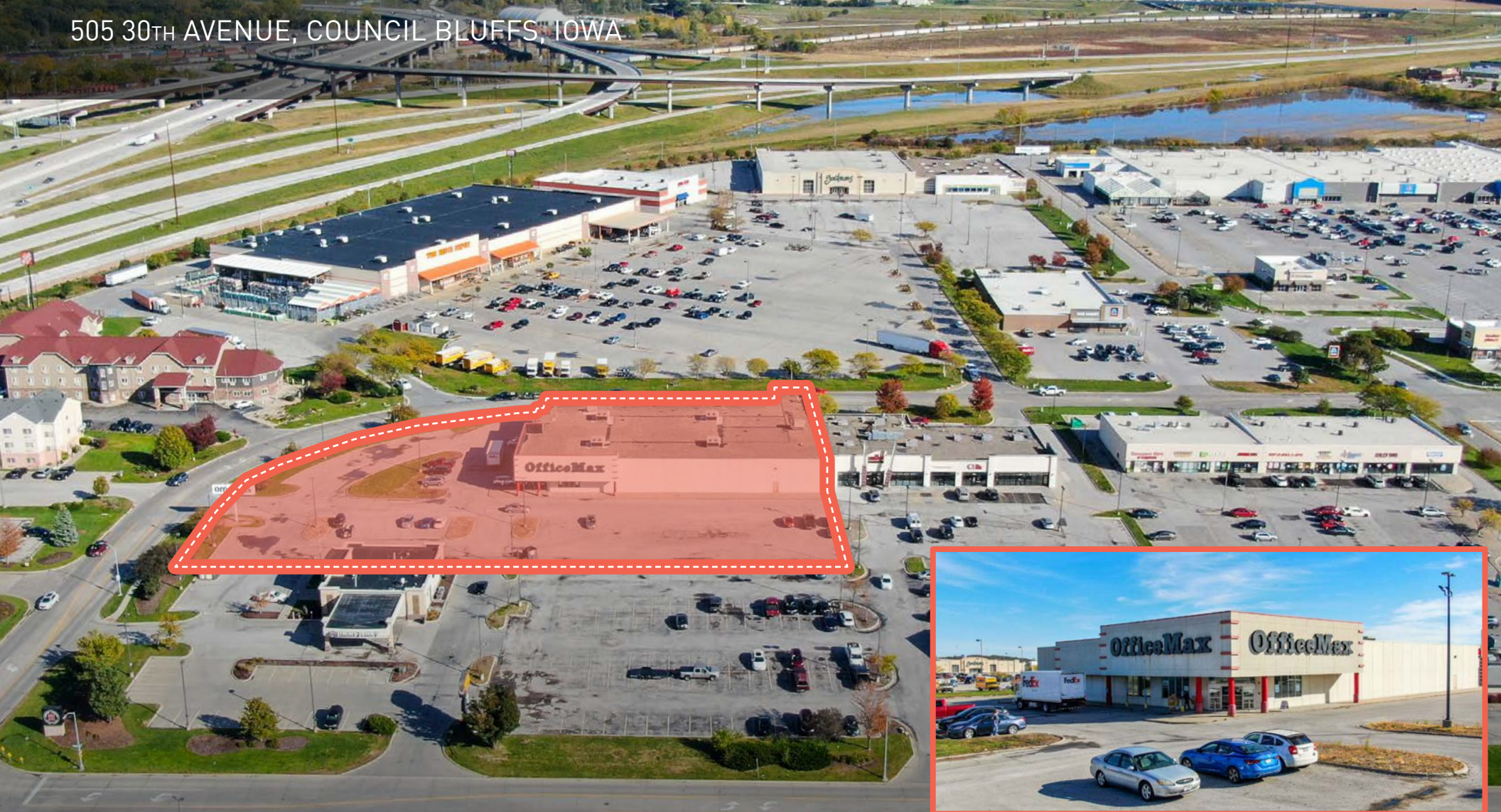


OFFICEMAX

505 30TH AVENUE, COUNCIL BLUFFS, IOWA



OFFERING MEMORANDUM

Marcus & Millichap



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Executive Summary

505 30th Avenue, Council Bluffs, IA 51501

FINANCIAL SUMMARY

| | |
|---------------|--------------------|
| Price | \$3,403,000 |
| Cap Rate | 7.25% |
| Building Size | 23,500 SF |
| Net Cash Flow | 7.25% \$246,750 |
| Year Built | 1998 |
| Lot Size | 2.27 Acres |

LEASE SUMMARY

| | |
|-------------------------|-----------------------|
| Lease Type | Double-Net (NN) Lease |
| Tenant | OfficeMax |
| Roof & Structure | Landlord Responsible |
| Lease Commencement Date | April 16, 1998 |
| Lease Expiration Date | April 30, 2028 |
| Original Lease Term | 15 Years* |
| Lease Term Remaining | 7 Years |
| Rental Increases | \$0.50/SF in Options |
| Renewal Options | 2, 5 Year Options |

*Tenant extended the Lease an additional 10 years in 2018 after expiration of the original 15 year term.

ANNUALIZED OPERATING DATA

| | | |
|---------------------|--------------------|-----------------|
| Lease Years | Annual Rent | Cap Rate |
| Current - 4/30/2028 | \$246,750 | 7.25% |
| Options | Annual Rent | Cap Rate |
| Option 1 | \$258,500 | 7.60% |
| Option 2 | \$270,250 | 7.94% |

| | |
|-----------------------------|------------------------|
| Base Rent | \$246,750 |
| Net Operating Income | \$246,750 |
| Total Return | 7.25% \$246,750 |



10,600 CPD
30TH AVENUE





JCPenney
Party City
Culver's
TEXAS
at home
The Home Décor Superstore
petco

MAC
Mid-America Center
30,000 SF/8,000 SEAT
ARENA & 64,000 SF
CONVENTION CENTER

DOWNTOWN
OMAHA

83,300 CPD
I-80 FREEWAY

24,800 CPD
EXPRESSWAY ST

Google
DATA CENTER

6

BURGER KING

TACO BELL

FAZOLI'S

golden
corral
Buffet & Grill

RED LOBSTER
FRESH SEA-TO-SEA LOBSTERS

Applebee's
GRILL • BAR

MCDONALD'S

Cracker
Barrel
OLD COUNTRY STORE

JIMMY JOHN'S

Fairfield
BY MARRIOTT

DAIRY
QUEEN

SUPERCUTS
SALLY BEAUTY

HUHOT
MONGOLIAN GRILL

Red Roof
Inn

THE
HOME
DEPOT

10,600 CPD
30TH AVENUE

OfficeMax®

HARBOR
FREIGHT
TOOLS
Gordmans
something unexpected

Property Description



INVESTMENT HIGHLIGHTS

- » **Tenant Recently Exercised 10-Year Lease Extension**
- » 91,195 Residents within a Five-Mile Radius - Omaha, NE MSA
- » **Immediately Off the I-80 Freeway (83,300 Cars/Day) with Direct Access to Omaha**
- » Situated in Dense Retail Corridor - Home Depot, Walmart, Sam's Club, ALDI, Menards, Taco Bell, McDonald's, and More
- » **Close Proximity to Google Data Center (300+ Employees)**
- » Down the Road from Metro Crossing Shopping Center - Retailers Include Target, PetSmart, Hobby Lobby, Kohl's, and TJ Maxx
- » **Strong Daytime Population - 112,154 Employees in Surrounding Area**
- » Virtually No Vacancy in the Area



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

| | | | |
|-----------------|-------|--------|--------|
| 2026 Projection | 2,130 | 40,118 | 92,123 |
| 2021 Estimate | 2,152 | 40,030 | 91,195 |

Households

| | | | |
|-----------------|-----|--------|--------|
| 2026 Projection | 839 | 16,186 | 35,969 |
| 2021 Estimate | 838 | 16,018 | 35,283 |

Income

| | | | |
|------------------------------------|----------|----------|----------|
| 2021 Est. Average Household Income | \$71,811 | \$70,917 | \$70,793 |
| 2021 Est. Median Household Income | \$55,506 | \$53,947 | \$53,505 |
| 2021 Est. Per Capita Income | \$27,965 | \$28,532 | \$27,844 |



Tenant Overview



OfficeMax®

Boca Raton, Florida

NASDAQ: ODP

1,100+

www.officedepot.com

Headquarters

Stock Symbol

Locations

Website

OfficeMax is a subsidiary of The ODP Corporation (NASDAQ: ODP), a leading provider of business services and supplies, products and technology solutions. ODP operates through its fully integrated omni-channel platform of approximately 1,100 stores, online presence and dedicated sales professionals and technicians. Through its banner brands Office Depot®, OfficeMax®, CompuCom® and Grand&Toy®, the company offers its customers the tools and resources to focus on starting, growing and running a business.

OfficeMax was founded in Cleveland, Ohio in April of 1988. In February of 2013,

an all-stock merger between Office Depot and OfficeMax was announced. The merger was completed in November of 2013, creating the largest U.S. office-supplies chain.

For Q2 ended June 26, 2021, ODP announced total reported sales of \$2.3 billion, up 6% versus last year. According to CEO Gerry Smith, increased demand for ODP's core products and services grew in the quarter as customers and more businesses and schools returned to work and to in-class learning. ODP continues to serve as the home office and school supply choice for customers.

Property Photos



Location Overview



Located on the banks of the Missouri River and just steps away from the Omaha metro area, Council Bluffs has quickly evolved into one of the Midwest's best places to visit. With an estimated 62,300 residents, Council Bluffs is the most populous city in Southwest Iowa and a principal city in the Omaha-Council Bluffs metro area, with a total population of over 865,000.

A key part of the Omaha-Council Bluffs metro area, the vibrant and economically diverse region of Council Bluffs provides businesses with the ingredients necessary for success in today's highly competitive world economy. Located at the crossroads of Interstates 80 and 29, the region offers global access from the heartland of America. Interstate 80 serves both coasts while Interstate 29 connects Canada and Mexico. The greater Council Bluffs region enjoys a labor

force of over 465,000, a growing metro population and a highly educated and productive workforce.

Council Bluffs' economy benefits from the numerous corporations with manufacturing plants in the city. Such corporations include Barton Solvents, Con- Agra, and Tyson Foods. In 2007, Google announced plans to construct a data center, and announced in 2012 they would be building a second facility. By 2019, Google had invested over \$2.5 billion into the region and state. The company has created over 400 jobs so far at its Council Bluffs site and has worked with the local Council Bluffs community to donate over \$1.1 million to local schools and nonprofits and provide free WiFi to everyone in three Council Bluffs areas.

Tech Growth in Council Bluffs

Council Bluffs was recently recognized as Technology Community of the Year by the Technology Association of Iowa (TAI) on November 4 at the 2021 Prometheus Awards in Des Moines, Iowa. This achievement is the result of years of technological growth and development in Council Bluffs. The community demonstrates its commitment to grow the tech industry in Council Bluffs by investing in local tech companies, infrastructure, unique partnerships, and the entrepreneurial ecosystem.

» Google is proud to call Iowa one of our data center homes

“In 2007, we announced plans to construct a data center complex in Council Bluffs, Iowa. Then in 2012 and 2015, we announced expansions of our local data center facilities. Over time, we’ve invested over \$2.5 billion and have established a long-term commitment to the region and state. Now a fully operational site, we’ve created over 400 jobs on site, and we work hard to support the communities in which our employees live and work.

Why did Google choose Council Bluffs? Council Bluffs has the right combination of energy infrastructure, developable land, and available workforce for the data center.” – Google [\[Click to read entire article\]](#)



» CyrusOne: Council Bluffs data center

“Strategically located in Council Bluffs, Iowa, CyrusOne’s newest data center will be 216,000-square-foot and contain 120,000-square-foot of raised floor/white space at full build out.

Council Bluffs will join CyrusOne’s nearly 50 data centers and will provide customers with unparalleled access to high bandwidth with close proximity to some of the world’s largest cloud companies empowering enterprise customers in their Hybrid Cloud journey with low-latency cloud connectivity.”

– CyrusOne [\[Click to read entire article\]](#)

» Data centers, Council Bluffs, and the 41st parallel

“When thinking about highly coveted data connectivity locations, most would not assume that Council Bluffs, Iowa is the epicenter for investment. However, as a result of 19th-century political tensions and the transcontinental railroad, the ‘Silicon Prairie’ or 41st parallel position in Council Bluffs has unmatched access to high bandwidth, low latency connectivity.

Data center campuses are continuing to pop up in Council Bluffs due to the location’s ability to handle high volumes of data, and its proximity to the public cloud and cloud platform providers, who are also heavily in Silicon Prairie locations” – Data Center Dynamics [\[Click to read entire article\]](#)

[exclusively listed by]

Jon Ruzicka

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Offices Nationwide

www.marcusmillichap.com

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