

# Mattress Firm

1100 W. University Avenue | Georgetown, TX



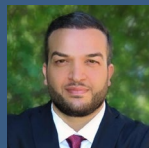
**10 YEARS REMAINING  
INCREASES EVERY 5 YEARS**



**NET-LEASED  
MINIMAL LL RESPONSIBILITIES**



**BUILT IN 2015  
AFFLUENT AUSTIN  
SUBURB**



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# OFFERING OVERVIEW

**Offered At**  
**\$7,770,700**

**Cap Rate**  
**5.00%**

## PROPERTY SUMMARY

Price	\$7,770,700
Net Operating Income	\$388,535
Lease Type	Double Net
Property Size	8,500-Square Feet
Lot Size	0.97 Acres
Year Built / Renovated	2015
Type of Ownership	Fee Simple
Property Type	Single-Tenant

# INVESTMENT OVERVIEW



Jonna Group at Colliers has been selected to exclusively represent for sale the freestanding Mattress Firm located in Georgetown, TX (Austin MSA). Mattress Firm just signed an early 5-year extension, extending the lease through 2032, showing their commitment to this strong performing location. This is a double net lease with minimal landlord responsibilities that features an attractive rent bump in 2027 and in their option period. Mattress Firm is located with high visibility and frontage on University Avenue (29,000+ VPD). The busy highway features over 63,000 combined vehicles traveling per day. The subject property is located just off Interstate 35 (126,000+ VPD). Several national retailers in the immediate vicinity include Walmart, Menards, ALDI, AutoZone, Taco Bell, Wendy's, McDonald's, Planet Fitness, Dollar General, Family Dollar, Domino's Pizza, Firestone, Verizon and many more.

The subject property features excellent demographics with over 83,000 people in a 5-mile radius and \$112,000 average household income which is well above the national average. The 5-mile radius has experienced 163% population growth since 2000 with another 16% growth expected by 2026. This Mattress Firm is located just a 30-minute drive to booming downtown Austin, the 10th-most populous city in the United States. Georgetown, Texas is the fastest-growing city in the U.S. for cities with a population above 50,000 (U.S. Census Bureau: <https://www.census.gov/newsroom/press-releases/2022/fastest-growing-cities-population-estimates.html>).

Mattress Firm is one of the largest and most successful bedding companies in the United States, with 2,300 stores in 49 states. Mattress Firm revenue increased from \$3.3 billion in 2020 to \$4.4 billion in 2021, increasing their market share. Mattress Firm's sleep experts help more than 3 million people a year find the right solution for their sleep needs.



# INVESTMENT OVERVIEW



## INVESTMENT HIGHLIGHTS

- MATTRESS FIRM | 10 YEARS REMAINING
- RECENT 5-YEAR EXTENSION | STRONG CONVICTION FOR SITE
- MINIMAL LANDLORD RESPONSIBILITIES | (1) 5-YEAR OPTION
- CORPORATE GUARANTEE | 2,300+ LOCATIONS | \$4.4B IN REVENUE
- FEE SIMPLE ASSET | OFFERED FREE & CLEAR | TAX FREE STATE
- SITUATED ON NEARLY 1 ACRE | 8,500-SQUARE FEET
- HIGH VISIBILITY ON UNIVERSITY AVENUE | 29,000+ VPD
- LOCATED JUST OFF INTERSTATE 35 | 126,000+ VPD
- STRONG AND GROWING DEMOS | 83k+ PEOPLE IN 5-MILE RADIUS
- \$112K HOUSEHOLD INCOME WELL ABOVE THE NATIONAL AVERAGE
- LIMITED COMPETITION | ONLY MATTRESS FIRM IN VICINITY
- GEORGETOWN, TX | RANKED ONE OF FASTEST GROWING CITIES
- FASTEST-GROWING CITY IN THE U.S. FOR POPULATION 50K+
- AUSTIN MSA | 10<sup>TH</sup> LARGEST CITY IN USA | 2.3 MILLION PEOPLE
- 30-MINUTE DRIVE TO DOWNTOWN AUSTIN, TX
- LOCATED IN A DENSE RETAIL CORRIDOR W/ NATIONAL TENANTS
- NATIONAL TENANTS IN THE IMMEDIATE VICINITY INCLUDE:  
WALMART, MENARD'S, ALDI, AUTOZONE, TACO BELL, WENDY'S,  
MCDONALD'S, PLANET FITNESS DOLLAR GENERAL AND MORE.



# INVESTMENT SALES FINANCIALS

## THE INVESTMENT

PROPERTY	Mattress Firm
PROPERTY ADDRESS	1100 W. University Avenue Georgetown (Austin MSA), TX
PRICE	\$7,770,700
CAP RATE	5.00%
NET OPERATING INCOME	\$388,535

## PROPERTY INFO

PROPERTY CATEGORY	Net Leased
TENANT	Mattress Firm
RENT INCREASES	Increases Every 5 Years
GUARANTOR	Corporate Guarantee
LEASE TYPE	NN
RENT COMMENCEMENT	4/21/2015
RENT EXPIRATION	4/30/2032
TERM REMAINING	10 Years
OPTION PERIODS	(1) 5-Year Option
LANDLORD RESPONSIBILITY	Roof / Structure
TENANT RESPONSIBILITY	CAM, Insurance, Taxes

## RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT PSF	CAP RATE
CURRENT	\$388,535	\$28,907	\$45.71	5.00%
5/1/27 – 4/30/32	\$427,388	\$35,615	\$50.28	5.50%
OPTION PERIOD: 5/1/32 – 4/30/37	\$470,127	\$39,177	\$55.30	6.05%

**MATTRESSFIRM®**





# PROPERTY PHOTOS





# PROPERTY PHOTOS





# PROPERTY PHOTOS





# PROPERTY PHOTOS





# AERIAL OVERVIEW



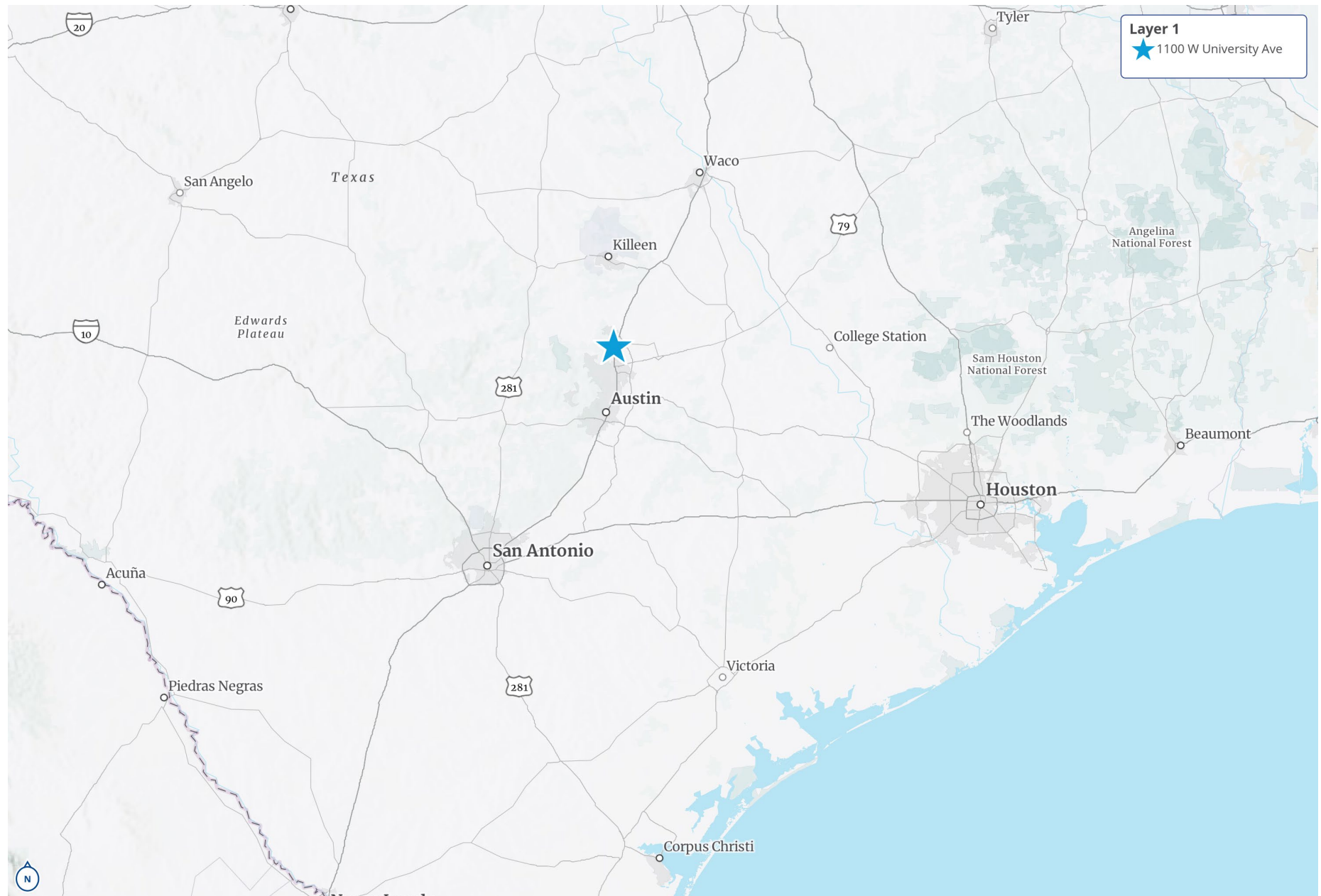


# AERIAL OVERVIEW



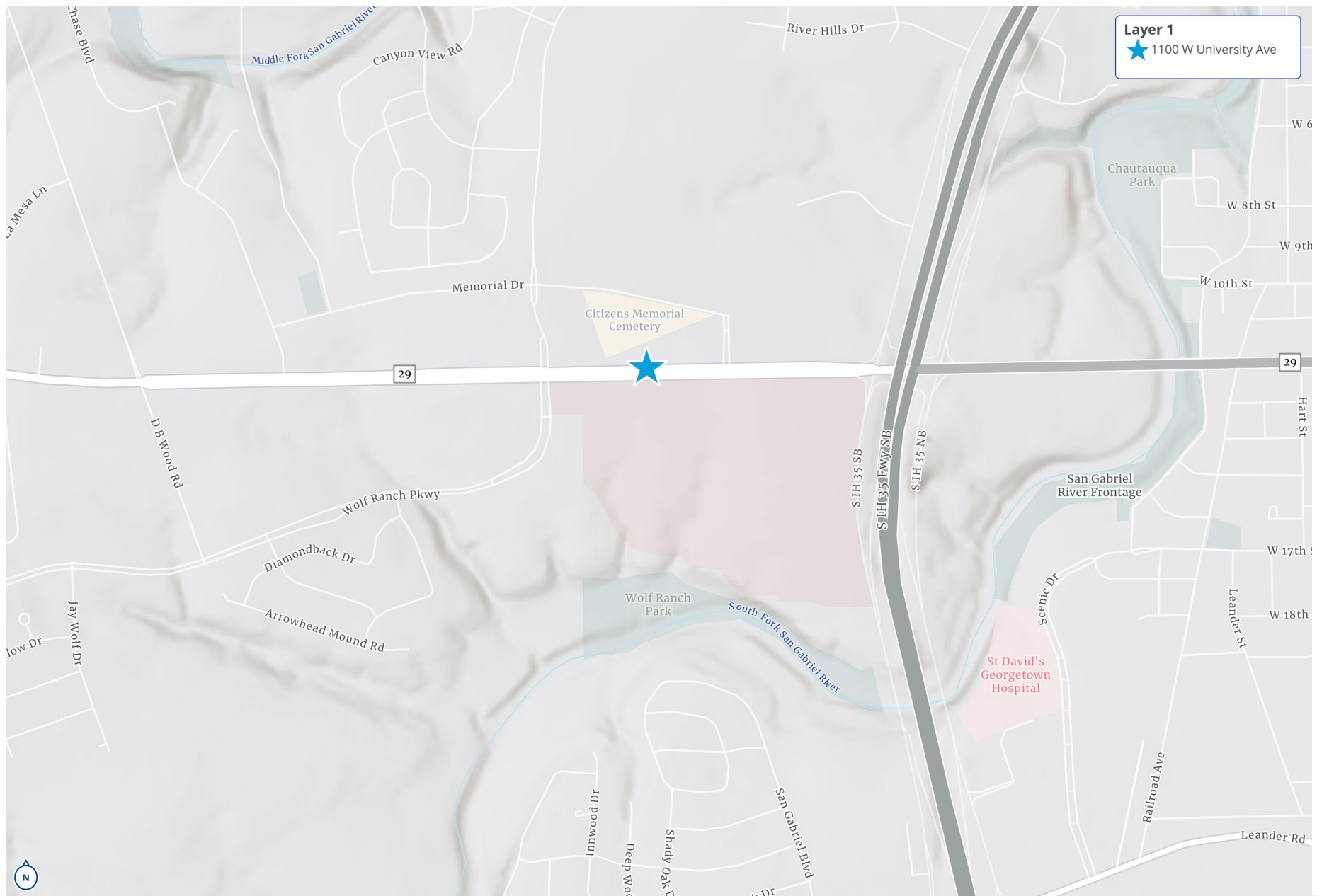


# REGIONAL OVERVIEW





# LOCAL OVERVIEW





# LOCATION DEMOGRAPHICS

	1 mile radius	3 mile radius	5 mile radius
<b>Population Summary</b>			
2000 Total Population	3,693	23,443	31,825
2010 Total Population	3,824	28,741	49,254
2021 Total Population	6,243	42,041	83,900
2021 Group Quarters	420	2,688	2,710
2026 Total Population	7,819	48,223	97,659
2021-2026 Annual Rate (CAGR)	4.60%	2.78%	3.08%
2000 to 2010 Population Change	3.5%	22.6%	54.8%
2000 to 2021 Population Change	69.0%	79.3%	163.6%
2010 to 2026 Population Change	104.5%	67.8%	98.3%
2021 to 2026 Population Change	25.2%	14.7%	16.4%
2021 Total Daytime Population	7,595	42,341	80,704
Workers	3,867	18,714	32,983
Residents	3,728	23,627	47,721
2021 Workers % of Daytime Population	50.9%	44.2%	40.9%
2021 Residents % of Daytime Population	49.1%	55.8%	59.1%
<b>Household Summary</b>			
2000 Households	1,286	8,062	10,928
2010 Households	1,605	10,150	17,498
2021 Households	2,520	14,794	29,806
2021 Average Household Size	2.31	2.66	2.72
2026 Households	3,138	17,143	34,985
2021-2026 Annual Rate	4.48%	2.99%	3.26%
2000 to 2010 Household Change	24.8%	25.9%	60.1%
2000 to 2021 Household Change	96.0%	83.5%	172.7%
2010 to 2026 Household Change	95.5%	68.9%	99.9%
2021 to 2026 Household Change	24.5%	15.9%	17.4%
2010 Families	922	7,033	12,845
2021 Families	1,548	10,088	21,719
2026 Families	2,001	11,723	25,536
2021-2026 Annual Rate	5.27%	3.05%	3.29%
<b>Housing Unit Summary</b>			
2021 Housing Units	2,618	15,193	30,486
Owner Occupied Housing Units	57.0%	65.3%	72.7%
Renter Occupied Housing Units	43.0%	34.7%	27.3%
Vacant Housing Units	3.7%	2.6%	2.2%
<b>Owner Occupied Median Home Value</b>			
2021 Median Home Value	\$361,773	\$289,649	\$313,957
2026 Median Home Value	\$394,358	\$332,252	\$343,224
<b>Income</b>			
2021 Per Capita Income	\$44,538	\$36,390	\$39,971
2021 Median Household Income	\$80,933	\$75,998	\$86,692
2021 Average Household Income	\$115,078	\$102,529	\$112,958

IN 5-MILE RADIUS

POPULATION

83k+

AVERAGE  
HOUSEHOLD INCOME

\$112k+

TOTAL HOUSEHOLDS

29k+

OFFERING MEMORANDUM

MATTRESS FIRM | GEORGETOWN (AUSTIN MSA), TX







Colliers  
INTERNATIONAL



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**DISCLAIMER:** This Market Pricing Analysis contains select information pertaining to the business and affairs of Mattress Firm – Georgetown, TX.

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- 2) You will hold it and treat it in the strictest of confidence
- 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; and
- 4) You understand and agree that any financial analysis uses industry standard assumptions and actual financial returns may vary.

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 the Property 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 of this Offering Memorandum.