

OFFERING MEMORANDUM

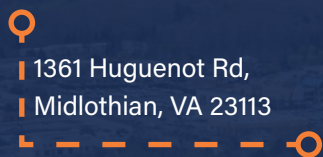
Marcus & Millichap



CHASE 

**MIDLOTHIAN, VA
RICHMOND MSA**

EXECUTIVE SUMMARY



ADDRESS



Richmond MSA

MARKET

46,000

VPD



13 YEARS

TERM REMAINING



WRAP SIGNED
CORNER LOCATION



LEASE TYPE

THE OFFERING

Price	\$3,068,182
Cap	4.40%
GLA	3,270
Lot Size	1.042 Acres
Year Built	2021
Lease Type	NNN Ground Lease
Rent Commencement	11/30/2021
Lease Expiration	11/30/2036
Increases	10% Every 5 Years
Options	Four; Five-Year
Credit	"A-" by S&P

ANNUALIZED OPERATING DATA	ANNUAL RENT	% INCREASE
Years 1 - 5	\$135,000	
Years 6 - 10	\$148,500	10%
Years 11 - 15	\$163,350	10%
Option 1 (Years 16 - 20)	\$179,685	10%
Option 2 (Years 21 - 25)	\$197,654	10%
Option 3 (Years 26 - 30)	\$217,419	10%
Option 4 (Years 31 - 35)	\$239,161	10%

THE THREE NEIGHBORING PADS ARE ALSO AVAILABLE FOR SALE.
PLEASE CONTACT THE LISTING AGENT FOR DETAILS.

INVESTMENT HIGHLIGHTS

REPLACEABLE GROUND
LEASE RENT RATE

10% INCREASES EVERY 5
YEARS

SIGNALIZED CORNER PARCEL
TO 46,000 VPD

NEIGHBORS APPEALING NEW
USERS INCLUDING RAISING
CANE'S, TORCHY'S TACOS

OUT-PARCEL TO RICHMOND'S
LARGEST ENCLOSED
SHOPPING CENTER WITH 5.6
MILLION ANNUAL CUSTOMER
VISITS

BELOW MARKET NNN GROUND LEASE – The Tenant, JP Morgan Chase Bank, National Association, has 13 years remaining on a NNN ground lease that commenced in November 2021. The lease features rental increases of 10 percent every five years during the base term and four, five-year option periods, providing a hedge against inflation. The tenant's rental rate is the lowest of the four recent pad leases executed at this intersection. It is easily replaceable given the high quality of the real estate. This signalized corner parcel is highly visible and accessible to traffic along both Huguenot Road and Koger Center Boulevard.

STRONG BANKING DEPOSIT AREA – Banks within Chesterfield County perform exceptionally well compared to the national average. The County's 14 branches average \$112 Million in deposits, compared to the national average (as of December 2022) of \$65 Million. The neighboring Truist Bank branch reports \$349 million in deposits, while the Bank of America and Wells Fargo report \$220+ Million each. Tenant's deposits are continuing to ramp up after opening this new location and Placer.ai indicates that this is a high-performer for the chain. It ranks 2nd best of 8 locations in the state and best of 5 within 30-miles.

OUTPARCEL TO CHESTERFIELD TOWNE CENTER WITH - Newly constructed in 2021, the Tenant occupies a 3,270-square-foot branch with drive-thru. The property has prominent frontage and two means of access. It is adjacent to newly constructed pad sites to Raising Cane's, Torchy's Tacos, and a national user under LOI, as well as an outparcel to Chesterfield Towne Center. The Towne Center is the largest enclosed shopping center in the Richmond area with over 1 million square-feet of retail anchored by At Home, TJ Maxx, Macy's, Old Navy, and Kirkland's. Per Placer.ai, the center averages 5.6 million annual customer visits and ranks in the 98th percentile of shopping centers in the state.

*The three neighboring pads are also available for sale. Please contact the listing agent for details.

ONE OF RICHMOND'S STRONGEST RETAIL SUBMARKETS – Located in the heart of one of the strongest retail submarkets in the Richmond MSA. The Midlothian Turnpike corridor is anchored by major national retailers, Walmart Supercenter, Target, Costco, Sam's Club, The Home Depot, Lowe's, and Wegman's, featuring countless others. The Property is within a critical mass of 11.5 million square-feet of retail space within five-miles, and the retail expenditure per capita is \$14,914, which is 55% higher than the Richmond MSA.

HIGHLY DENSE, AFFLUENT RICHMOND METRO – Located in the dynamic, high growth Richmond MSA that is now the fastest growing in the state. Between 2020 and 2022, the MSA's population grew three times that of Northern Virginia, which has historically been the fastest growing region. Chesterfield County is the state's 5th fastest-growing county since 2020, adding 17,310 residents. This is more than any other county by number of people, with nearly all growth from new residents moving from other places. Presently, the Tenant is supported by 55,703 residents within

thin three-miles and 123,413 within five-miles, with Average Household Income exceeding \$127,000.

US'S LARGEST BANK RATED "A-" BY S&P - JPMorgan Chase & Co. (NYSE: JPM) is a leading global financial services firm with assets of \$1.8 trillion and operations in more than 60 countries. The firm is a leader in investment banking, financial services for consumers, small business and commercial banking, financial transaction processing, asset management, and private equity. A component of the Dow Jones Industrial Average, JPMorgan Chase serves millions of consumers in the United States and many of the world's most prominent corporate, institutional and government clients under its JPMorgan and Chase brands. It is the country's largest bank, and the world's largest by market capitalization. It is rated "A-" by Standard & Poor's.

Wawa
Hampton Inn
jiffylube
McDonald's

five BELOW
ROSS
DRESS FOR LESS

Chesterfield Crossing
TARGET KOHL'S
MATTRESS WAREHOUSE Wendy's STARBUCKS COFFEE BURGER KING

HAVERTY'S
MATTRESS FIRM

Towne Crossing
BED BATH & BEYOND Michaels
Advance Auto Parts Panera BREAD

CARmax

MIDLOTHIAN TURNPIKE - 47,000 VPD

sleep number

EXXON

Chesterfield Towne Center
Sears TJ-maxx HomeGoods
BARNES & NOBLE BOOKSELLERS JCPenney macy's

TORCHYS
Raising Cane's CHICKEN FINGERS
CHASE
New National Tenant Lease Pending

HUGUENOT RD - 32,000 VPD

THE FRESH MARKET

Office DEPOT

VCF VALUE CITY FURNITURE

noodles company

KOGER CENTER BLVD - 14,000 VPD

TENANT INFORMATION

JPMorgan Chase & Co. (NYSE: JPM) is a leading global financial services firm with assets of \$1.8 trillion and operations in more than 60 countries. As the largest of the Big Four banks, the firm is a leader in investment banking, financial services for consumers, small business and commercial banking, financial transaction processing, asset management, and private equity. A component of the Dow Jones Industrial Average, JPMorgan Chase serves millions of consumers in the United States and many of the world's most prominent corporate, institutional and government clients under its JPMorgan and Chase brands. It is the country's largest bank, and the world's largest by market capitalization.

With \$3.67 trillion in total assets, JPMorgan Chase is the fifth-largest banking institution in the world. The firm operates the largest investment bank in the world by revenue, and occupies 24th place on the Fortune 500 list of the largest U.S. corporations by revenue (\$132.2 Billion in 2022). It is publicly traded on the New York Stock Exchange under the symbol JPM, and rated "A-" by Standard & Poor's.



CHASE



REVENUE
\$132.2 Billion



HEADQUARTERS
New York, NY



NO. OF EMPLOYEES
250,000+



NO. OF LOCATIONS
5,300 branches and 15,500 ATMs



YEAR FOUNDED
2000



**STOCK SYMBOL
/CREDIT RATING**
JPM : "A-"by S&P

REGIONAL MAP

\$128K

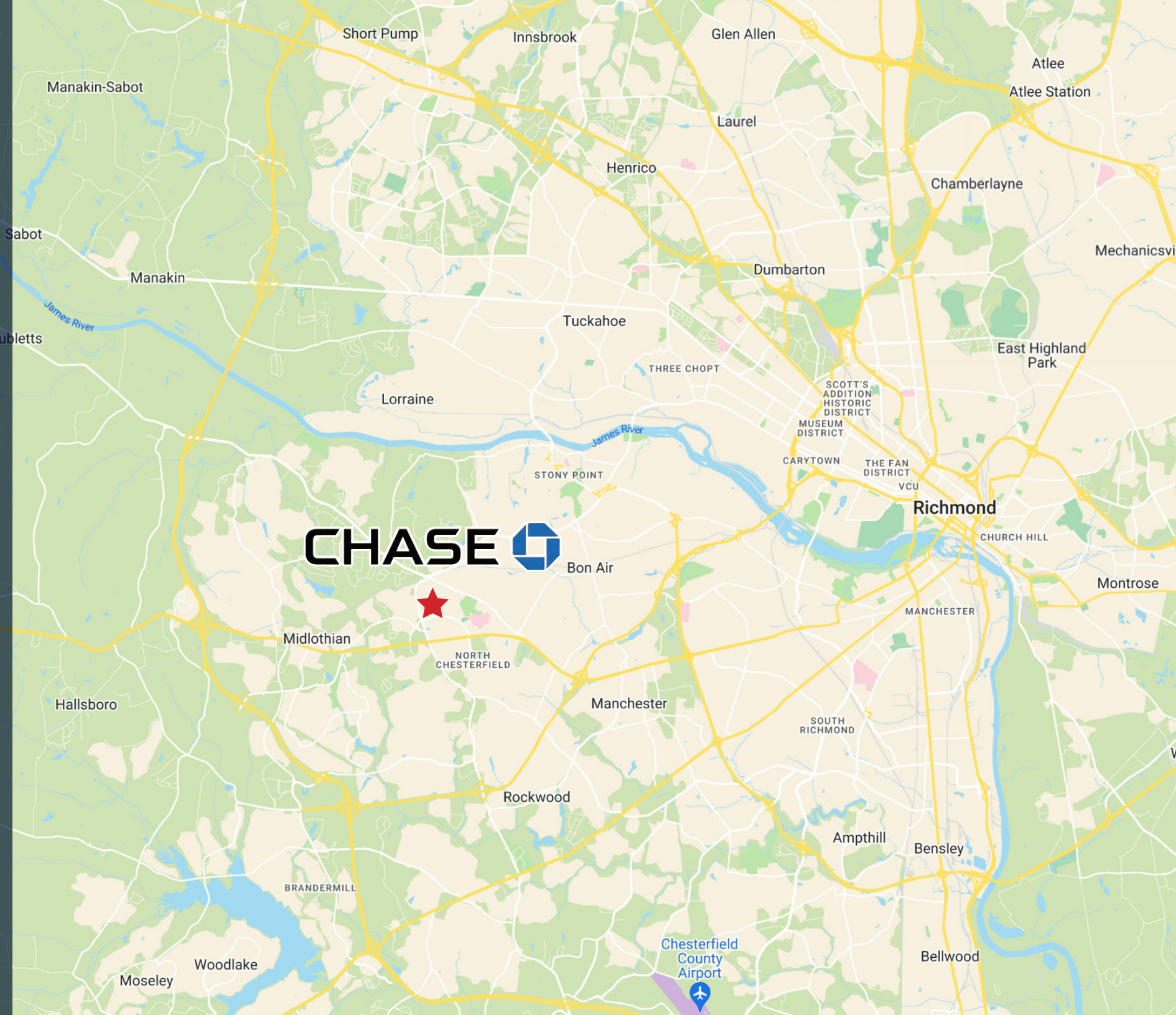
Within a 5-mile radius, the average household income is \$128,085

46,000

An average of 46,000 vehicles per day drive by Koger Center Boulevard and Huguenot Road

123K

Within a 5-mile radius, the population density is 123,413



TENANT	LEASE TERM	LEASE TYPE	NOI	CAP	PRICE
Raising Cane's	15 Years	Ground	\$160,000	4.25%	\$3,764,706
Torchy's Tacos	10 Years	NNN	\$144,000	5.35%	\$2,691,589
National Brand	15 Years	NNN	\$197,470	4.35%	\$4,539,540



SITE PLAN



LEASE ABSTRACT

Tenant	Chase Bank
Legal Tenant Name	JPMorgan Chase Bank, National Association
Notification Period to Exercise Options	365 Days
Landlord Obligations	Landlord agrees to provide and maintain, or cause to be maintained on the Shopping Center improvements and other facilities for the common use of all tenants of the Shopping Center, including, without limitation landscaped areas, lighting, the Protected Drive, and the "Common Parking Area" and sidewalks located outside of any tenant's leased premises (collectively, the "Common Areas"), in a clean and attractive condition throughout the Term. Landlord shall have no obligation to maintain or repair the Premises.
Tenant Obligations	Pro Rate Share of Taxes, Insurance, CAM - Tenant shall take good care of the Premises, make all repairs thereto, interior and exterior, structural and nonstructural, ordinary and extraordinary, foreseen and unforeseen and shall maintain and keep the Premises and the sidewalks, curbs and drive-thru lanes located within the Premises in good order, repair and condition at all times.
Common Area Expenses	The term "Common Area Expenses" shall mean all costs and expenses incurred by Landlord in operating, policing, protecting, lighting, providing sanitation, sewer and other similar services for, insuring, repairing, replacing and maintaining the Common Areas, including, without limitation, (i) liability insurance and all risk property insurance premiums with regards to the improvements in the Common Areas, if any, (ii) worker's compensation insurance premiums for employees of the Shopping Center, (iii) wages and salaries (including employment taxes and fringe benefits) for all persons involved with the regular operation, servicing, repair and maintenance of the Common Areas only or the fees paid under any maintenance contracts relating to the Common Areas only, (iv) utility costs relating to the lighting and landscaping of the Common Areas, (v) landscaping costs (including planting, replanting, maintaining and re-landscaping), (vi) repair and minor resurfacing costs of the blacktop surfaces and the amortized cost of major blacktop resurfacing, (vii) parking bumper costs, (viii) restriping costs, (ix) holiday decoration costs, (x) snow and ice removal and sanding costs and (xi) rubbish removal costs. Common Area Expenses shall not include any costs incurred in connection with or related to the initial construction or redevelopment of the Shopping Center or the construction of new buildings in the Shopping Center; overhead costs of Landlord; administrative fees in excess of 10% of the total Common Area Expenses (excluding taxes and insurance); management fees in excess of 3% of gross revenues; depreciation or amortization (except as set forth above) of any part of the Shopping Center; environmental remediation costs; costs incurred due to a violation by Landlord of any applicable laws, ordinances or other legal requirements applicable or pertaining to the Shopping Center or of the terms of this Lease or any other lease relating to the Shopping Center; repairs and other costs covered by insurance, other than commercially reasonable insurance deductibles, or resulting from condemnation of any portion of the Shopping Center; property insurance premiums for improvements (other than improvements in the Common Areas, if any) located in the Shopping Center; the costs of any capital improvements in the Shopping Center, other than the amortized cost of major blacktop resurfacing; or any fees or assessments due to any merchants' association.

LEASE ABSTRACT

Assignment & Subletting	Tenant may, without the prior consent of Landlord, assign this Lease to any (i) state or national banking association, (ii) state or federal savings and loan association, savings bank or other financial institution, or (iii) affiliate, subsidiary or successor of Tenant or JPMorgan Chase & Co. ("Affiliated Transferee"). In the event Tenant assigns this Lease in accordance with this Section, Tenant shall be deemed released from its future duties and obligations hereunder, as long as the assignee: (i) has a tangible net worth equal to or greater than \$350,000,000; (ii) the assignee is a national tenant with at least 75 locations; (iii) the assignee has at least 10 years of operating history; and (iv) Landlord receives an assignment and assumption of lease agreement executed by the assignee on a commercially reasonable form. Tenant shall not be deemed released from any duties or obligations hereunder, for the time period immediately preceding any assignment or transfer. Tenant shall have no duty to share any profits or provide any other remuneration or consideration to Landlord as a result of its assigning this Lease, or subleasing all or any portion of the Premises, and it shall be deemed unreasonable for Landlord to require any such sharing, remuneration, or consideration in connection with Landlord's consent to any assignment or sublease.
Go Dark	After Tenant constructs Improvements on the Land, if Tenant does not operate a business from the Land, Tenant shall not be in default hereunder. Tenant shall not be liable to Landlord or to any other tenant in the Shopping Center for the failure of Tenant to operate in or occupy the Premises. In the event that Tenant ceases to operate its business in the Premises for a period of 180 consecutive days (not due to a casualty, condemnation, any Force Majeure event, or a planned renovation, alteration, addition or improvement), Landlord may terminate this Lease upon 30 days' prior written notice to Tenant, in which event the parties shall have no further rights, duties or obligations hereunder.
Exclusive	Landlord shall create and record such documents and instruments to the reasonable approval by Tenant, providing that Tenant shall have the exclusive right to operate (the following defined as the "Exclusive Services") as a full service financial institution, but excluding exterior and interior automatic teller machines associated with another tenant's use ("ATM") and/or drive-through facilities, both directly and through subsidiaries and affiliates, including without limitation providing banking, mortgage lending, insurance and securities services in the Shopping Center, and that no other financial institution (including without limitation, a drive-through facility or an ATM, unless associated with another tenant's business in the Shopping Center) shall be allowed to operate or perform any Exclusive Services in or on the Shopping Center provided, Tenant is not in default under the Lease and in occupancy.
Prohibited Uses	During the Term of this Lease, Landlord shall not permit any of the following uses in any portion of the Shopping Center: funeral home or mortuary; massage parlor; pawn shop; off-track betting, bingo or similar games of chance; flea market; manufacturing facility; automobile or truck sales, leasing or repair; carwash; thrift store other than a Plato's closest or similar use; adult book store or video store; night club, cocktail lounge, bar or tavern, except in conjunction with a restaurant; marijuana dispensary; coin-operated laundry; skating or roller rink; theater, cinema or other entertainment facility; bowling alley; or schools or places serving primarily students or trainees rather than retail customers, provided, that a swim school for children shall be permitted on the portion of the Shopping Center to the east of the main drive aisle from Huguenot Road.

DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILES	5 MILES
2026 Projection	4,770	57,101	128,510
2021 Estimate	4,634	55,703	123,413
2010 Census	4,200	51,806	110,994
2000 Census	4,183	47,926	98,007
Current Daytime Population	12,639	65,500	142,153

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2026 Projection	2,293	22,516	51,089
2021 Estimate	2,182	21,676	48,580
2010 Census	1,948	19,879	43,273
2000 Census	1,733	17,190	36,821

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
<u>Population By Age</u>			
2021 Estimate Total Population	4,634	55,703	123,413
Under 20	19.97%	24.21%	23.94%
20 to 34 Years	17.41%	16.02%	16.59%
35 to 39 Years	6.21%	6.09%	6.31%
40 to 49 Years	11.73%	12.16%	12.26%
50 to 64 Years	19.28%	21.46%	21.13%
Age 65+	25.41%	20.06%	19.77%
Median Age	45.41	43.07	42.58
<u>Population 25+ by Education Level</u>			
2021 Estimate Population Age 25+	3,483	39,359	87,723
Elementary (0-8)	1.18%	1.22%	1.41%
Some High School (9-11)	2.82%	2.79%	3.09%
High School Graduate (12)	23.27%	16.45%	17.07%
Some College (13-15)	21.71%	18.86%	18.59%
Associate Degree Only	7.91%	7.03%	7.11%
Bachelors Degree Only	28.66%	32.26%	31.32%
Graduate Degree	14.37%	20.82%	20.81%

INCOME	1 MILE	3 MILES	5 MILES
<u>2021 Housing Income</u>			
\$150,000 or More	13.87%	23.00%	23.51%
\$100,000 - \$149,000	20.20%	23.91%	22.39%
\$75,000 - \$99,999	15.59%	14.75%	13.86%
\$50,000 - \$74,999	18.30%	16.13%	16.88%
\$35,000 - \$49,999	11.23%	8.48%	8.88%
Under \$35,000	20.80%	13.73%	14.48%
Average Household Income	\$98,534	\$127,078	\$128,085
Median Household Income	\$74,480	\$94,706	\$92,347
Per Capita Income	\$46,427	\$49,534	\$50,545

RICHMOND



RICHMOND OVERVIEW

a business. A thriving secondary market with historically low unemployment, Richmond benefits from its diverse economy and is presently home to 12 Fortune 1000 companies, including seven Fortune 500 companies across various industries such as insurance, retail, agriculture, manufacturing and finance. An affordable, high quality of life enables businesses to attract workers with the right skills without the prohibitively high cost. Workers compensation and unemployment compensation costs in Richmond are among the lowest in the nation and the city benefits from having a diverse economic base that includes a substantial government presence, as well as manufacturing, education, financial services, retail and distribution services.

1.3 MILLION

RICHMOND POPULATION

3.2%

UNEMPLOYMENT RATE

12

FORTUNE 1000 COMPANY HEADQUARTERS

646,800

RICHMOND MSA EMPLOYMENT

2nd

MILLENNIAL POPULATION GROWTH
IN 2020-2021 ACROSS THE ENTIRE US

98,000

STUDENTS ENROLLED IN 25+
UNIVERSITIES ACROSS THE MSA

FORTUNE 500 EMPLOYERS WITH RICHMOND HQ



Altria



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By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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