

**CORPORATELY GUARANTEED LEASE
PAD SITE TO COSTCO**
OMAHA, NEBRASKA

CIA commercial
investment
advisors
OFFERING MEMORANDUM



ACTUAL SITE

12412 WEST DODGE ROAD | OMAHA, NEBRASKA 68154

ADVISORY TEAM

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HIGHLIGHTS



PRICE	CAP RATE	NOI
\$3,550,000	6.00%	\$212,960

POINTS OF INTEREST

Retailers | Entertainment: Nearby retailers include Costco, Target, Walmart, Menards, Lowe’s, Home Depot, Sam’s Club, Scheels, Kohl’s, Hobby Lobby, The Container Store, Nebraska Furniture Mart, T.J. Maxx & HomeGoods, Ross, Old Navy, Sierra, Dick’s Sporting Goods, Von Maur, Ulta Beauty, Best Buy, Michaels, Office Depot, Petco, PetSmart, Floor & Decor, World Market, ALDI, Bakers, Hy-Vee, Whole Foods, AMC Theatres, Marcus Theatres

Higher Education: 3½ miles from **Nebraska Methodist College** - a private, not-for-profit nursing & health care college with 1,082 students; 6 miles from **University of Nebraska Omaha** - a public research university offering over 270 undergraduate, graduate degrees, & certificates with total enrollment of 15,058

Healthcare: 6 miles from **CHI Health Lakeside** - West Omaha’s only full-service hospital specializing in cancer, orthopedics, maternity and 24/7 emergency care with 157 beds; 7 miles from **Methodist Women’s Hospital** - the region’s only medical campus dedicated to women’s health with 153 beds

CORPORATE GUARANTEED NN LEASE

10 years remaining on initial 15-year lease NN lease with attractive 10% rental escalations every 5 years with three 5-year options to renew.

CORPORATE TENANT

Panera, LLC operated **2,131 bakery-cafes, company & franchise, in 48 states & in Ontario Canada** (as of August 29, 2023), under the Panera Bread^(R) & Saint Louis Bread Co.^(R) brand names

DENSE RETAIL CORRIDOR | TRAFFIC COUNTS

Located in a dominant retail corridor - this free-standing building with a drive-thru, is positioned on a large ±1.12-acre lot, with excellent visibility/access on W Dodge Frontage Rd N where traffic counts exceed 120,510 CPD!

EXCEPTIONALLY AFFLUENT 2023 DEMOGRAPHICS

2023 Population (5-mi)	251,019
2023 Households (5-mi)	105,123

2023 Average Household Income (1-mi) \$150,837

LOW UNEMPLOYMENT RATE

According to BLS (September 2023), Nebraska’s rate at 2.1% | Omaha-Council Bluffs rate at 2.3% | National unemployment rate at 3.8%

PROPERTY OVERVIEW & RENT ROLL

SITE ADDRESS	12412 West Dodge Road Omaha, Nebraska 68154
TENANT	Panera, LLC
LESSEE ENTITY TYPE	Corporate
GROSS LEASABLE AREA	±4,351 SF
LOT SIZE	±1.12 acres
YEAR BUILT	2018
OWNERSHIP	Fee Simple (Building & Land)
PARKING LOT	Concrete
ROOF	Rubber Membrane - 20-Yr Warranty (Expires 06/04/39)
EXPENSE REIMBURSEMENT	This is a NN lease . Landlord is responsible for structural columns, floor & framework of the ceiling, roof (including membrane & exterior sheathing), parking lot & the storm water system.
LEASE TERM	10 years remaining
RENTAL INCREASES	10% every 5 years
RENT COMMENCEMENT DATE	February 1, 2019
EXPIRATION DATE	December 31, 2033
OPTIONS	Three 5-Year Renewal Options



RENT ROLL

TERM		ANNUAL RENT	CAP RATE
Years 6-10	02/01/24 to 01/31/29	\$212,960	6.00%
Years 11-15	02/01/29 to 12/31/33	\$234,256	6.60%
RENEWAL OPTIONS			6.30% AVG ANNUAL RETURN
1st Option	01/01/34 to 12/31/39	\$257,682	
2nd Option	01/01/40 to 12/31/44	\$283,430	
3rd Option	01/01/45 to 12/31/49	\$311,793	

TENANT OVERVIEW

Panera Bread opened in 1987 (headquartered in St. Louis, Missouri) as a community bakery, founded with a secret sourdough starter and a belief that sharing great bread is an expression of warmth and generosity. That vision holds true today with a robust menu of delicious, chef-curated recipes created with a simple principle: The Familiar, Made Fantastic™.

At Panera, they serve food that they are proud to serve their own families, made with responsibly raised proteins and freshly prepared with Clean ingredients--food that does not contain the artificial preservatives, sweeteners, flavors, and colors from artificial sources set forth on their No-No list served in U.S. bakery-cafes. From crave-worthy soups, salads and sandwiches to flatbread pizza and sweets, Panera offers their guests more than great food. Their ethos of generosity drives them to meet their guests where they are through technology and through their shared values.

Panera stewards their communities and the planet – with programs like Day-End Dough-Nation® that donates unsold baked goods in the evening to local non-profits, or labeling climate-friendly low carbon Cool Food Meals.

As of August 29, 2023, there were 2,131 bakery-cafes, company and franchise, in 48 states and in Ontario, Canada, operating under the Panera Bread® or Saint Louis Bread Co.® names. Panera Bread is part of Panera Brands, one of the largest fast casual restaurant companies in the U.S., comprised of Panera Bread®, Caribou Coffee® and Einstein Bros.® Bagels.

<https://www.panerabread.com/>



ABOUT THE PARENT COMPANY

In 2012, **JAB Holding Company** was formed as a partner-led investment firm, with \$9bn of invested capital placed under one holding company, which has increased to \$50 billion+ of managed capital as of June 30, 2023.

JAB Holding Company has a diverse team of professionals with a clear understanding and appreciation of the next generation of consumers as well as a strong focus on ESG and superior risk-adjusted compounded returns.

<https://www.jabholco.com/>



ACTUAL CONSTRUCTION SITE PHOTOS

As of November 8, 2023



EAST



Visit
OMAHA

TOWNEPLACE
SUITES®
BY MARRIOTT

VERVE
Collaborative Health

WOODHOUSE
CHEVROLET

SCOOTER'S
COFFEE
NATIONAL
HEADQUARTERS

RICHLAND PARK
APARTMENTS
390 UNITS

THE HEIGHTS
APARTMENTS
248 UNITS

QT
QuikTrip

MENARDS®

brakes plus.

DISCOUNT
TIRE

BURKE
HIGH SCHOOL
2,180 STUDENTS

COSTCO
WHOLESALE

Panera
BREAD®



N 124TH PLAZA



W DODGE FRONTAGE RD N

W DODGE RD

120,515 CPD

13,177 CPD

TOMMY'S
EXPRESS

ōma'ōma'o poke
& sushi
T-Mobile
SportClips
HAIRCUTS

SOUTH

TRADER JOE'S
EDDIE BAUER
TALBOTS
Sur la table
chico's

CRESTRIDGE
ELEMENTARY
388 STUDENTS



BEVERIDGE
MIDDLE SCHOOL
874 STUDENTS

Meadow Lane
Park

THE HEIGHTS
APARTMENTS
248 UNITS

BURKE
HIGH SCHOOL
2,180 STUDENTS

brakes plus.

DISCOUNT
TIRE



W DODGE RD
120,515 CPD
W DODGE FRONTAGE RD N | 13,777 CPD

N 124TH PLAZA

Panera
BREAD®

usbank
ōma'oma'o poke
& sushi
T-Mobile
SportClips
HAIRCUTS

WEST



**MILLARD NORTH
HIGH SCHOOL**
2,575 STUDENTS



**BURKE
HIGH SCHOOL**
2,180 STUDENTS

W DODGE RD
120,515 CPD
W DODGE FRONTAGE RD N | 13,777 CPD

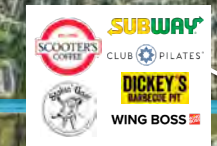


**PARK 125
WEST DODGE**
301 UNITS



N 124TH PLAZA

OMAHA



**SUNNY SLOPE
ELEMENTARY**
421 STUDENTS

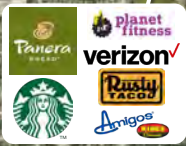
**MORTON
MIDDLE SCHOOL**
721 STUDENTS



**DODGE
ELEMENTARY**
404 STUDENTS



HyVee
crumbl



LOWE'S

**PICOTTE
ELEMENTARY**
309 STUDENTS



Eagle Run
Golf Course



**JOSLYN
ELEMENTARY**
284 STUDENTS

**FAMILY
FARE**



N 156TH ST | 22,219 CPD

N 144TH ST | 27,980 CPD

N 132ND ST | 24,977 CPD

N 120TH ST | 30,807 CPD

N 90TH ST | 22,516 CPD

**ALDRICH
ELEMENTARY**
441 STUDENTS

**GRACE ABBOTT
ELEMENTARY**
453 STUDENTS



**EZRA MILLARD
ELEMENTARY**
475 STUDENTS



HyVee



WESTROADS MALL
Nebraska's largest shopping center anchored by Von Maur & JCPenney w/ over 120 retailers such as The Container Store, Dick's Sporting Goods, Old Navy, H&M, Five Below, etc.

**WESTBROOK
ELEMENTARY**
549 STUDENTS

HyVee



**BURKE
HIGH SCHOOL**
2,180 STUDENTS

**COLUMBIAN
ELEMENTARY**
266 STUDENTS

REGENCY SHOPPING CENTER
Upscale shopping and dining experience in the heart of Omaha with key tenants such as Borsheims Fine Jewelry, Anthropologie, Pottery Barn, Williams-Sonoma, Ann Taylor, etc.

**WESTSIDE
HIGH SCHOOL**
2,039 STUDENTS

**COTTONWOOD
ELEMENTARY**
333 STUDENTS

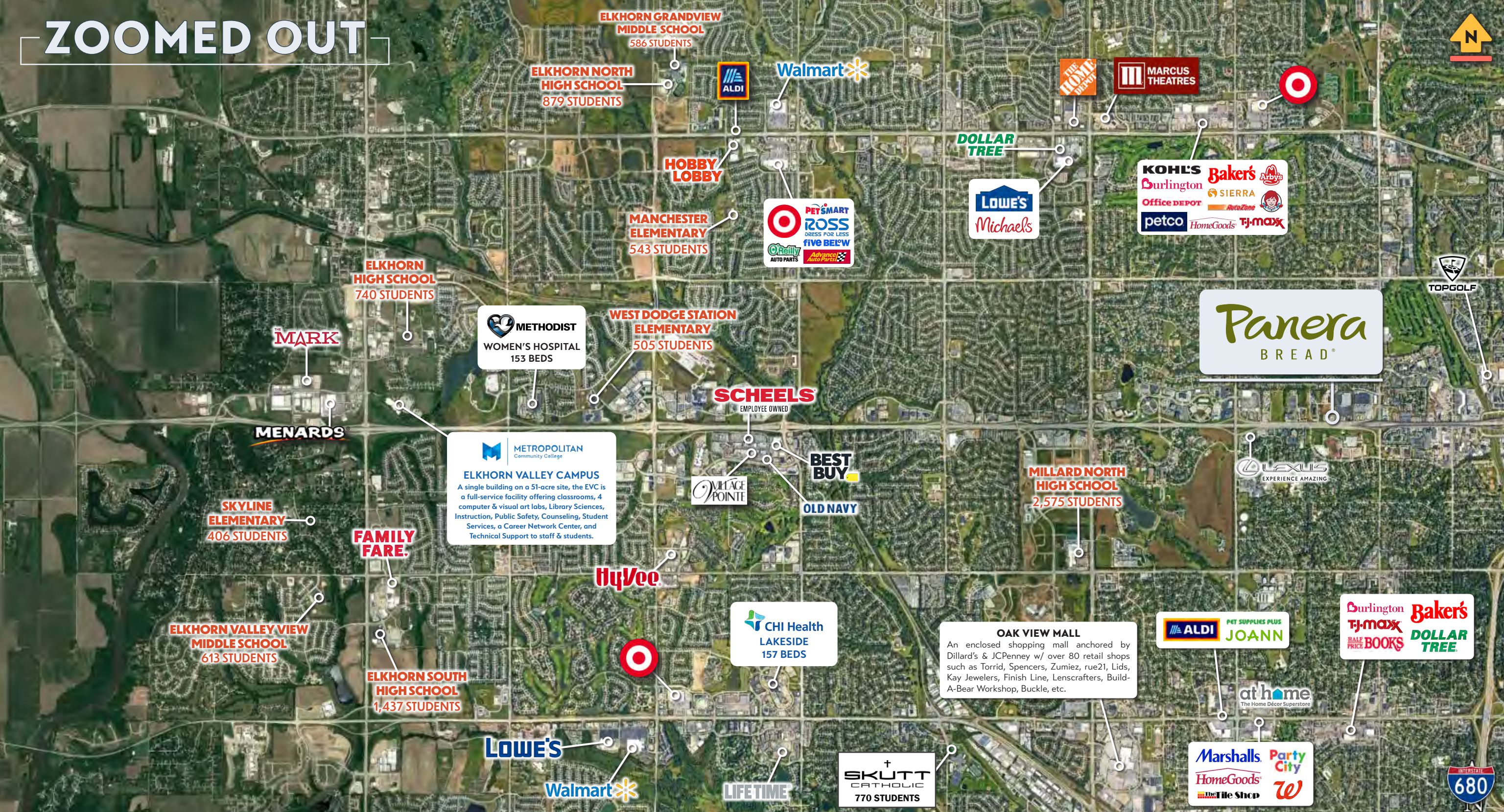
**KIEWIT
MIDDLE SCHOOL**
951 STUDENTS

**MILLARD NORTH
HIGH SCHOOL**
2,575 STUDENTS

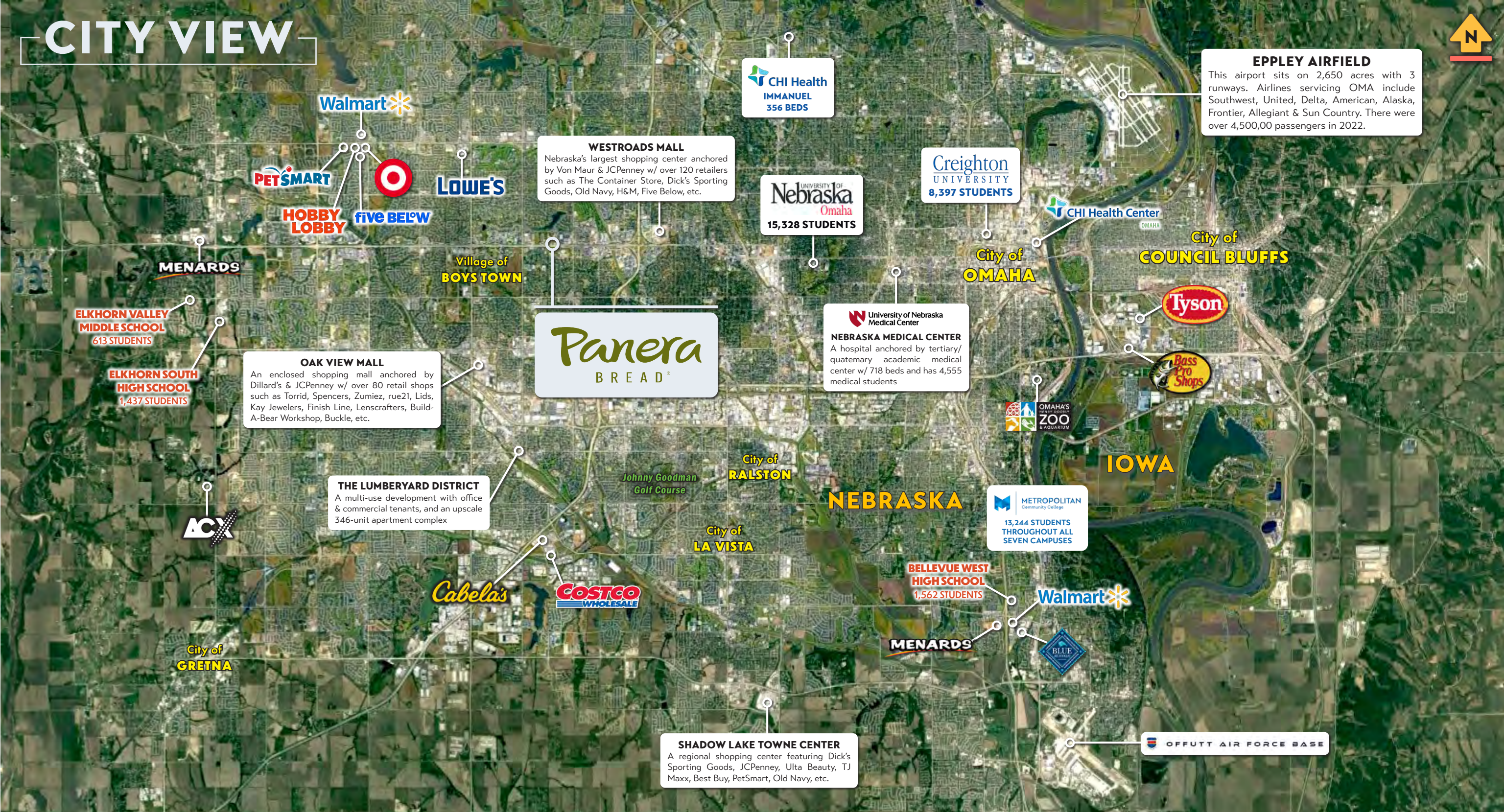
PACIFIC ST | 32,900 CPD



ZOOMED OUT



CITY VIEW



Walmart

PETSMART



LOWE'S

HOBBY LOBBY

FIVE BELOW

MENARDS

ELKHORN VALLEY MIDDLE SCHOOL
613 STUDENTS

ELKHORN SOUTH HIGH SCHOOL
1,437 STUDENTS

OAK VIEW MALL

An enclosed shopping mall anchored by Dillard's & JCPenney w/ over 80 retail shops such as Torrid, Spencers, Zumiez, rue21, Lids, Kay Jewelers, Finish Line, Lenscrafters, Build-A-Bear Workshop, Buckle, etc.



City of GRETNA

Cabela's

COSTCO WHOLESALE

WESTROADS MALL

Nebraska's largest shopping center anchored by Von Maur & JCPenney w/ over 120 retailers such as The Container Store, Dick's Sporting Goods, Old Navy, H&M, Five Below, etc.

CHI Health
IMMANUEL
356 BEDS

UNIVERSITY OF
Nebraska
Omaha
15,328 STUDENTS

Creighton
UNIVERSITY
8,397 STUDENTS

CHI Health Center
OMAHA

City of OMAHA

City of COUNCIL BLUFFS

Tyson

Bass Pro Shops

OMAHA'S HENRY DOORLY ZOO & AQUARIUM

IOWA

NEBRASKA

City of RALSTON

City of LA VISTA

METROPOLITAN Community College
13,244 STUDENTS THROUGHOUT ALL SEVEN CAMPUSES

BELLEVUE WEST HIGH SCHOOL
1,562 STUDENTS

MENARDS

Walmart



SHADOW LAKE TOWNE CENTER

A regional shopping center featuring Dick's Sporting Goods, JCPenney, Ulta Beauty, TJ Maxx, Best Buy, PetSmart, Old Navy, etc.

OFFUTT AIR FORCE BASE

Johnny Goodman Golf Course

OMAHA SYNOPSIS

Omaha is the largest city and the county seat of Nebraska’s Douglas County. Densely-populated Omaha is the anchor of the eight-county, bi-state Omaha-Council Bluffs metropolitan area. With diversification in several industries, including banking, insurance, telecommunications, architecture/construction, health care, education, and transportation, Omaha’s economy has grown dramatically since the early 1990s.

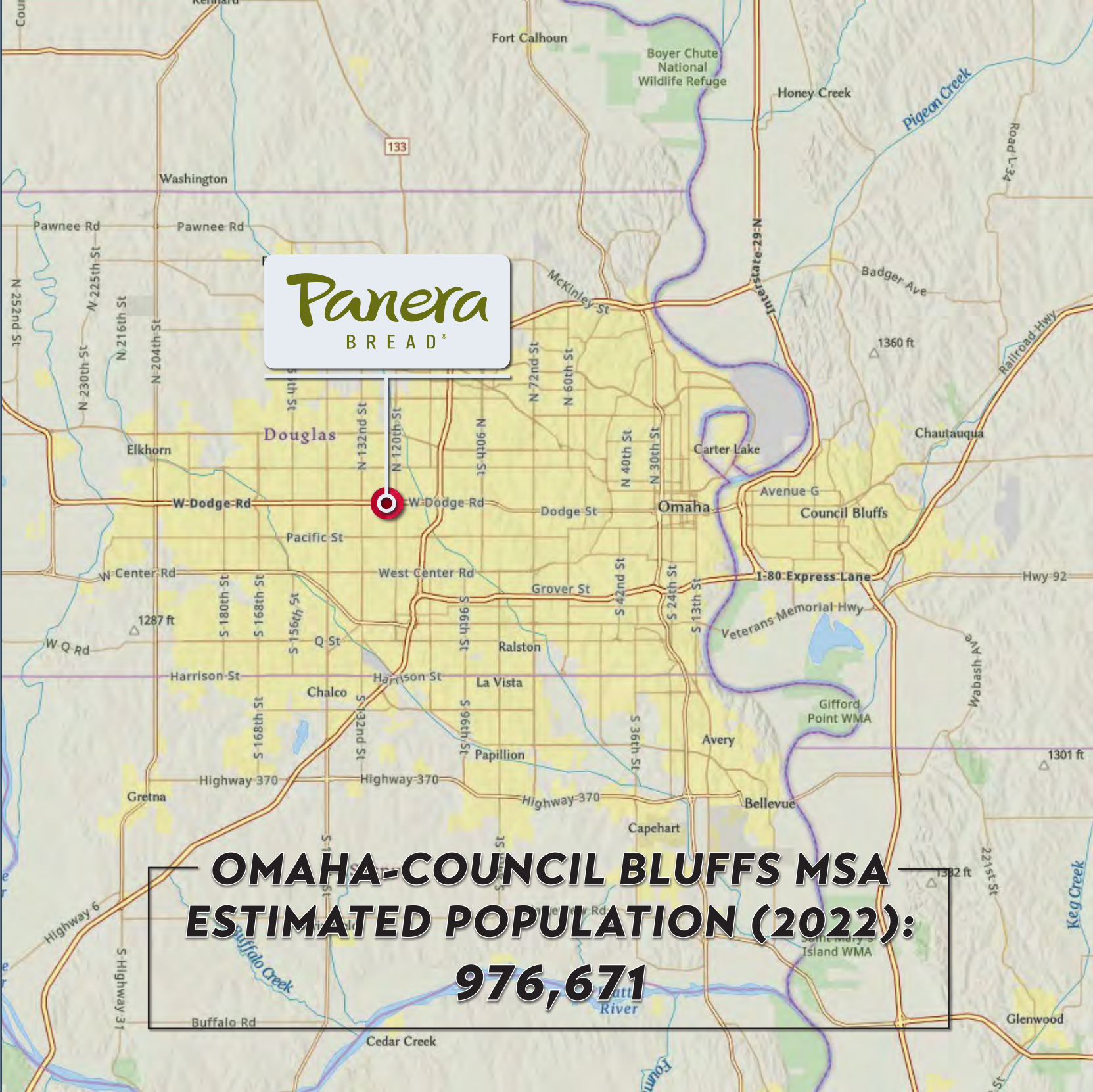
Today, Omaha is the home to the headquarters of four Fortune 500 companies: mega-conglomerate **Berkshire Hathaway** (headed by local investor Warren Buffett, one of the wealthiest people in the world); one of the world’s largest construction companies, **Kiewit Corporation**; insurance and financial firm **Mutual of Omaha**; and the United States’ largest railroad operator, **Union Pacific Corporation**.

Omaha is also the home to five Fortune 1000 headquarters: **Green Plains Renewable Energy**, **Intrado**, **TD Ameritrade**, **Valmont Industries**, and **Werner Enterprises**. Also headquartered in Omaha are the following: **First National Bank of Omaha**, the largest privately held bank in the United States; three of the nation’s ten largest architecture/engineering firms: **DLR Group**, **HDR, Inc.**, & **Leo A Daly**; and the **Gallup Organization**, of Gallup Poll fame, and its riverfront Gallup University.

2023 DEMOGRAPHICS

	1-MI	3-MI	5-MI
2023 Population	9,159	97,266	251,019
2028 Projected Population	10,374	100,196	259,393
2023 Households	4,011	42,678	105,123
2028 Projected Households	4,477	43,751	108,257
Daytime Demographics Age 16+	12,480	88,362	224,581
Median Age	46.4	39.4	37.7

Average Household Income	\$150,837	\$124,952	\$123,646
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