

14885 CLAYTON ROAD, CHESTERFIELD, MO 63017



**GOLD'S
GYM**

C H E S T E R F I E L D , M I S S O U R I

+

**CORPORATE
LEASE**

.....
**EXCELLENT
DEMOGRAPHICS**



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ST. LOUIS





POPULATION
163,311

APPROXIMATE TOTAL 2016
POPULATION WITHIN 5 MILES OF
GOLD'S GYM – ST. LOUIS

**GOLD'S
GYM**

ST. LOUIS

INVESTMENT SUMMARY ▶ **01**

Marcus & Millichap

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INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present this rare opportunity to purchase a fee simple Gold's Gym located in St. Louis, Missouri. The offering is a 37,000-square foot state-of-the-art facility sitting on 4.15 acres, offering an abundant amount of parking and anchoring the larger daily needs neighborhood shopping center. This strategic location in the heart of St. Louis has phenomenal demographics and access to just over 31,000 vehicles on nearby roads.

Gold's Gym acquired this location from 24 Hour Fitness in June of 2016 after which they agreed to a new 12 year 4 month lease renewal / extension. The property received over \$1.2 Million in improvements / upgrades including an all new Centimark roof carrying a 20 year warranty was installed along with an entirely new parking lot.

The St. Louis Metropolitan Area is home to nine Fortune 500 companies, the third-highest in the Midwestern United States. In addition, seven other Fortune 500 companies are headquartered in the MSA: Express Scripts, Emerson Electric, Monsanto, Reinsurance Group of America, Centene, Graybar Electric, and Edward Jones Investments.



INVESTMENT HIGHLIGHTS



RECENT IMPROVEMENTS

Roof Replacement and
\$1.2M
In Improvements



INFLATION HEDGE

Generously Structured
Rental
INCREASES



STRONG DEMOGRAPHICS

\$132K
AVG HH Income
in 1 Mile Radius

AVERAGE CAP RATE THROUGHOUT THE REMAINDER OF THE LEASE IS
7.62%

OFFERING SUMMARY



ADDRESS:
14885 CLAYTON ROAD,
CHESTERFIELD, MO 63017

OFFERING SUMMARY

Price	\$6,078,570
Cap Rate	7.00%
NOI	\$425,500
Gross Leasable Area (GLA)	37,000 SF
Price/SF	\$164.29
Year Built	1983 / 2014
Lot Size	4.15 Acres
Type of Ownership	Fee Simple

LEASE SUMMARY

Lease Type	NN (LL Responsible for Roof & Structure)
Lease Guarantor	Corporate Guarantee
Rent Commencement Date	11/1/2016
Lease Expiration Date	4/1/2029
Term Remaining on Lease	9+ Years
Options	(4) 5-Year Options
Increases	Structured



ANNUALIZED OPERATING DATA

BASE RENT	MONTHLY RENT	ANNUAL RENT	CAP RATE
4/1/19-11/30/19	\$35,458.33	\$425,499.96	7.00%
12/1/19-11/30/20	\$37,000.00	\$444,000.00	7.30%
12/1/20-11/30/21	\$38,541.67	\$462,500.04	7.61%
12/1/21-11/30/26	\$39,004.17	\$468,050.04	7.70%
12/1/26-3/31/29	\$42,905.58	\$514,866.96	8.47%
AVERAGE CAP RATE			7.62%



PRICE

\$6,078,570



12 YEAR
CORPORATE LEASE



7.00%
GOING-IN CAP RATE



\$425,500
NET OPERATING INCOME



**GOLD'S
GYM**
ST. LOUIS

***PROPERTY
OVERVIEW*** ► **02**

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PROPERTY DETAILS

Address	14885 Clayton Road, Chesterfield, MO 63017
Location	The Offering is Located Off Baxter Road
Land Area	The Parcel Includes 4.15 Acres
Rentable Square Feet	The Offering Consists of 37,000 Rentable Square Feet
Traffic Counts	18,698 Vehicles Per Day on Clayton Road and 13,034 Vehicles Per Day on Baxter Road
Year Built / Renovated	1983 / 2014



RECENT
IMPROVEMENTS

\$1,200,000



CORPORATE LEASE



IDEAL 1031

1031 EXCHANGE OPPORTUNITY



**GOLD'S
GYM**

ST. LOUIS

**700
LOCATIONS**

ACROSS 37 STATES AND 20 COUNTRIES



Approximately 3 Million Members

Founded 1965
www.goldsgym.com

TENANT SUMMARY

Gold's Gym International, Inc. is an American chain of international co-ed fitness centers (commonly referred to as gyms) originally started by Joe Gold in Venice Beach, California. Each gym features a wide array of exercise equipment, group exercise classes and personal trainers to assist clients. Its headquarters are in Dallas, Texas. The first Gold's Gym was opened by Joe Gold in August 1965 in Venice Beach, California. Dubbed "the Mecca of bodybuilding", it was frequented by Arnold Schwarzenegger and Dave Draper and featured in the 1977 docudrama Pumping Iron, which brought attention not only to the gym itself but also to bodybuilding and physique in general. To this day, Gold's is considered a landmark in bodybuilding culture and has achieved cult status. By 1979, when Ken Sprague had sold Gold's Gym, it was the most famous gym in the world. From 1979 to 1999 (for 20 years) Gold's Gym was owned by Peter Grymkowski (a Mr. World body building champion) and his partners. After two years of ownership, Grymkowski and partners moved from the 5500-square-foot facility in to a 60,000-square-foot building over a six-year period. Grymkowski's brother became the licensing director, which helped bring the Gold's Gym name from one location to over 540 throughout the U.S. and the world. The company was one of the first in the health and fitness industry to franchise, starting in 1980.

Today, Gold's Gym claims to be the largest chain of unisex gyms in the world, with more than 700 locations in 37 U.S. states and Washington, D.C., as well as 20 other countries. Gold's Gym has a membership of approximately three million. Gold's Gym locations are equipped with cardiovascular and strength training equipment and offer group exercise classes such as group cycling, Pilates, Latin dance, yoga, and stretching through the company program of GGX (Gold's Group Exercise). Many gyms also offer basketball courts, swimming pools, and boxing studios.





INCOME

\$132,427

AVERAGE HH INCOME
IN 1-MILE RADIUS

GOLD'S GYM - ST. LOUIS

**GOLD'S
GYM**

ST. LOUIS

**LOCATION
OVERVIEW ► 03**

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ST. LOUIS
TOTAL POPULATION

2,916,447



ST. LOUIS MISSOURI



is an independent city and major U.S. port in the state of Missouri, built along the western bank of the Mississippi River, on the border with Illinois. 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.

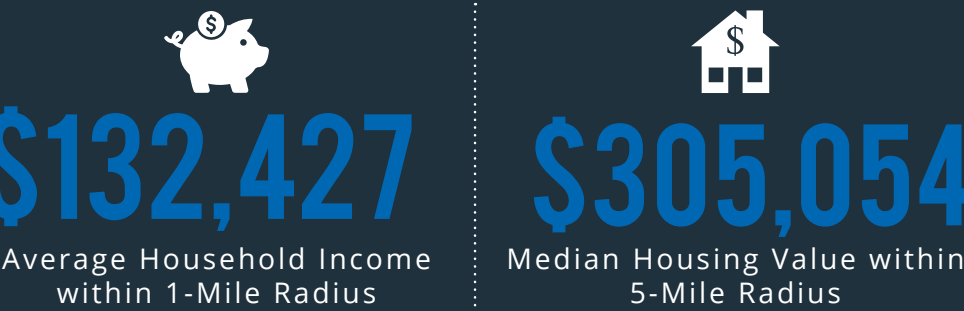
The city of St. Louis was founded in 1764 by French fur traders Pierre Laclede and Auguste Chouteau, and named after Louis IX of France. In 1764, following France's defeat in the Seven Years' War, the area was ceded to Spain and retroceded back to France in 1800. In 1803 the United States acquired the territory as part of the Louisiana Purchase. During the 19th century, St. Louis developed as a major port on the Mississippi River. In the 1870 Census, St. Louis was ranked as the 4-th largest city in the United States. It separated from St. Louis County in 1877, becoming an independent city and limiting its own political boundaries. In 1904, it hosted the Louisiana Purchase Exposition and the Summer Olympics.



St. Louis

The economy of metro St. Louis relies on service, manufacturing, trade, transportation of goods, and tourism. Its metro area is home to major corporations including Anheuser-Busch, Express Scripts, Centene, Boeing Defense, Emerson, Energizer, Panera, Enterprise, Peabody Energy, Ameren, Ralcorp, Monsanto, Scottrade, Edward Jones, Go Jet, Purina and Sigma-Aldrich. This city has also become known for its growing medical, pharmaceutical and research presence. St. Louis has 2 professional sports teams: the St. Louis Cardinals of Major League Baseball, and the St. Louis Blues of the National Hockey League. The city is commonly identified with the 630-foot tall Gateway Arch in Downtown St. Louis.

DEMOGRAPHICS // ST. LOUIS



GOLD'S GYM

S T . L O U I S

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