



REPRESENTATIVE PHOTO

NET LEASE INVESTMENT OFFERING



**MCDONALD'S (GROUND LEASE) - RELOCATION**  
6404 – 6592 E CENTRAL AVENUE  
WICHITA, KS 67206



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## EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a single tenant ground leased McDonald's property located in Wichita, Kansas. McDonald's current location is less than one mile west. Once construction is completed, they will be relocating to the subject site with a modern prototype. The lease is triple net which presents zero landlord responsibilities. There is an initial 20-year term with eight 5-year renewal options. The lease also features 10% rental escalations every five years. The premises is currently under construction with an estimated opening date of November 2021.

The 4,456 square foot McDonald's will benefit from its location along Central Avenue (27,600 VPD) which is a primary east – west thoroughfare. The property is positioned three miles east of Interstate 135 (104,000 VPD). Tenants within the area include Chick-fil-a, Taco Bell, Starbucks, Wells Fargo, Ace Hardware, Planet Fitness, Olive Garden, Dunkin', and many more. The investment is also less than two miles east of Wesley Medical Center, a 760-bed acute-care center with over 900 physicians. There are 197,610 people living within 5 miles of the property earning an average annual household income of \$69,741. Major highways, including the Kansas Turnpike, US 400 and Interstate I-135, link the city with a large trade area that encompasses a population of more than one million people within a 100-mile radius. The nearest large cities are Denver to the west, Kansas City to the northeast, Oklahoma City to the south.

McDonald's Corporation is an investment grade rated company (S&P: BBB+) and is the world's largest chain of hamburger fast food restaurants, serving over 69 million customers daily throughout 100 countries. As of 2019, they have 38,695 restaurants total.



## INVESTMENT HIGHLIGHTS

- NNN ground lease – no landlord responsibilities
- New 20-year lease term
- This property will be a relocation site for the current McDonald's at 5606 E Central Avenue
- 10% rental escalations every 5 years
- New construction (New McDonald's prototype)
- Low Rent of \$60,000
- McDonald's is an investment grade rated tenant (S&P: BBB+)
- Positioned three miles east of Interstate 135 (104,000 VPD)
- 197,610 people living within 5 miles of the property earning an average annual household income of \$69,741
- Tenants within the area include Chick-fil-a, Taco Bell, Starbucks, Wells Fargo, Ace Hardware, Planet Fitness, Olive Garden, Dunkin', and many more
- Less than two miles east of Wesley Medical Center, a 760-bed acute-care with over 900 physicians



## PROPERTY OVERVIEW

Price:	\$1,558,441
Cap Rate:	3.85%
Lease Commencement Date:	November 1, 2021 (Est.)*
Lease Term:	20-year
NOI:	\$60,000
Renewal Options:	Eight 5-year
Rental Escalations:	10% every 5 years
Lease Type:	NNN – Ground Lease
Tenant:	McDonald's USA, LLC
Year Built:	2021
Building Size:	4,456 SF
Land Size:	0.92 AC

*\* All landlord responsibilities in the lease related to delivery of the site have been finalized. A purchaser can acquire the site pre-rent commencement and close with a rent credit from seller.*





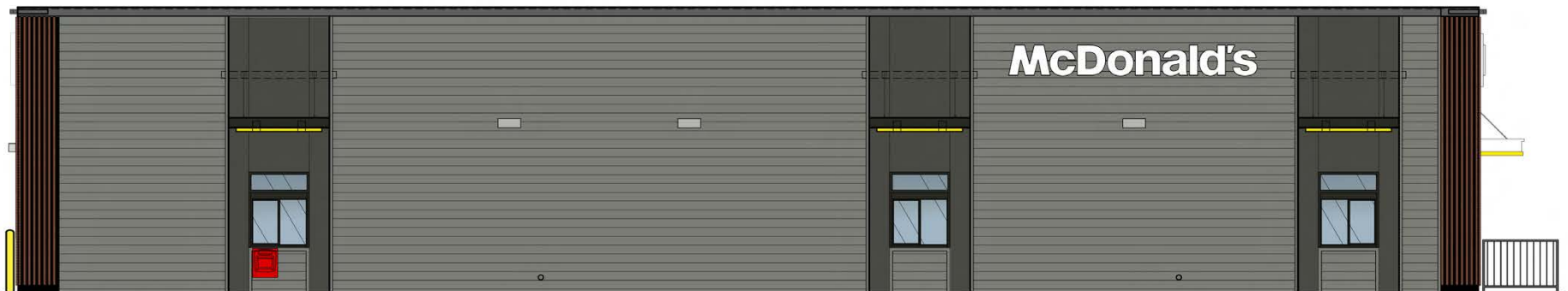
1  
A2.0 FRONT ELEVATION  
1/4" = 1'-0"



1  
A2.1 REAR ELEVATION  
1/4" = 1'-0"

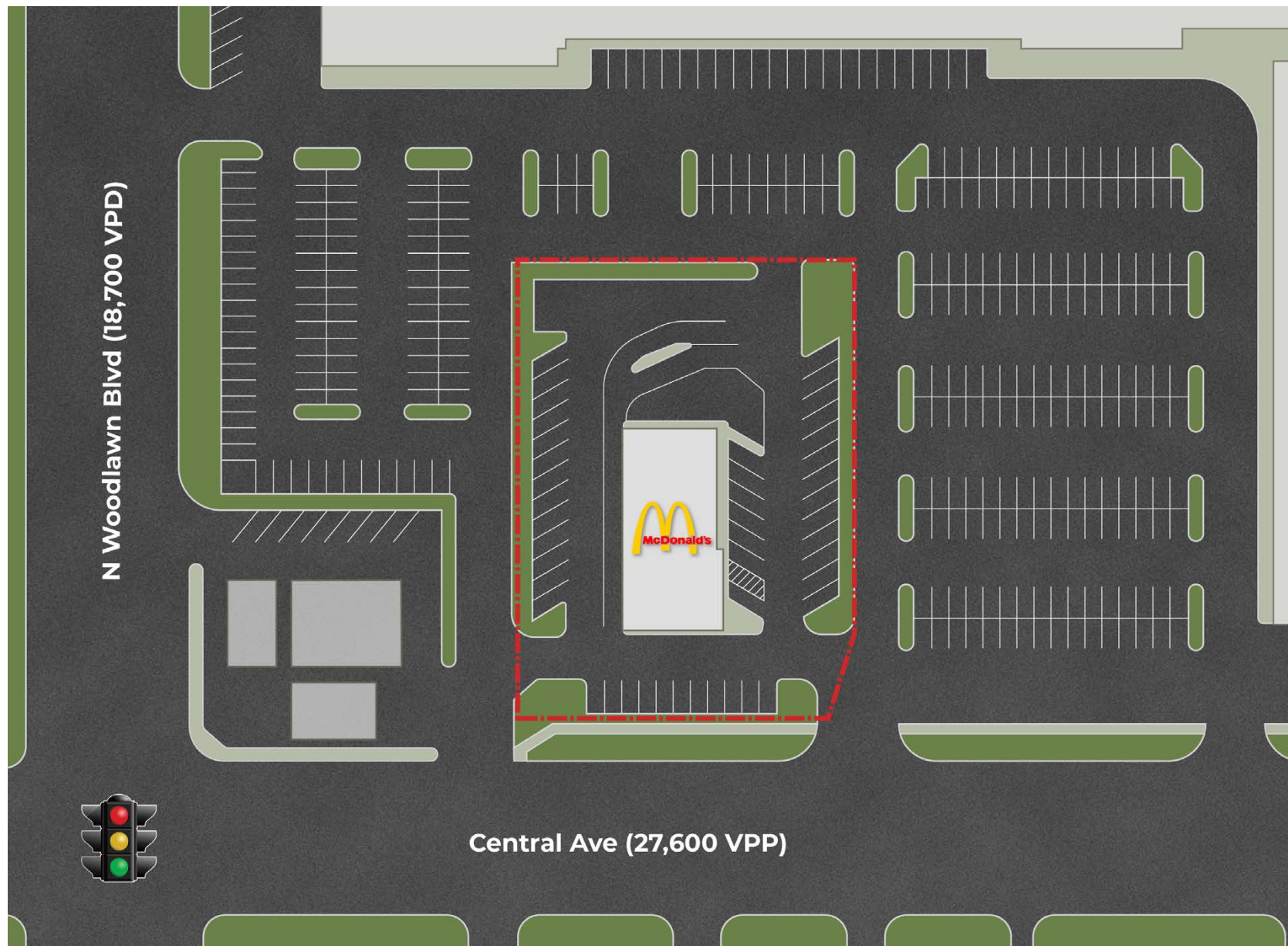


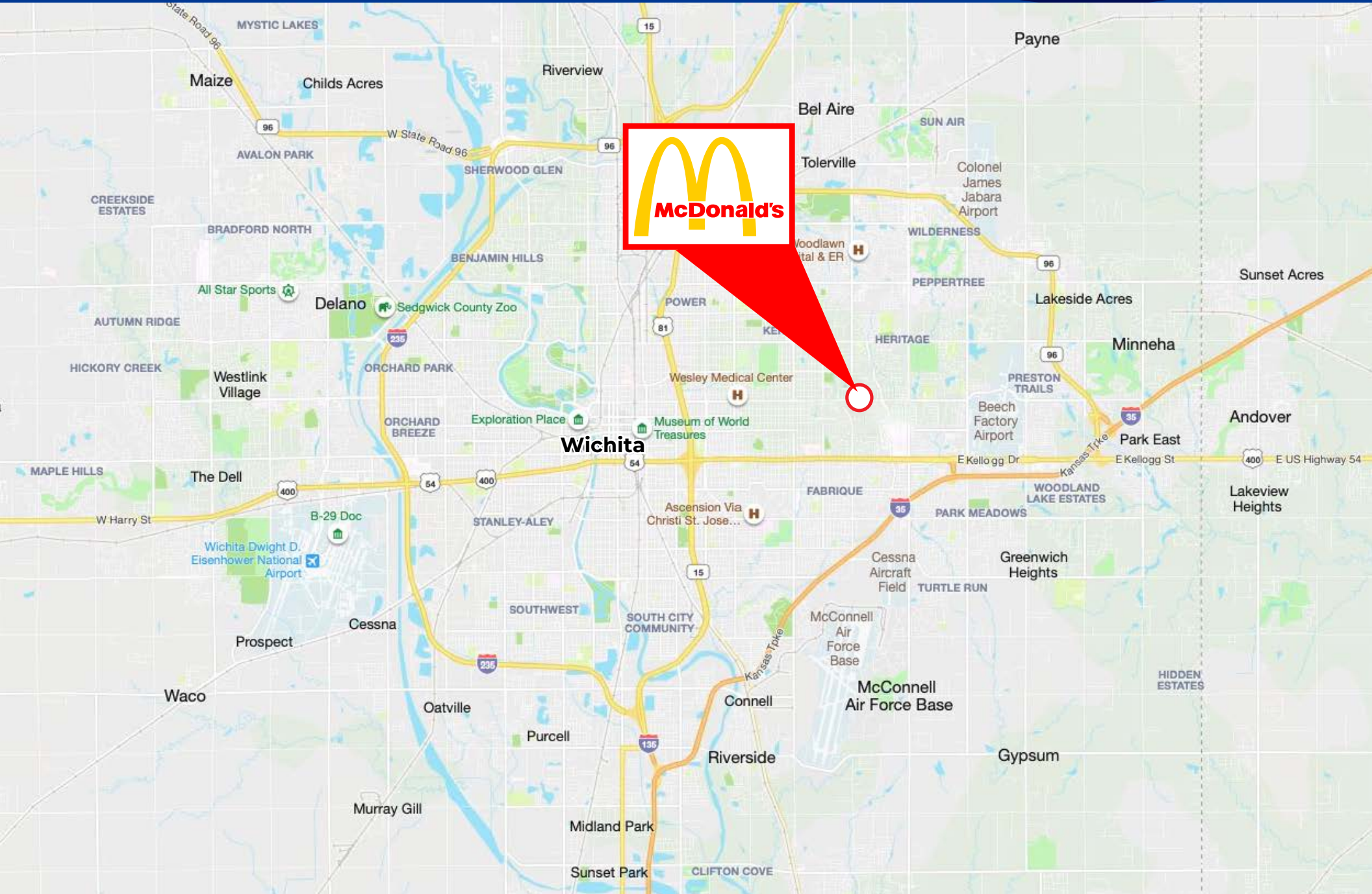
2  
A2.0 NON-DRIVE-THRU ELEVATION  
1/4" = 1'-0"



3  
A2.1 DRIVE THRU ELEVATION  
1/4" = 1'-0"







## DEMOGRAPHICS

### POPULATION

	1-Mile	3-Mile	5-Mile
Total Population:	10,450	93,291	197,610
Total Households:	4,588	39,825	79,363

### INCOME

	1-Mile	3-Mile	5-Mile
Median Household Income:	\$66,893	\$45,760	\$45,514
Average Household Income:	\$103,756	\$70,057	\$69,741



## CITY OF WICHITA, KANSAS

Wichita, the largest city in Kansas with a population 389,965, is the county seat of Sedgwick County. Major highways, including the Kansas Turnpike, US 400 and Interstate I-135, link the city with a large trade area that encompasses a population of more than one million people within a 100-mile radius. The nearest large cities are Denver to the west, Kansas City to the northeast, and Oklahoma City to the south, and Tulsa to the southeast.

During the 1890s, the grain produced from the farms in the region more than equaled the wealth formerly generated by the cattle trade, and Wichita became a trade and milling center. In 1914, the discovery of oil broadened the economic base, drawing numerous services, distributive enterprises and metal-working industries. Wichita was the headquarters of the former Derby Oil Company, which was purchased by Coastal Corporation in 1988.

In the 20th century, aircraft pioneers such as Clyde Cessna, Walter Beech and Bill Lear began projects that would lead to Wichita's establishment as the "Air Capital of the World." In 1917, the Cessna Comet was the first airplane that was manufactured in Wichita. Cessna and Beechcraft remain based in Wichita today, along with Learjet and Spirit Aerosystems. Airbus maintains a workforce in Wichita. Since the growth of the aircraft industry began during the inter-war years, Wichita has been a leading producer of general aviation and commercial aircraft. McConnell Air Force Base was activated in 1951 and has remained an important factor in the community.

Wichita has long been known as a center of entrepreneurship. In addition to aircraft pioneers, Fred Koch founded Koch Industries in Wichita, and Dan and Frank Carney founded Pizza Hut. Coleman, Freddy's Frozen Custard, and many other successful companies began in Wichita.





## **MCDONALD'S**

McDonald's Corporation is the world's largest chain of hamburger fast food restaurants, serving over 69 million customers daily throughout 100 countries. McDonald's primarily sells hamburgers, cheeseburgers, chicken, French-fries, breakfast items, soft drinks, shakes and desserts. In response to changing consumer tastes, the company has expanded its menu to include salads, wraps, smoothies and fruit. McDonald's restaurants offer customers counter service as well as drive-thru service. McDonald's owns approximately 18% of their restaurants, while the remainder of the stores are run by franchisee members or joint venture.

McDonald's present corporation dates its founding to the opening of a franchised restaurant by businessman Ray Kroc in Des Plaines, Illinois on April 15, 1955, the ninth McDonald's restaurant overall. Kroc purchased the McDonald brothers' equity in the company and led its worldwide expansion. McDonald's a publically traded company on the New York Stock Exchange using symbol "MCD". McDonald's is an investment grade rated company with a Standard & Poor's rating of "BBB+". McDonald's moved their global headquarters to Chicago, Illinois in 2017 from Oak Brook, Illinois where they have had their offices since 1971.

Website:	<a href="http://www.mcdonalds.com">www.mcdonalds.com</a>
Founded:	1955
Number of Locations:	38,695
Number of Employees:	235,000
Standard & Poor's Rating:	BBB+
Stock Symbol:	MCD (NYSE)
Headquarters:	Chicago, Illinois



## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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