

Save
a lot
food stores

ABSOLUTE NNN LEASE INVESTMENT

Brand New 15 YEAR CORP. LEASE

1301 Union Blvd | St. Louis, MO | 63113

ST. LOUIS MSA - 20TH LARGEST MSA IN THE NATION - HIGH GROWTH & TOURISM (25M+)

Colliers
INTERNATIONAL

PROPERTY OVERVIEW

We are pleased to offer to qualified investors an opportunity to purchase fee simple, an absolute NNN leased investment occupied by Save-A-Lot grocer on a new 15 year lease just outside Downtown St. Louis, MO. This brand new 2019 construction, is located on a highly trafficked intersection seeing over 36,000 VPD, and is ideally positioned to take advantage of the dense residential infill surrounding the subject property as well as benefit from the areas high retail demand. This is an excellent opportunity to purchase a corporate signed absolute NNN lease, located just outside one of the largest cities in the U.S., surrounded by dense residential infill ideal for the tenant’s use, on a brand new 15 year lease with zero landlord responsibilities.



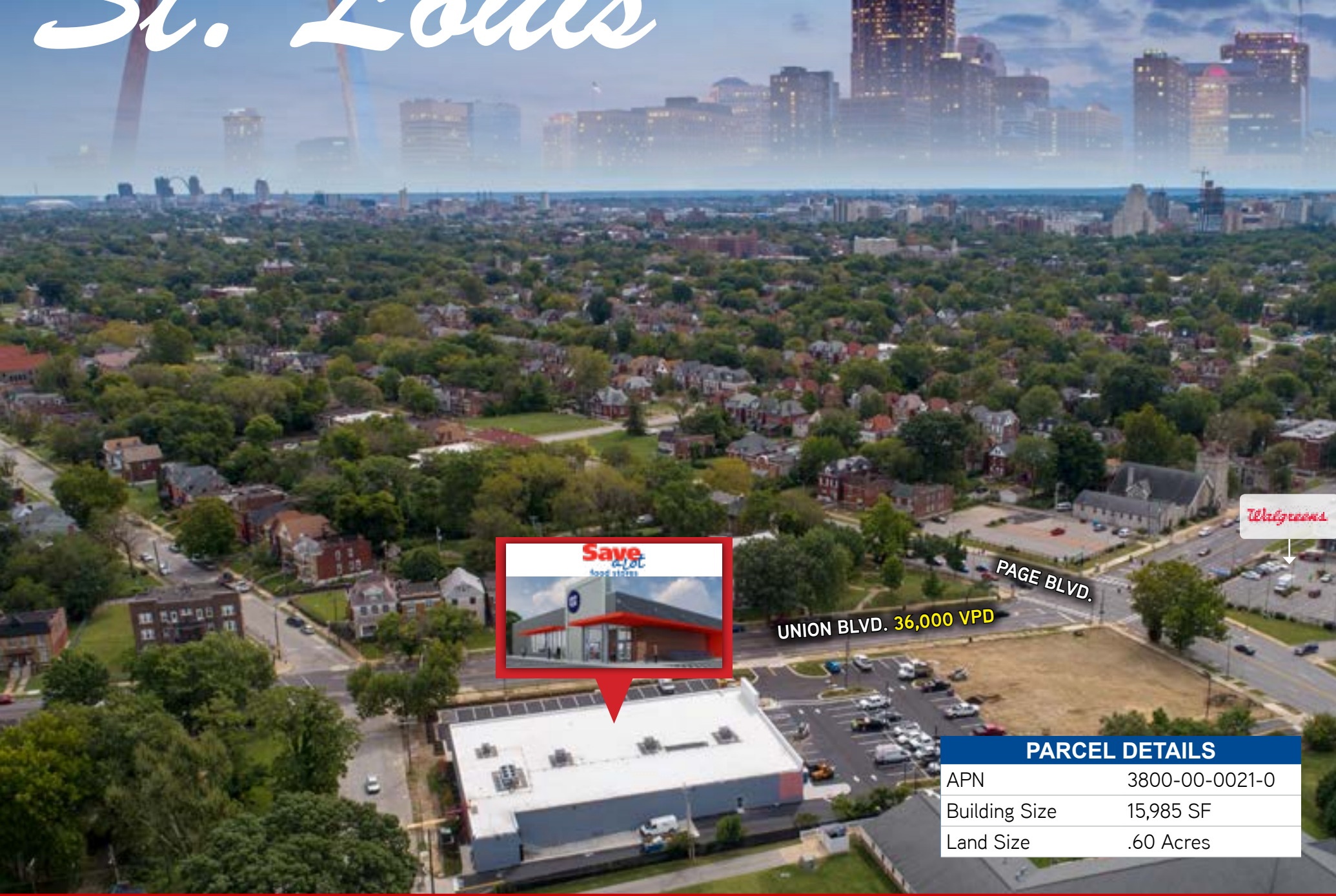
St. Louis is a major independent city and inland port in the state of Missouri. It is situated along the western bank of the Mississippi River, which marks Missouri's border with Illinois. The city had an estimated 2018 population of 302,838 and is the cultural and economic center of the St. Louis metropolitan area (home to nearly 3,000,000 people).

PRICING DETAILS	
List Price	\$5,039,000
NOI	\$314,916
CAP Rate	6.25%
Taxes	NNN
Insurance	NNN
CAM	NNN
LEASE ABSTRACT	
Tenant Trade Name	Save-A-Lot
Lease Start	January 3, 2020
Lease Expiration	January 31, 2035
Lease Term	15 Years
Term Remaining On Lease	15 Years
Base Rent	\$314,916
Rental Adjustments	5% Annual Increases Every 5 Years 2/1/2025: \$330,662 2/1/2030: \$347,195
Option Periods	5 - 5 Year Options 5% Increases Each Option 2/1/2035: \$364,554.63 2/1/2040: \$382,782.37 2/1/2045: \$401,921.48 2/1/2050: \$422,017.56 2/1/2055: \$443,118.44
Lease Type	NNN Lease
Roof & Structure	Tenant Responsible

INVESTMENT HIGHLIGHTS

- Brand New 15 Year True NNN Corp. Lease (Fee) by Save a Lot (Moran Foods)
- 5% Rental Increases Every 5 Years - 4, 5 Year Options - Zero LL Duties
- Strong Lease Guarantee- Subsidiary Brand of Onex Capital (Private Equity Firm)
- \$39B+ in Assets
- St. Louis MSA - 20th Largest MSA in the Nation - High Growth & Tourism (25M+)
- Hard Corner Neighborhood Location- Synergistic Demo’s and Huge Retail Demand
- Highly Trafficked Site - Over 36,000 AADT Intersection of Union Blvd & Page Blvd
- Close Proximity to Washington University in St. Louis Campus (~15,500 Students)
- Nearby St. Louis Children’s Hospital - 425,000 Annual Patient Visits
- 390 Beds & 5,450+ Employees & Physicians
- Dense Infill - 5 Miles from Downtown St. Louis - Ideal for Tenant’s Use Type
- Excellent Demographics - Residential Population of 150,000+ within a 3 Mile Radius
- AHHI of Approximately \$63,000+ within a 3 Mile Radius

St. Louis Metropolitan Area Home To Nearly 3,000,000 People



PARCEL DETAILS	
APN	3800-00-0021-0
Building Size	15,985 SF
Land Size	.60 Acres

TENANT OVERVIEW

Save A Lot history begins with just a single store in 1977. Since then, Save-A-Lot has grown into one of the largest U.S. grocery store chains. Save A Lot Food Stores Ltd. is an American discount grocery store chain headquartered within Greater St. Louis in the inner ring suburb of St. Ann, Missouri. The subsidiary of Onex Corporation comprises close to 1,300 stores across 36 states in the United States with over \$4 billion in annual sales.

Save A Lot grocery stores sell both national brands and exclusive private label brands at a discounted price. A typical Save A Lot grocery store is 15,000 square feet with items displayed in their cardboard shipping boxes.



In 2016: Save-A-Lot begins a new chapter after being acquired by Canadian private equity firm Onex Corporation. Save A Lot is positioned to be one of the fastest growing grocery retailers in the U.S. where consumers are looking for value like never before.



SAVE-A-LOT	
Type	Private
Industry	Grocery Retail
Headquarters	St. Ann, Missouri
Number of locations	1,300 Stores
Website	www.savealot.com
Owner	Onex Corporation



Onex Corporation is an investment manager founded in 1984. The firm manages capital on behalf of Onex shareholders, institutional investors and high net worth clients around the world. As of June 30, 2019, Onex had approximately US\$39 billion of assets under management. Onex and its management teams are collectively the largest investors across Onex’s investment platforms.





ST. LOUIS

St. Louis is situated along the western bank of the Mississippi River, which marks Missouri’s border with Illinois. The city had an estimated 2018 population of 302,838 and is the cultural and economic center of the St. Louis metropolitan area (home to nearly 3,000,000 people), which is the largest metropolitan area in Missouri, and the 20th-largest in the United States.

ECONOMY

A “Gamma” global city with a metropolitan GDP of more than \$160 billion in 2017, metropolitan St. Louis’s diverse economy has strengths in the service, manufacturing, trade, transportation, and tourism industries. Home to nine of the ten Fortune 500 companies based in Missouri, Greater St. Louis counts among its major corporations Anheuser-Busch, Express Scripts, Centene, Boeing Defense, Emerson, Energizer, Panera, Enterprise, Peabody Energy, Ameren, Post Holdings, Monsanto, Edward Jones, Go Jet, Purina, Olin Corporation, and Sigma-Aldrich. Major research universities within the city include Washington University in St. Louis and Saint Louis University. The Washington University Medical Center hosts an agglomeration of medical and pharmaceutical institutions, including the nationally recognized Barnes-Jewish Hospital.

TOP EMPLOYERS IN THE ST. LOUIS MSA

#	Employer	# of Employees
1	BJC Health Care	28,351
2	Wal-Mart Stores, Inc.	22,290
3	Washington University	15,818
4	SSM Health	14,926
5	Mercy	14,195

TOP EMPLOYERS IN THE CITY ONLY

#	Employer	# of Employees
1	BJC Health Care	18,354
2	Washington University in St. Louis	16,174
3	St. Louis University	10,078
4	City of St. Louis	8,765
5	Defense Finance and Accounting Service	6,508
6	Wells Fargo (A. G. Edwards)	5,418
7	St. Louis Board of Education	4,940
8	US Postal Service	4,577
9	State of Missouri	4,070
10	SSM Health	4,070

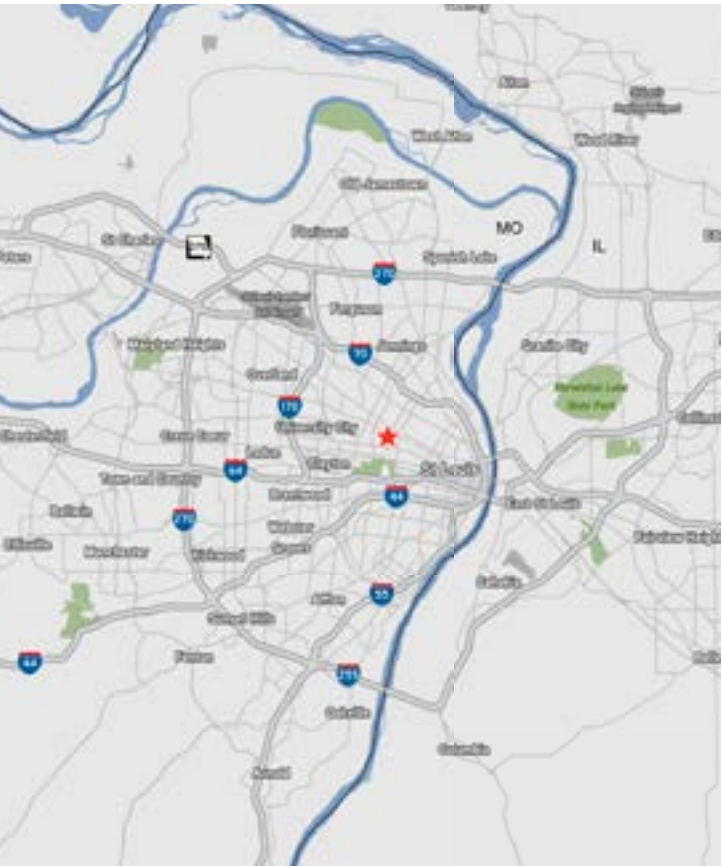


EDUCATION

The city is home to three national research universities, University of Missouri-St. Louis, Washington University in St. Louis and St. Louis University, as classified under the Carnegie Classification of Institutions of Higher Education. St. Louis is also home to Harris–Stowe State University, a historically black public university.

Washington University in St. Louis

WUSTL is a private research university in St. Louis, Missouri. Founded in 1853, and named after George Washington, the university has students and faculty from all 50 U.S. states and more than 120 countries. As of 2017, 24 Nobel laureates in economics, physiology and medicine, chemistry, and physics have been affiliated with Washington University, nine having done the major part of their pioneering research at the university. Washington University is made up of seven graduate and undergraduate schools that encompass a broad range of academic fields. The School of Medicine is ranked 8th for research in the U.S. by U.S. News & World Report in 2019.



ST. LOUIS LANDMARKS

GATEWAY ARCH

At 630 feet, it is the world’s tallest arch and tallest man-made monument in the Western Hemisphere. Built as a monument to the westward expansion of the United States, it is the centerpiece of Gateway Arch National Park which was known as the Jefferson National Expansion Memorial until 2018.

ST. LOUIS ART MUSEUM

Built for the 1904 World’s Fair, with a building designed by Cass Gilbert, the museum houses paintings, sculptures, and cultural objects. The museum is located in Forest Park.

MISSOURI BOTANICAL GARDEN

Founded in 1859, the Missouri Botanical Garden is one of the oldest botanical institutions in the United States and a National Historic Landmark. It spans 79-acres in the Shaw neighborhood, including a 14-acre Japanese garden and the Climatron geodesic dome conservatory.

CITY HALL

Located in Downtown West, City Hall was designed by Harvey Ellis in 1892 in the Renaissance Revival style. It is reminiscent of the Hôtel de Ville, Paris.

CITY MUSEUM

City Museum is a play house museum, consisting largely of repurposed architectural and industrial objects, housed in the former International Shoe building in the Washington Avenue Loft District.

ST. LOUIS SCIENCE CENTER

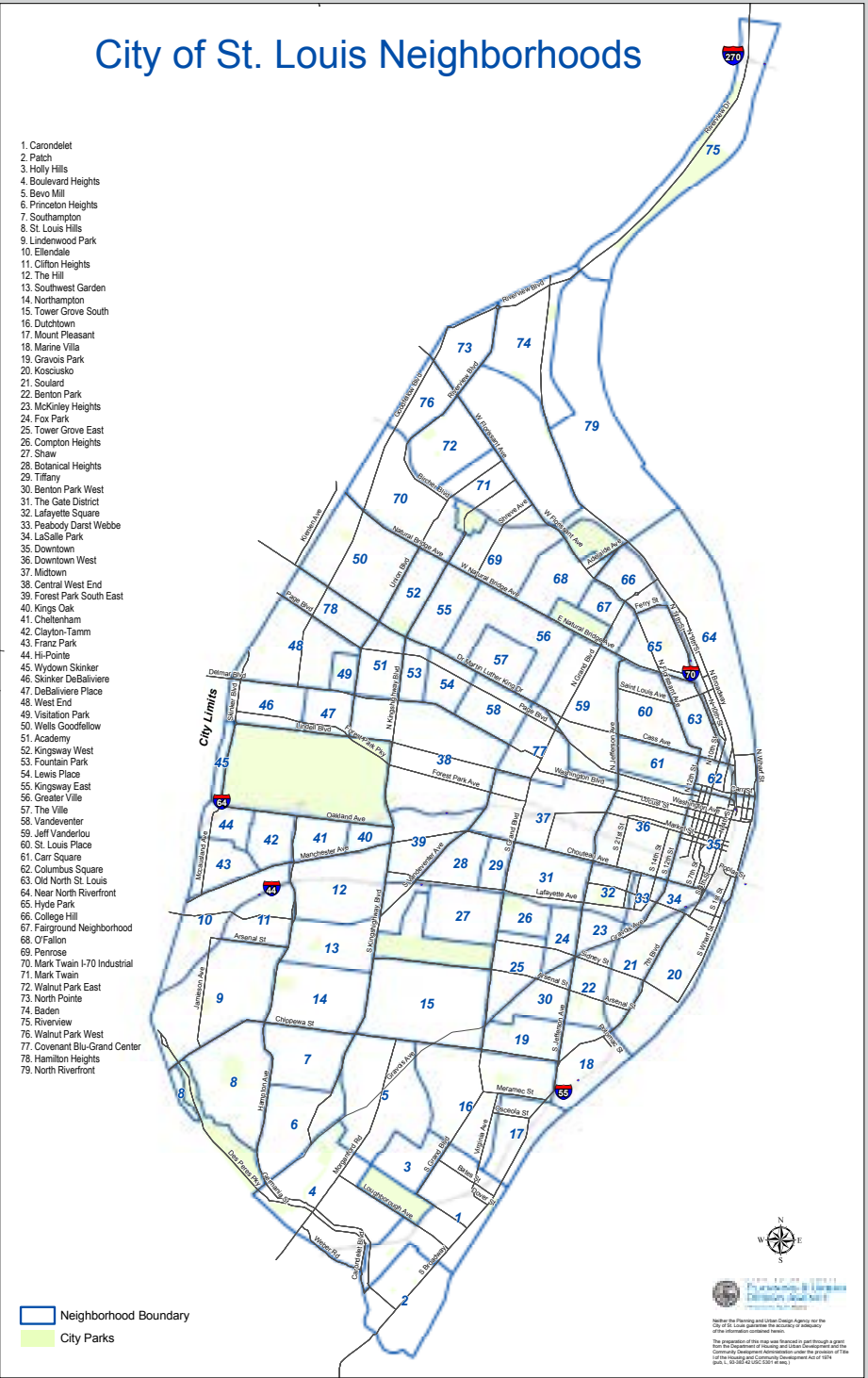
Founded in 1963, it includes a science museum and a planetarium, and is situated in Forest Park.

UNION STATION

Built in 1888, it was the city’s main passenger intercity train terminal. Once the world’s largest and busiest train station, it was converted in the early 1980s into a hotel, shopping center, and entertainment complex. Today, it also continues to serve local rail (MetroLink) transit passengers, with Amtrak service nearby.

ST. LOUIS ZOO

Built for the 1904 Worlds Fair, it is recognized as a leading zoo in animal management, research, conservation, and education. It is located in Forest Park.



FAST FACTS ST LOUIS



150,184
Population Density
3-Mile Radius



62,239
Households
3-Mile Radius



\$63,410
Avg. Household Income



\$245,603
Average Home Value

This Offering Memorandum contains select information pertaining to the business and affairs of Save-A-Lot -St. Louis, MO. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Neither owner nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness or this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

- 1. The Offering Memorandum and its contents are confidential;
- 2. You will hold it and treat it in the strictest of confidence; and
- 3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This publication is the copyrighted property of Colliers International and /or its licensor(s) 2019. All rights reserved

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of Save-A-Lot -St. Louis, MO. or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

INVESTMENT CONTACT

ERIC CARLTON

Executive Vice President
License No. 01809955
949.724.5561
eric.carlton@colliers.com

JEREME SNYDER

Executive Vice President
License No. 01360233
949.724.5552
jereme.snyder@colliers.com

JEFF BERG

Senior Vice President
License No. SP00049216
949.724.5703
Jeff.berg@colliers.com

