

WANAMAKER CROSSING | TOPEKA, KS

OFFERING MEMORANDUM



7.2 %
CAP RATE

EXCEPTIONAL
RETAIL LOCATION

DIVERSIFIED
TENANT MIX



CROSSROADS
REAL ESTATE GROUP

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CROSSROADS
REAL ESTATE GROUP

OPPORTUNITY SUMMARY

HIGH PERFORMING SHOPPING CENTER INVESTMENT

1223-1235 Wanamaker Road, Topeka, Kansas

Crossroads Real Estate Group is pleased to present the exclusive listing of Wanamaker Crossing II, a premier retail investment opportunity in Topeka, Kansas. Wanamaker Crossing II provides investors with reliable, predictable cash flow thanks to a balanced tenant roster composed of nationally recognized and strong regional operators, while featuring limited short-term rollover risk.

Five buildings comprise the shopping center's 34,353 square-feet of net-rentable area. The tenant roster's mix of strong local and high-profile retailers including Starbucks, Jason's Deli, On the Border, Buffalo Wild Winds, Cold Stone Creamery and regional concepts – Smallcakes and Izumi Sushi & Hibachi.

Ideally situated within Topeka's dynamic Wanamaker Road commercial corridor, the property enjoys high visibility, robust consumer traffic, and excellent accessibility near major highways. As a retail hub for the broader Topeka area, the Wanamaker Road corridor draws customers from across the city and surrounding counties. This established trade area benefits from the region's steady population growth, expanding employment base, and concentration of national retailers.

OFFERING PRICE: \$9,500,000

SALE OFFERING

Wanamaker Crossing II | Topeka, KS

OPPORTUNITY HIGHLIGHTS:

- **High Demand Location**
Concentration of compatible retailers
- **Tenant Longevity**
18.3 Year Average Tenancy for 73% (NRA)
- **Diversified Tenant Base**
Well distributed across uses & size
- **Exceptional Condition**
Built in 2004-06 Mitigated capex risk
- **Convenient Accessibility**
I-70 & I-470 proximity to Wanamaker Road
- **Attractive Economics**
Long-term NNN Structure
- **Abundant Parking**
5.8 spaces per 1,000 SF

PROMINENT RETAIL TENANTS



SALE OFFERING

Wanamaker Crossing II | Topeka, KS

INVESTMENT SUMMARY

Price	\$9,500,000
Price Per SF	\$277
Net Rentable Area	34,263
Number of Buildings	5
Year Built	2004-2006
Total Number of Tenants	11
Occupancy	93%
Lease Terms	NNN
Average Rent PSF	\$24.57
Cap Rate	7.2%
Average Remaining Term	4.48 Years
Site Area	9.28 Acres
Parking Spaces	500 spaces
Parking Ratio	5.8 per 1,000 SF

\$680,769

NET OPERATING INCOME

\$9,500,000

OFFERING PRICE

7.2%

CAP RATE



SALE OFFERING

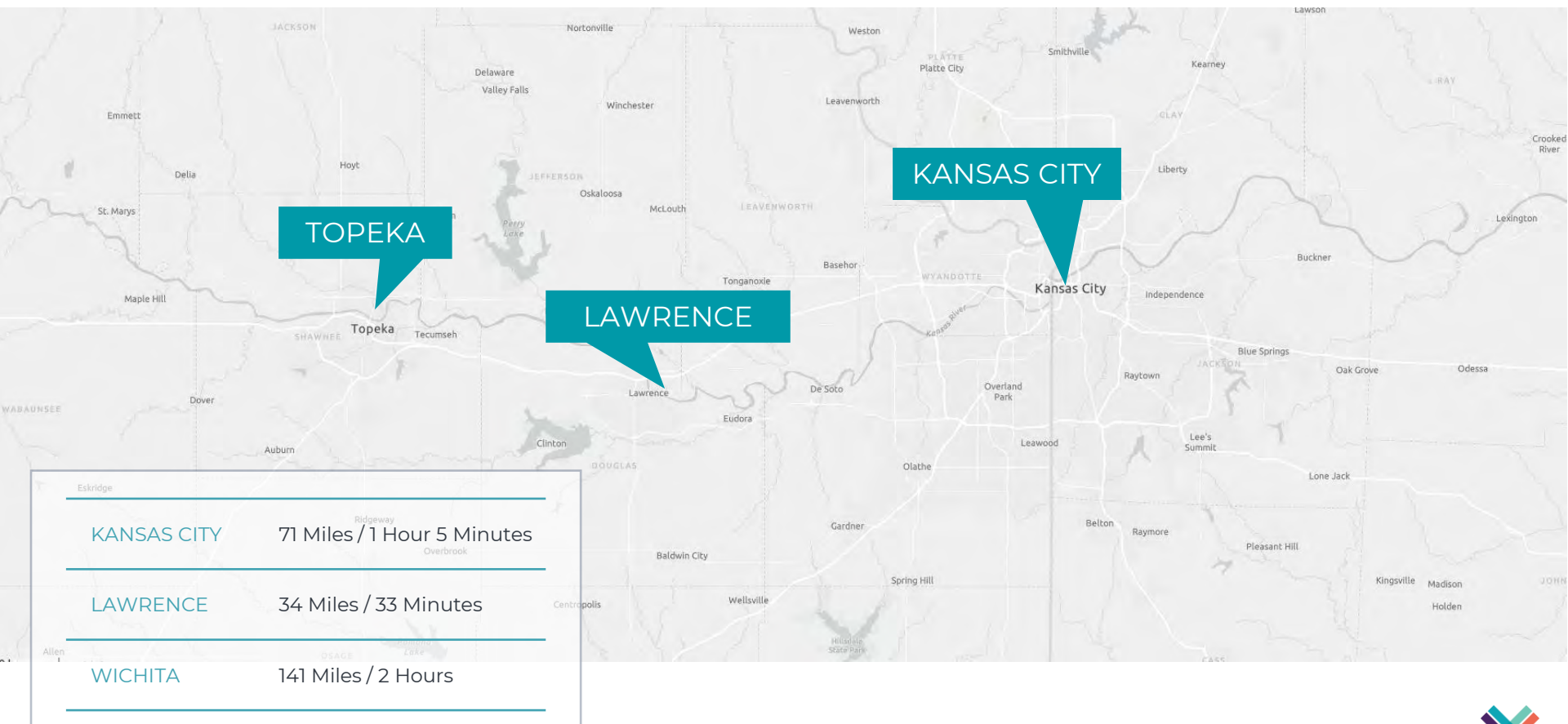
Wanamaker Crossing II | Topeka, KS

AREA OVERVIEW

TOPEKA, KANSAS

STRATEGIC PROXIMITY & COMMUTER ADVANTAGE

Located adjacent to Interstate 470 and less than a mile from Interstate 70, Wanamaker Crossing II is easily accessible from across the state of Kansas and within one hour of the greater Kansas City metro area. I-70 is a major east-west interstate highway that provides connectivity to St. Louis (east) and Denver (west). To the south, along U.S. Route 75 is I-35, a major north-south interstate that connects Wichita, Kansas, and the Kansas City metro. Topeka accessible in all four directions thanks to efficient connectivity to two of the nation's most significant interstates makes.



SALE OFFERING

Wanamaker Crossing II | Topeka, KS

AREA OVERVIEW

TOPEKA, KANSAS MSA

TOPEKA OFFERS WHAT PEOPLE WANT

Capital city Topeka, Kansas enjoys economic stability thanks to state government institutions and a diversified economic base across employment sectors. In addition to local employment options, its location ensures time-efficient access to Lawrence and Kansas City for employment, culture, education, and commerce. Topeka is widely known for affordability—cost-efficient housing and below-average living costs.

Residents consistently note Topeka's benefits as short commutes, diverse employment options, reliable transit, beautiful park system, local arts, and recent urban renewal momentum.



231,727 / 230,631

POPULATION
Total / Daytime



\$206,292

MEDIAN HOME VALUE



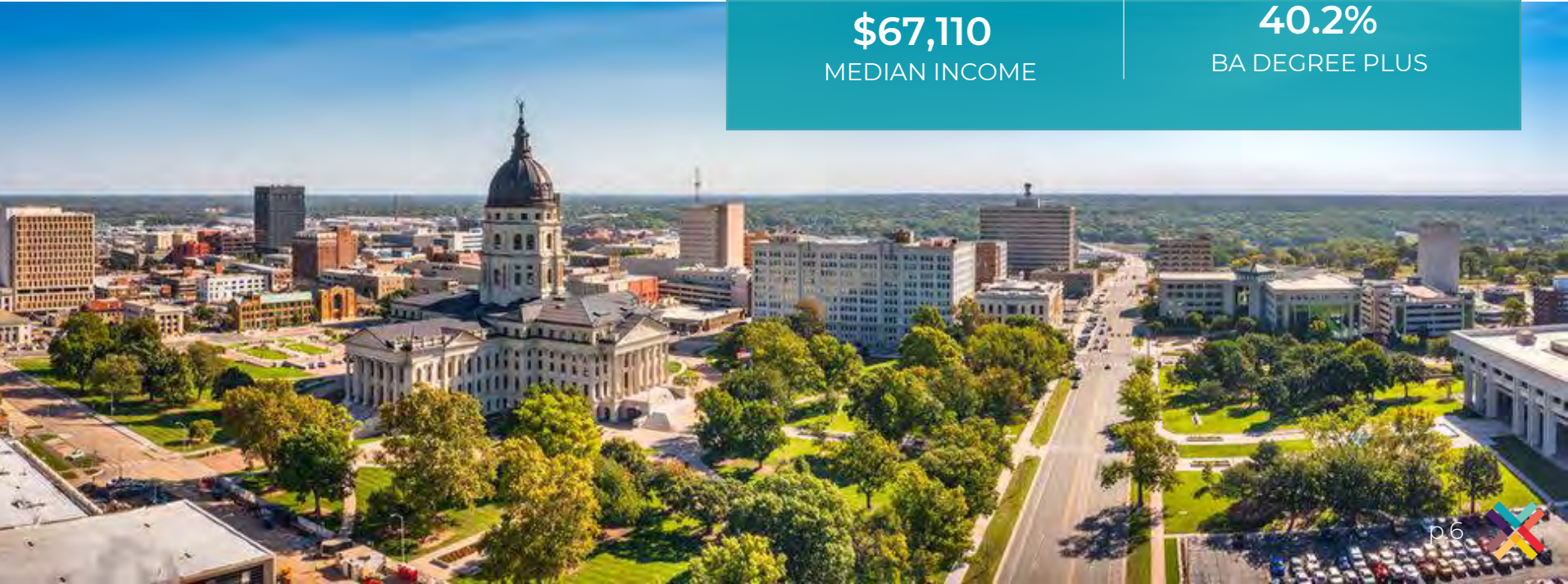
\$67,110

MEDIAN INCOME



40.2%

BA DEGREE PLUS



SALE OFFERING

Wanamaker Crossing II | Topeka, KS

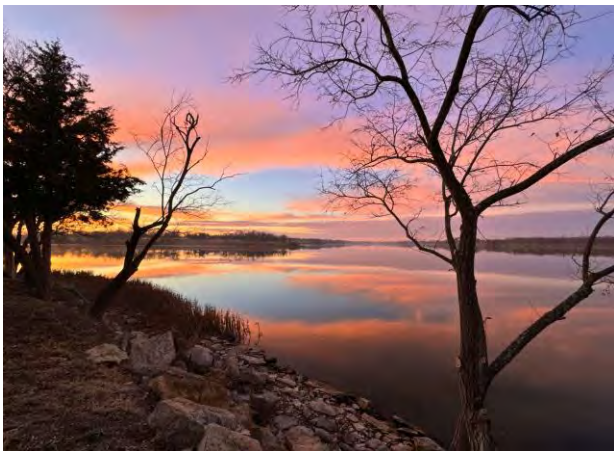
TOPEKA, KANSAS

THE WELCOMING CAPITAL

CULTURE, COMMUNITY & CONTEMPORARY CONVENIENCE



Lake Shawnee is Picturesque 400-Acre Lake that offers year round recreation activities.



The Kansas State Capitol is one of Topeka's most impressive landmarks, known for its stunning architecture, historic murals, and the iconic John Brown "Tragic Prelude" painting. Visitors can tour the beautifully restored interior and even climb to the top of the dome for sweeping views of the city. It's a must-see for anyone interested in Kansas history, government, or simply exploring one of the most striking capitol buildings in the Midwest.



Washburn University is a beautiful mid-sized public campus in the heart of Topeka, known for its strong academic programs, welcoming atmosphere, and walkable grounds. The campus features historic architecture, public art, and community events that make it a vibrant hub for students and visitors alike.



About 15 miles north of Topeka at Prairie Band Casino & Resort, Firekeeper Golf Course is the first signature design by PGA Tour winner Notah Begay III. Since opening in 2011, it's earned top rankings, including No. 1 Best Place to Play in Kansas and recognition as one of the best casino and new courses in the country.



SALE OFFERING

Wanamaker Crossing II | Topeka, KS

DEMOGRAPHIC PROFILE

TRADE AREA (10 Minute Drive-time Radius)



92,301

Trade Area
Population



\$67,110

Median Income



-14%

Below US
Cost of Living



40.2%

Intellectual Capital
Bachelor's+

STRIVING FOR UPWARD MOMENTUM

Wanamaker Crossing II's trade area offers a robust and diverse customer base with strong purchasing power. The broader community is recognized for its modest cost of living, while strong educational attainment reflects a high caliber workforce—a significant benefit to local employers.

The trade area's quality retail amenities, talented residents, and overall market appeal make Wanamaker Crossing II well suited for investment and future development.

KEY DEMOGRAPHICS	TRADE AREA (10 Minute Radius)	TOPEKA MSA
POPULATION	92,301	231,727
DAYTIME POPULATION	73,558	230,631
BACHELOR DEGREE+	48.3%	40.2%
MEDIAN HH INCOME	\$63,262	\$67,110
MEDIAN HOME VALUE	\$190,509	\$206,292

MAJOR
CORPORATIONS
IN THE AREA



Stormont Vail
Health



BlueCross BlueShield
Kansas



SALE OFFERING

Wanamaker Crossing II | Topeka, KS

KANSAS CITY METRO ATTRACTIONS

HEART OF AMERICA, SOUL OF THE MIDWEST



Power & Light District – Located in the heart of Downtown Kansas City, the mixed-use development comprises nine city blocks and the district's more than one-half million sq. ft. includes over 50 unique shops, restaurants, bars, and entertainment venues.



The Crown Center shops contain approximately 50 retailers and restaurants. Entertainment options include Sea Life Aquarium, Legoland, Crown Center Ice Terrace, Coterie Theatre, and Union Station (Science City, Planetarium, City Stage Theatre, Regnier Extreme Screen Theatre, Special Event Spaces, Fine Restaurants)



Arrowhead Stadium – One of the most iconic stadiums in the country, Arrowhead is home to the World Champion Kansas City Chiefs. The stadium has a seating capacity of 76,416 (6th largest in the NFL). Current talks are underway regarding the future of Arrowhead and a renovation that would extend the life of the icon another 25 years. The stadium is one of the hosts of the 2026 FIFA World Cup.



Kauffman Stadium – “The K” is standing tall next to Arrowhead, east of the downtown property. The K has played host to the World Series twice in the past decade. Current seating capacity is 37,840, with additional standing room to exceed 40,000.

T-Mobile Center - One of the busiest arenas in the nation, the \$276-Million, state-of the-art entertainment venue and arena seats 19,000 people and has hosted more than 12 million guests since its opening in 2007. It has played a key role in anchoring over \$9 billion of reinvestment in downtown Kansas City.



Starlight Theatre – One-of-a-kind historic outdoor theatre with Broadway musicals, Off Broadway shows, and concerts.



Childrens Mercy Park – Home to renowned Sporting Kansas City (Major League Soccer), the stadium's capacity exceeds 18,500 for soccer and 25,000 for concerts.



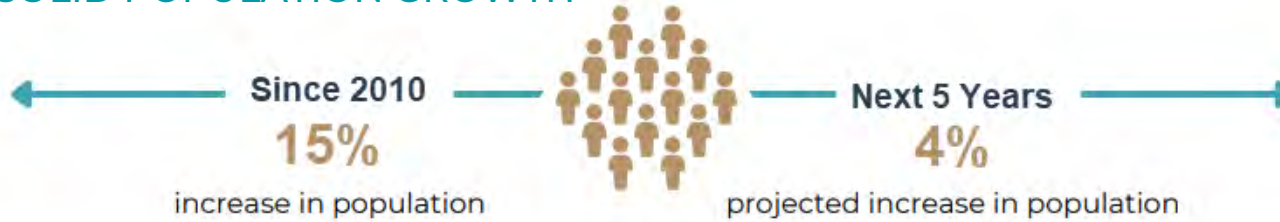
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KANSAS CITY HIGHLIGHTS

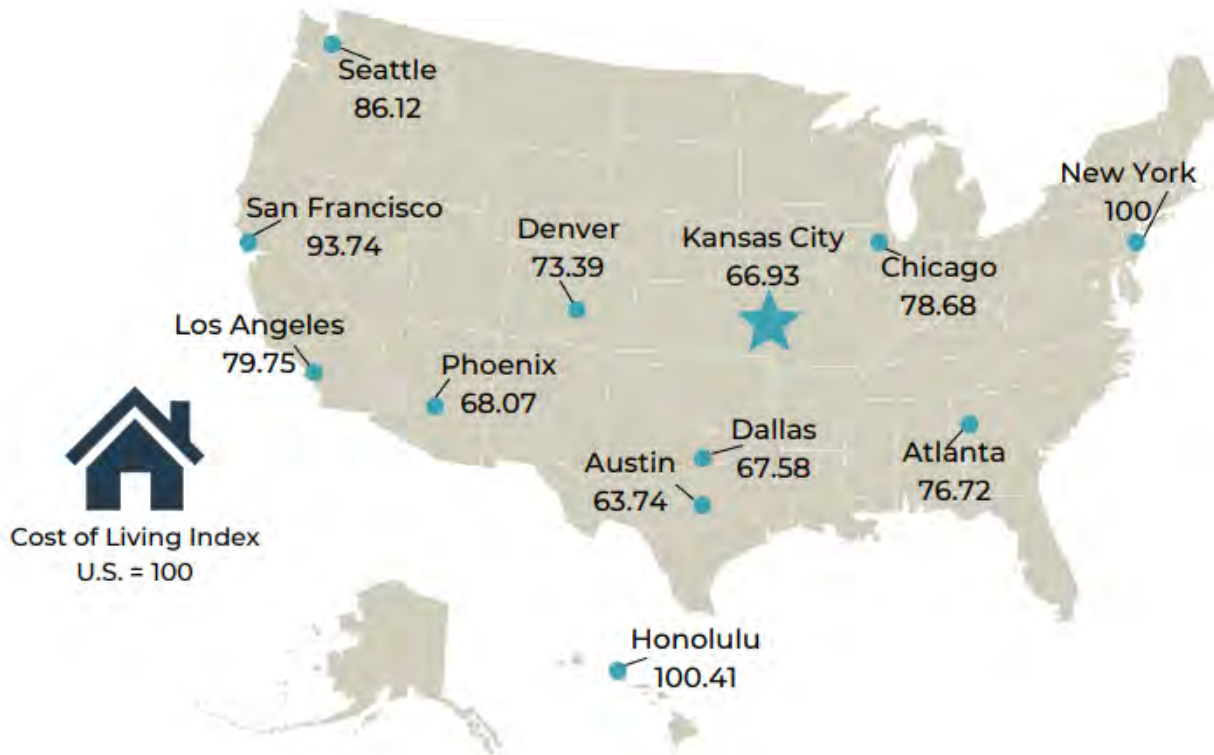
POSITIVE MOMENTUM CONTINUES

SOLID POPULATION GROWTH



Kansas City has been nicknamed "The Silicon Prairie" due to the rapid growth of high-tech employment, recording the 6th largest growth rate in the U.S. for tech talent employment of the past 5 years.

LOW COST OF LIVING



An exceptional transportation network saturating 30% more per capita than any other city in the nation provides ease of access for distributors.



New \$1.5 Billion single-terminal international airport under construction, with expected completion in 2023



Kansas City handles more rail traffic (in terms of tonnage) than any other city in the U.S.



Kansas City has grown to be a national strategic market for transportation due to its central location with 85% of the continental U.S. accessible from Kansas City within 2 days by truck.

Kansas City is noted in the top five cities with the **shortest work trip travel time**.

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KANSAS CITY METRO

NATIONALLY RENOWNED ARTS & EDUCATION



A key driver in the area is the University of Missouri – Kansas City, or UMKC. The university's total enrollment exceeds 10,000 making it the largest institution of higher education in the metro.



The Nelson-Atkins Museum of Art is an art museum in Kansas City, Missouri, known for its encyclopedic collection of art from nearly every continent and culture, and especially for its extensive collection of Asian art. From ceramic objects found in ancient Chinese tombs to whimsical sculptures of badminton birdies, the Nelson-Atkins collection spans over 5,000 years of humanity. The Nelson-Atkins aspires to create a glorious environment--the experience which is in itself as compelling as a single "blockbuster" event. The collection includes over 34,000 pieces.



Adjacent to the Kansas City Art Institute is the Kemper Museum of Modern Art. The museum is free and features several outdoor sculptures including Bellerophon Taming Pegasus and Crying Giant.



Founded in 1885, the Kansas City Art Institute (KCAI) is a private art school in Kansas City, Missouri. The college is accredited by the National Association of Schools of Art and Design and Higher Learning Commission. It has approximately 75 faculty members and 700 students. KCAI provides a rigorous, diverse curriculum and an immersive studio experience for students.

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PROPERTY OVERVIEW

IDEAL COMMERCIAL LOCATION

Wanamaker Crossing II features five freestanding buildings and includes eleven established tenants on the city's most sought-after commercial corridor. Built between 2004 and 2006, this center draws steady consumer traffic thanks to national and regional brands such as Starbucks, Buffalo Wild Wings, On the Border and Jason's Deli. Exceptional visibility and access are achieved via SW Wanamaker Road to the east and I-470 to the west.

The property's enduring appeal is demonstrated by consistently high tenant demand and stable rent growth, aligning with the positive leasing trends in the market. Wanamaker Crossing II is a resilient retail asset, exemplifying long-term viability and market stability. It is well-positioned as a long-term investment.

- Well-Established Popular Retailers
- Dense Area Retail Concentration
- Ultra High Submarket Occupancy
- Ideal Tenant Mix for Area Demographics
- Convenient Access via I-70 & I-470
- Abundant Parking to Suit Typical Retailers
- Site Layout Conducive to Future Redevelopment



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RETAIL AERIAL

WANAMAKER ROAD RETAIL

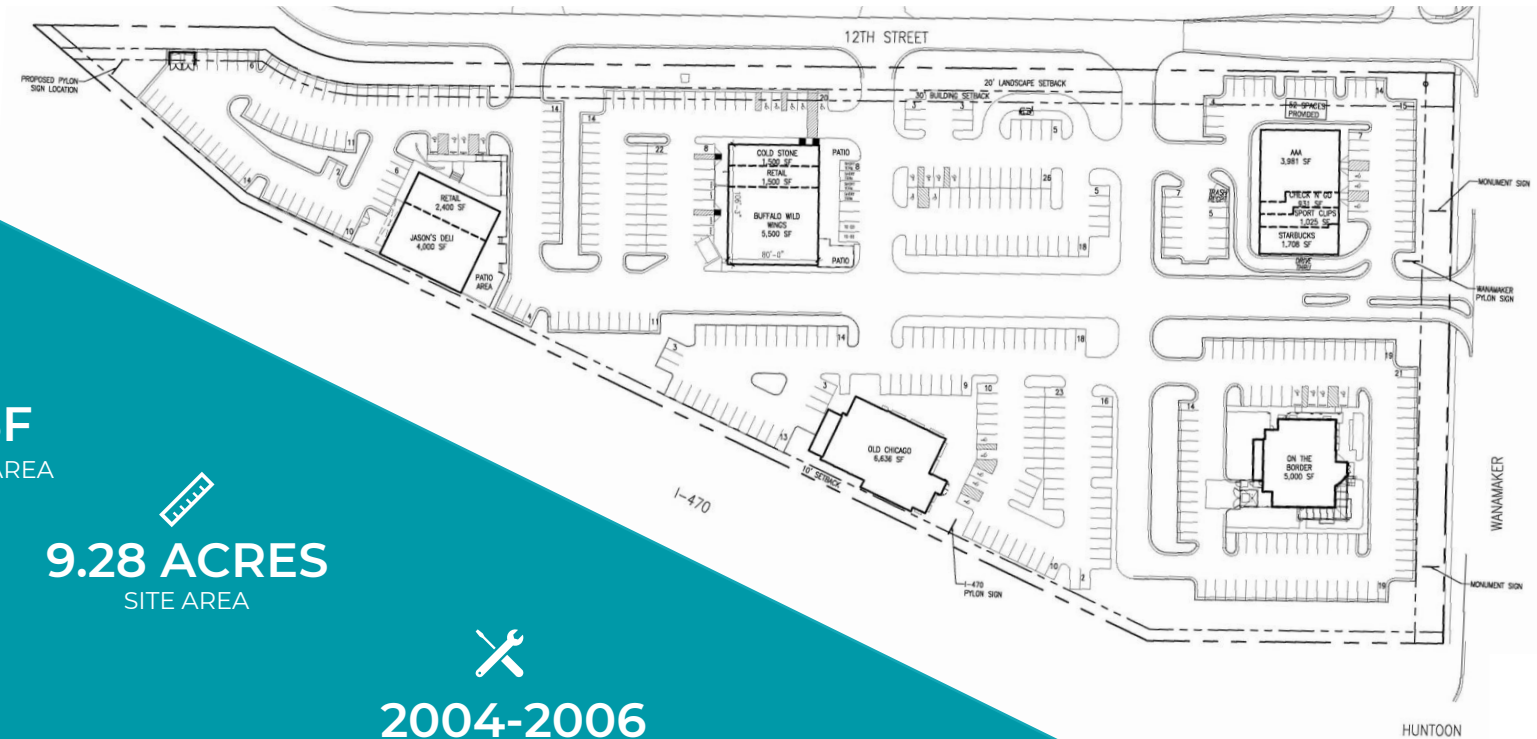


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SITE PLAN

VERSATILE CONFIGURATION



34,353 SF

NET RENTABLE AREA



9.28 ACRES

SITE AREA



2004-2006

YEAR BUILT/RENOVATED



93%

OCCUPANCY



5.8/1,000

PARKING RATIO

WANAMAKER CROSSING II SITE VERSATILITY

Thanks to abundant parking, well beyond typical minimum requirements, and high visibility from adjacent I-470 to the west and south, the site is conducive to either partial or complete redevelopment in the future as tenants roll over.



EXTERIOR PROPERTY PHOTOS



EXTERIOR PROPERTY PHOTOS



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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation to determine to your satisfaction the suitability of the property for your needs.

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