

OFFERING MEMORANDUM

# QDOBA & DUNKIN' DONUTS

BRIDGETON, MISSOURI  
(ST. LOUIS MSA)



SRG

**SAMBAZIS**  
RETAIL GROUP



**HOBBY LOBBY**  **Save a lot**  
**AutoZone**  **T-Mobile**  
**MATTRESS FIRM**  **jiffy lube** **Mobile**  
**Applebee's** **Jimmy John's**



 115,723 DAILY

**Walmart**  **Supercenter** **LOWE'S**  
**at home**  **PET SMART**  
The Home Décor Superstore  
**BURGER KING**  **Wendy's** **Arby's**  **White Castle**  **NTB**  
**PNC BANK**

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**SUBJECT PROPERTY**

 **Walgreens**  
**McDonald's**  **FAZOLI'S**  
**TARGET**  **usbank**  
**Red Lobster** **Domino's Pizza**

MCKELVEY RD

180

 **ALDI** **KOHL'S**  **BEST BUY**  **TACO BELL**  
**SHOE CARNIVAL** **dressbarn** **Office DEPOT**  **Jack in the box**  
 **CHIPOTLE MEXICAN GRILL**  **LONG JOHN SILVER'S**  **REGIONS** **CVS pharmacy**  
**Bank of America**  **DOLLAR TREE** **GNC LIVE WELL**

 17,332 DAILY

 24,860 DAILY



**SSM HEALTH DEPAUL HOSPITAL - ST. LOUIS**



 170,249 DAILY

**Walmart**   
Supercenter

**LOWE'S**

**at home**  
The Home Décor Superstore

**PETSMART**

**BURGER KING**  **Wendy's**  **Arby's**  **White Castle**  **NTB**  
TIRE & SERVICE CENTERS

**PNC BANK**

 24,860 DAILY

**HOBBY LOBBY**  **Save a lot**

**AutoZone**  **T-Mobile**

**MATTRESS FIRM**  **jiffy lube** **Applebee's** **Jimmy John's**

INTERSTATE  
270

INTERSTATE  
70

180

CLICK FOR GOOGLE MAP  
**SUBJECT PROPERTY**

MCKELVEY RD

 17,332 DAILY

**ALDI** **KOHL'S** **SHOE CARNIVAL** **dressbarn** **BEST BUY** **TACO BELL**

**CHIPOTLE MEXICAN GRILL** **LONG JOHN SILVERS** **Office DEPOT** **Jack in the box**

**Bank of America** **DOLLAR TREE** **REGIONS** **GNC LIVE WELL** **CVS pharmacy**

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**SSM HEALTH DEPAUL HOSPITAL - ST. LOUIS**

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**HOBBY LOBBY** **Guitar Center** **Save a lot**  
**AutoZone** **T.**  
**MATTRESS FIRM** **Applebee's** **jiffy lube** **Mobile** **Jimmy John's**

115,723 DAILY

17,332 DAILY

24,860 DAILY

CLICK FOR GOOGLE MAP  
**SUBJECT PROPERTY**



**SSM HEALTH DEPAUL HOSPITAL - ST. LOUIS**

180

MCKELVEY RD



170,249 DAILY



ST. LOUIS LAMBERT  
INTERNATIONAL AIRPORT



17,332 DAILY

CLICK FOR GOOGLE MAP

SUBJECT  
PROPERTY



24,860 DAILY

180





# Financial Overview



## ADDRESS:

12121 St. Charles Rock Road, Bridgeton, MO 63044

Price	\$2,714,000
Cap Rate	6.75%
Gross Leasable Area	4,909 SF
Current Occupancy	100%
Year Built	2017
Lot Size	1.08 +/- Acres



## Rent Roll

TENANT	GLA	% OF GLA	ANNUAL RENT	RENT/SF	RENT COMMENCEMENT	LEASE EXPIRATION	OPTIONS	CHANGES ON	CHANGES TO
Qdoba	2,806	57.16%	\$98,210	\$35.00	6/26/2017	6/30/2027	Two, 5-Year	Year 6 Option 1 Option 2	\$108,031 \$118,834 \$130,704
Dunkin' Donuts & Baskin-Robbins	2,103	42.84%	\$85,000	\$40.42	2/15/2017	9/30/2027	Two, 5-Year	Year 6 Option 1 Option 2	\$93,500 \$102,850 \$113,135
<b>TOTAL</b>	<b>4,909</b>	<b>100.00%</b>	<b>\$183,210</b>						



# Investment Highlights

- 10-Year Corporate Leases with 10% Increases Every 5 Years
- 2017 Construction with Drive-Thru
- 20 Miles to Downtown St. Louis
- 325,267 Residents in Growing Trade Area
- Highly Visible to 24,126 Cars/Day
- Just off I-70 and I-270 with 279,524 Cars/Day
- 166,283 Employees within 5-Mile Radius, Strong Daytime Population
- 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 Crossings at Northwest, a \$106 Million Mixed-Use Development with Office, Medical, and Retail
- Primary Retail Corridor Includes Walmart, Target, Lowe's, Home Depot, Kohl's and Hobby Lobby
- Surrounded by Several K-12 Schools with 8,534 Students
- 3 Miles to St. Louis International Airport with over 15,000 Employees

## Demographics

POPULATION	3-MILE	5-MILES	7-MILES
2010 Population	42,309	147,114	322,190
2018 Population	42,472	148,355	326,802
2023 Population	42,323	147,567	328,273
HOUSEHOLDS			
2010 Households	18,209	62,061	134,818
2018 Households	18,253	62,551	136,852
2023 Households	18,299	62,549	138,618
INCOME			
2018 Average Household Income	\$69,064	\$67,421	\$78,129
EMPLOYEES			
2018 Number of Employees In Area	60,244	166,283	265,112



**326,802**

Population within  
a 7-Mile Radius



**136,852**

Households within  
a 7-Mile Radius



**\$78,129**

Average Household Income  
within a 7-Mile Radius



**OWNERSHIP:**

PRIVATE

**TENANT:**

CORPORATE

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

## 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. The core philosophy of Qdoba is flavor without compromise, letting their guests add guac and queso at no extra charge and giving them the ability to create their own masterpiece. Their menu delivers new creations and old classics such as tacos, nachos, burritos, salads and soups.

**718+**  
LOCATIONSHEADQUARTERED IN  
**San Diego, CA**FOUNDED  
**1995**RESTAURANTS IN  
**47 States**  
& THE DISTRICT OF COLUMBIA  
AND CANADA





# Lease Summary

## LANDLORD RESPONSIBILITIES

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.

## TENANT RESPONSIBILITIES

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.

## CAM

Tenant shall pay its pro rata share of CAM, including a 10% admin fee. Annual increases in CAM shall not exceed 5%.

## TAXES

Tenant shall pay its pro rata share of real estate taxes.

## INSURANCE

Tenant shall maintain commercial general liability and property damage insurance, all-risk property insurance, workers' compensation insurance and employer's liability insurance.

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.

## UTILITIES

Tenant shall pay when due all charges for gas, electricity and other utilities it uses at the Leased Premises.

## ASSIGNMENT & SUBLETTING

Tenant shall not assign or sublet the lease without Landlord's consent.



**OWNERSHIP:**

PUBLIC

**TENANT:**

CORPORATE

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

# Dunkin' Donuts

Dunkin' Donuts is a market leader in the hot regular/decaf/flavored coffee, iced coffee, donut, bagel and muffin categories. Dunkin' Donuts has earned the No. 1 ranking for customer loyalty in the coffee category by Brand Keys for nine years running. The company has more than 12,000 restaurants in 41 countries worldwide. Based in Canton, Mass., Dunkin' Donuts 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.

**12,000+**  
LOCATIONSHEADQUARTERED IN  
**Canton, MA****\$829**  
Million

SALES VOLUME

STOCK SYMBOL  
**NASDAQ:**  
**DNKN**RESTAURANTS IN  
**41 Countries**  
WORLDWIDEFOUNDED  
**1950**RANKS NO. 1 FOR  
CUSTOMER LOYALTY  
BY BRAND KEYS FOR 9  
YEARS RUNNING





# Lease Summary

## LANDLORD RESPONSIBILITIES

Landlord shall make all structural repairs and replacements including but not limited to foundations, roofs, beams and walls (but excluding glass).

## TENANT RESPONSIBILITIES

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.

## CAM

Tenant shall pay its pro rata share of CAM, including a 7% admin fee. Annual increases in CAM shall not exceed 5%.

## TAXES

Tenant shall pay its pro rata share of real estate taxes.

## INSURANCE

Tenant shall maintain and keep in full force commercial general liability insurance, all-risk insurance, and flood insurance (if applicable).

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.

## UTILITIES

Tenant agrees to pay when due all charges for water, gas, electricity, and other utilities furnished to the premises.

## ASSIGNMENT & SUBLETTING

Tenant shall not assign or sublet the lease without Landlord's consent.

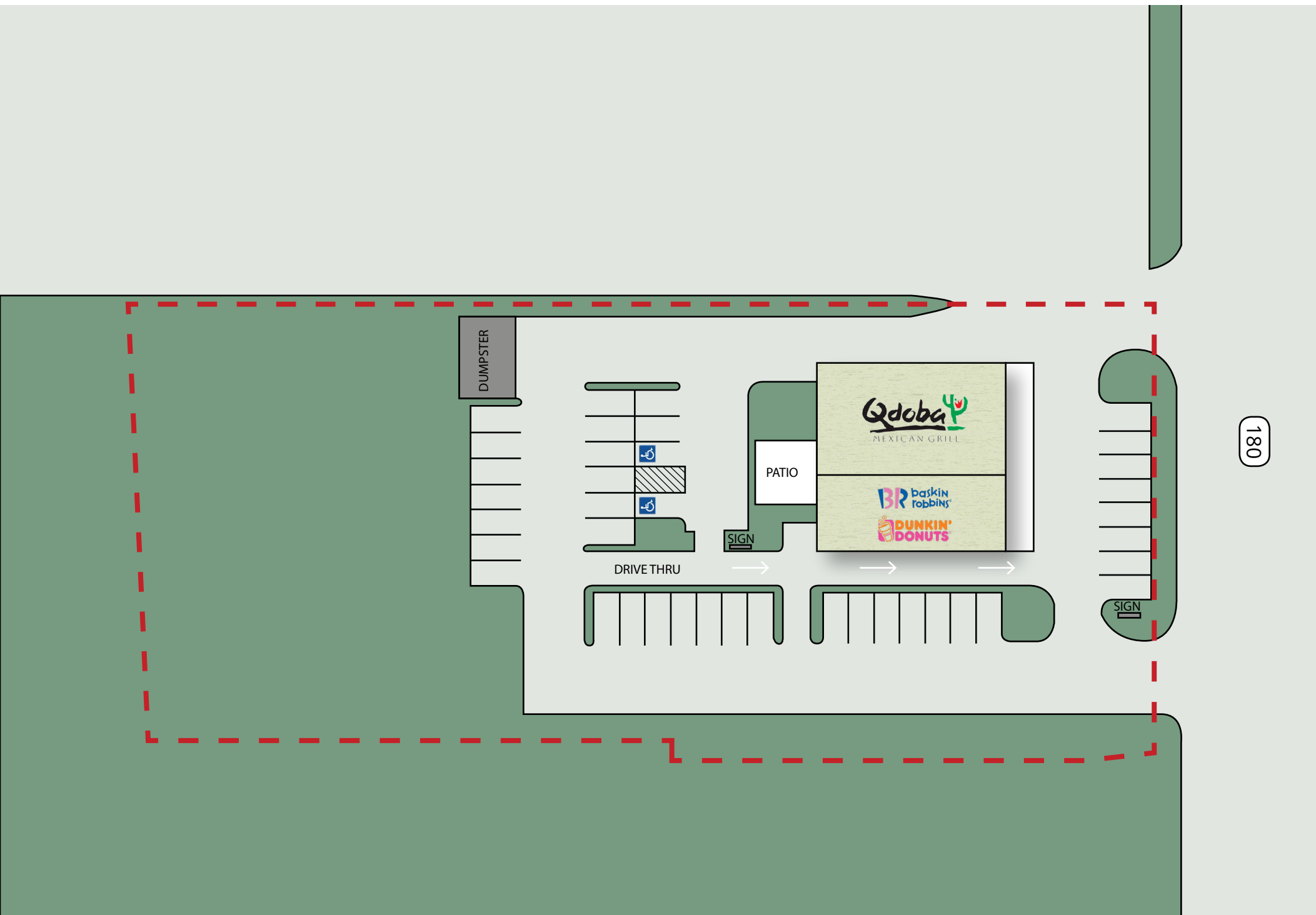


## Aerial Photo





# Site Plan





4,909 SF | 1.08 ACRES

QDOBA & DUNKIN' DONUTS





CLICK FOR GOOGLE MAP

**SUBJECT  
PROPERTY**

# PROXIMITY

## TO LOCAL ATTRACTIONS



**3 MILES**  
St. Louis  
Outlet Mall



**3 MILES**  
St. Louis Lambert  
International  
Airport



**15 MILES**  
St. Louis  
University



**20 MILES**  
Downtown  
St. Louis



**20 MILES**  
Busch Stadium  
(Cardinals)



# St. Louis, MO

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, 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 Laclède 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 4th-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.

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.

As of 2013, 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.





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# EXCLUSIVELY LISTED BY

## **PHIL SAMBAZIS**

Senior Managing Director

SAN DIEGO

Tel: (858) 373-3174

phil.sambazis@marcusmillichap.com

License: CA 01474991

## **BRADLEY BARHAM**

Broker of Record

ST LOUIS

License: 2005038930



**SAMBAZIS**  
RETAIL GROUP

# QDOBA & DUNKIN' DONUTS

BRIDGETON (ST. LOUIS MSA), MISSOURI

