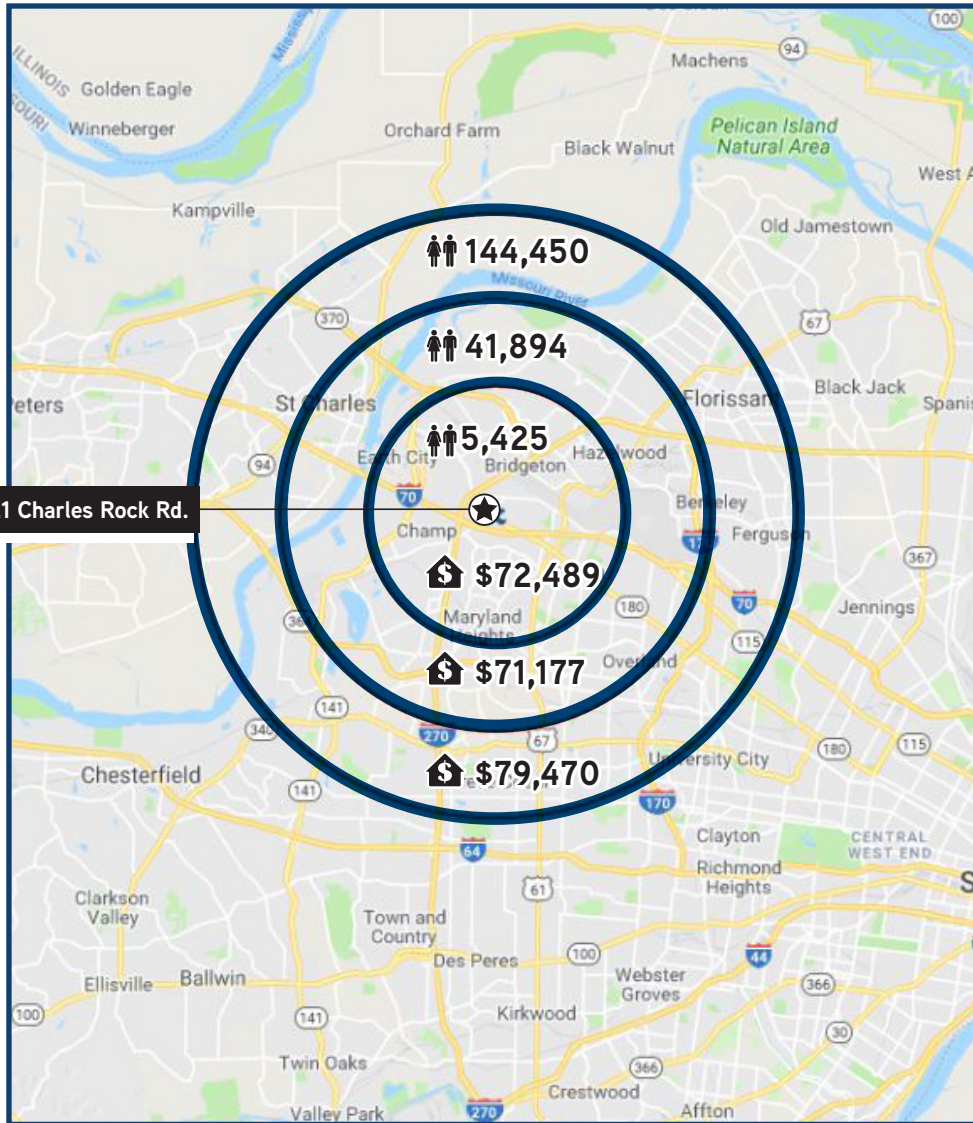
Four interstate highways connect the city to a larger regional highway system. Interstate 70, an east-west highway, runs roughly from the northwest corner of the city to downtown St. Louis. St. Louis is served by two passenger airports. St. Louis Lambert International Airport, owned and operated by the City of St. Louis, is 11 miles northwest of downtown along highway I-70 between I-170 and I-270 in St. Louis County.



### ATTRACTIONS

The city is defined by music and the performing arts, especially its association with blues, jazz, and ragtime. St. Louis is home to the St. Louis Symphony, the second-oldest symphony orchestra in the United States. The Gateway Arch marks downtown St. Louis and a historic center that includes the Federal courthouse where the Dred Scott case was first argued, a newly renovated and expanded public library, major churches and businesses, and retail.

# Demographics



## ST. LOUIS, MO

POPULATION	1 MI	3 MI	5 MI
2018 Estimate	5,425	41,894	144,450

POPULATION GROWTH	1 MI	3 MI	5 MI
Historical Growth: 2000-2018	7.43%	2.32%	3.65%
Projected Growth: 2018-2023	7.47%	2.33%	3.68%

INCOME	1 MI	3 MI	5 MI
2018 Median Income	\$57,116	\$53,787	\$57,598
2018 Average Income	\$72,489	\$71,177	\$79,470
2023 Projection	\$67,905	\$63,547	\$69,362
Historical Growth: 2000-2018	26.2%	25.3%	28.5%
Projected Growth: 2018-2023	18.9%	18.1%	20.4%

AGE/HOME VALUE	1 MI	3 MI	5 MI
2018 Est. Median Age	47.7	39.5	36.8
19 and Under	22.2%	23.3%	23.8%
2018 Est. Median Home Value	\$57,589	\$57,116	\$53,787
2018 Est. Average Home Value	\$74,007	\$72,489	\$71,177

EDUCATION	1 MI	3 MI	5 MI
Bachelor's Degree or Higher	38.6%	39.4%	41.9%

- Population (2018)
- Average Household Income (2018)



## CONFIDENTIALITY DISCLAIMER

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