

COLUMBIA
35.9 MILES



JEFFERSON CITY, MO

Jimmy John's & Sport Clips

TWO-TENANT PAD ACROSS FROM ONE OF THE TOP 9%
MOST VISITED SHOPPING CENTERS IN THE U.S.

DRIVE-THRU ENDCAP FOR JIMMY JOHN'S



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed Missouri Broker
#2019035835





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Jimmy John's & Sport Clips

3750 W TRUMAN BLVD A, JEFFERSON CITY, MO 

\$1,010,000

PRICE

8.00%

CAP RATE

NOI	\$80,775
# OF TENANTS	2
OCCUPANCY	100%
BUILDING SIZE	3,000 SF
LAND AREA	2.36 AC



Located across from one of the top 9% most visited shopping centers in the country in terms of annual visits (per Placer.ai)

Two-tenant pad leased to Jimmy John's and Sport Clips that features **personal guarantees from the operators**. The subject property is located **across from Capital Mall** – a 92% occupied regional shopping center with major national anchors including JCPenney, Dillard's, Ross, and Ollie's and subject to **3.5 million annual visitors**.

The Offering

- Two-tenant pad leased to Jimmy John's and Sport Clips featuring personal guarantees from the operators
- 15+ year operating history for Jimmy John's demonstrating strong long-term performance at this location
- Subject property located across from Capital Mall – a 350,000+ regional shopping center (see below)
- Ideally positioned off Highway 50 with multiple points of ingress/egress and large traffic counts – 31,000+ VPD
- Drive-thru endcap for Jimmy John's
- Affluent residential trade area – \$99,000 average household incomes within a 1-mile radius of the subject property

Capital Mall

- Among the top 9% most visited shopping centers in the U.S. over the past 12 months – 3.5 million annual visitors (per Placer.ai)
- 92% occupancy rate with major national anchors including JCPenney, Dillard's, Ross, and Ollie's
- 105,000+ SF of leases signed since 2020 (26.28% of total GLA) demonstrating substantial leasing interest in this market over the last 5 years
- Other national tenants at the center driving traffic to the direct trade area include Hy-Vee, Starbucks, Dunham's, Pizza Hut, and Wendy's



CURRENT		
Price		\$1,010,000
Capitalization Rate		8.00%
Building Size (SF)		3,000
Lot Size (AC)		2.36
Stabilized Income	\$/SF	
Scheduled Rent	\$26.93	\$80,775
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$80,775



Tenant Info		Lease Terms		Rent Summary				
Tenant Name	Sq. Ft.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Monthly Rent/ft	Year Rent/ft
Jimmy John's	1,500	9/1/2009	8/31/2029	\$49,920	\$4,160	\$49,920	\$2.77	\$33.28
<i>No Additional Extension Options</i>								
Sport Clips	1,500	7/1/2024	3/31/2029	\$30,855	\$2,571	\$30,855	\$1.71	\$20.57
		4/1/2029	3/31/2039				<i>2 x 5-Year Extension Options @ Fair Market Rent</i>	
TOTALS:	3,000			\$80,775	\$6,731	\$80,775	\$2.24	\$26.93

LEASE ABSTRACT - JIMMY JOHN'S

Premise & Term

Tenant Jimmy John's

Lease Guaranty N/A

Lease Type NNN

Lease Term Remaining 4+ Years

Rent Increases None

Rent Commencement 9/1/2009

Options None

LEASE ABSTRACT - SPORT CLIPS

Premise & Term

Tenant Sport Clips

Lease Guaranty Personal

Lease Type Absolute NNN

Lease Term 3+ Years

Rent Increases None

Rent Commencement 7/1/2024

Options Two, 5-Year

Expenses

CAM Tenant's Responsibility

Property Taxes Tenant's Responsibility

Insurance Tenant's Responsibility

Utilities Tenant's Responsibility

HVAC Tenant's Responsibility

Repairs & Maintenance Tenant's Responsibility

Roof & Structure Landlord's Responsibility

Expenses

CAM Tenant's Responsibility

Property Taxes Tenant's Responsibility

Insurance Tenant's Responsibility

Utilities Tenant's Responsibility

HVAC Tenant's Responsibility*

Repairs & Maintenance Tenant's Responsibility

Roof & Structure Landlord's Responsibility

**LL responsible for replacement*

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

Site Plan

LEGEND

Subject Property Boundary

Capital Mall Boundary

262,095

Capital Mall

Rentable SF

41.87

Capital Mall Acres





About Jimmy John's

Jimmy John's Franchise, LLC, commonly referred to as Jimmy John's, is an American sandwich chain, headquartered in Champaign, Illinois. The business was founded by Jimmy John Liautaud in 1983 after he graduated from high school. In 2019, the company was acquired by Inspire Brands, a multi-brand restaurant company whose current portfolio includes more than 11,200 Arby's, Buffalo Wild Wings, SONIC Drive-In, Rusty Taco, and Jimmy John's Sandwiches locations worldwide. Jimmy John's has over 2,600 locations and 45,000 employees in 43 states. As of Q4 2024, Jimmy John's had \$2.6 Billion in system-wide sales.

2,600+

LOCATIONS IN
43 STATES

Ranked #61

ENTREPRENEUR FRANCHISE 500 LIST
(2025)



About Sport Clips

Founded in 1993, Sports Clips now operates a franchise system of more than 1,800 stores in the United States and Canada. Sport Clips is a hair salon specializing in cutting edge Men and Boys' haircuts. Sports Clips provides more than 30 million haircuts annually, serving 600,000 clients each week.

1,800+

LOCATIONS ACROSS
ALL 50 STATES

Ranked #52

ENTREPRENEUR FRANCHISE 500 LIST
(2025)





Located in the capital city
of Missouri

31,492

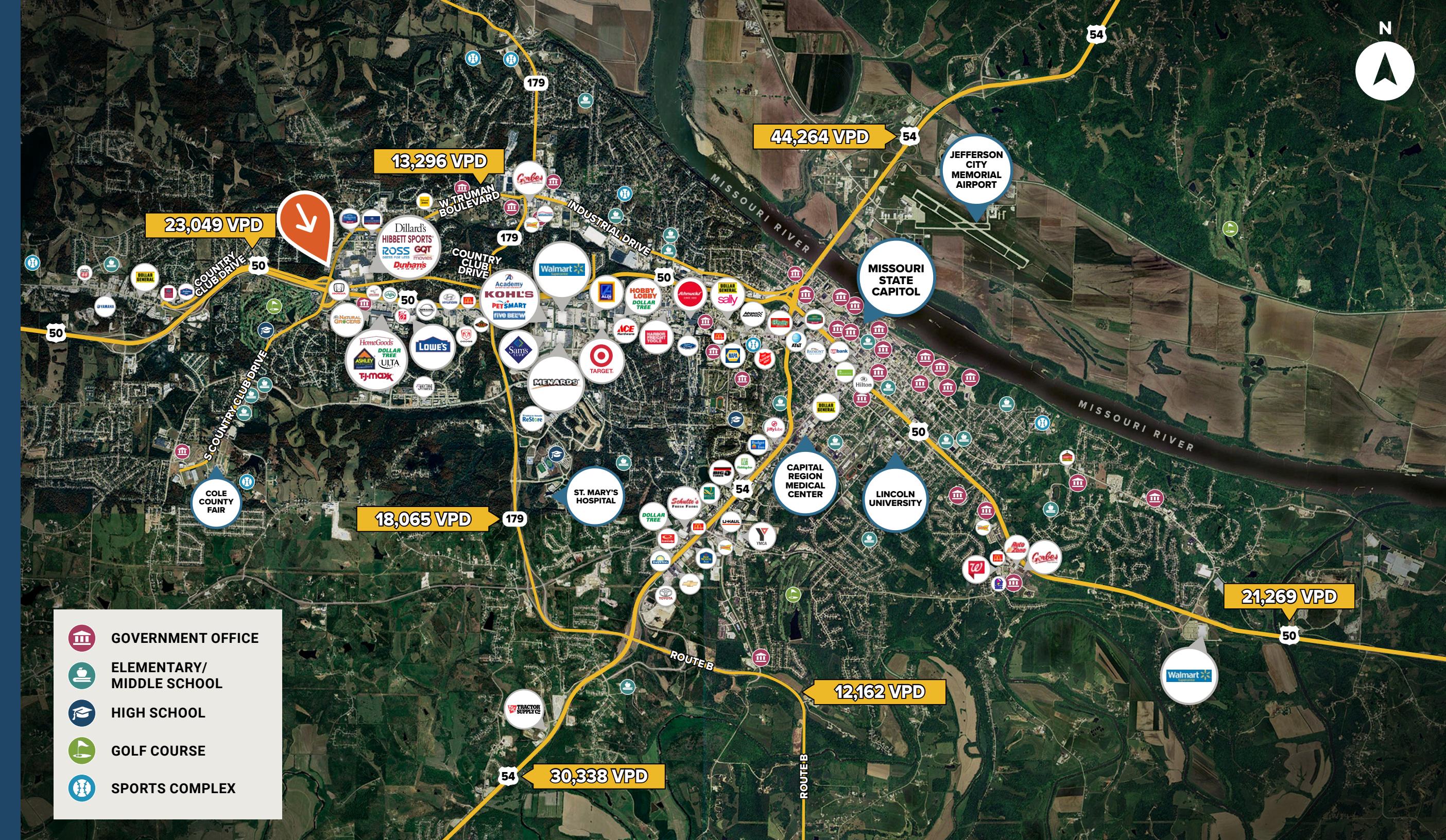
VEHICLES PER DAY ALONG
HIGHWAY 50

25,659

VEHICLES PER DAY ALONG
TRUMAN BOULEVARD

35.9 miles

TO COLUMBIA, MO



-  GOVERNMENT OFFICE
-  ELEMENTARY/
MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX

Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	4,162	25,509	47,831
2029 Projection	4,328	25,836	48,074

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$99,174	\$97,896	\$89,639
Median	\$82,286	\$78,493	\$68,261

Over the past 12 months customers **visited the property an average of 2.91 times**.

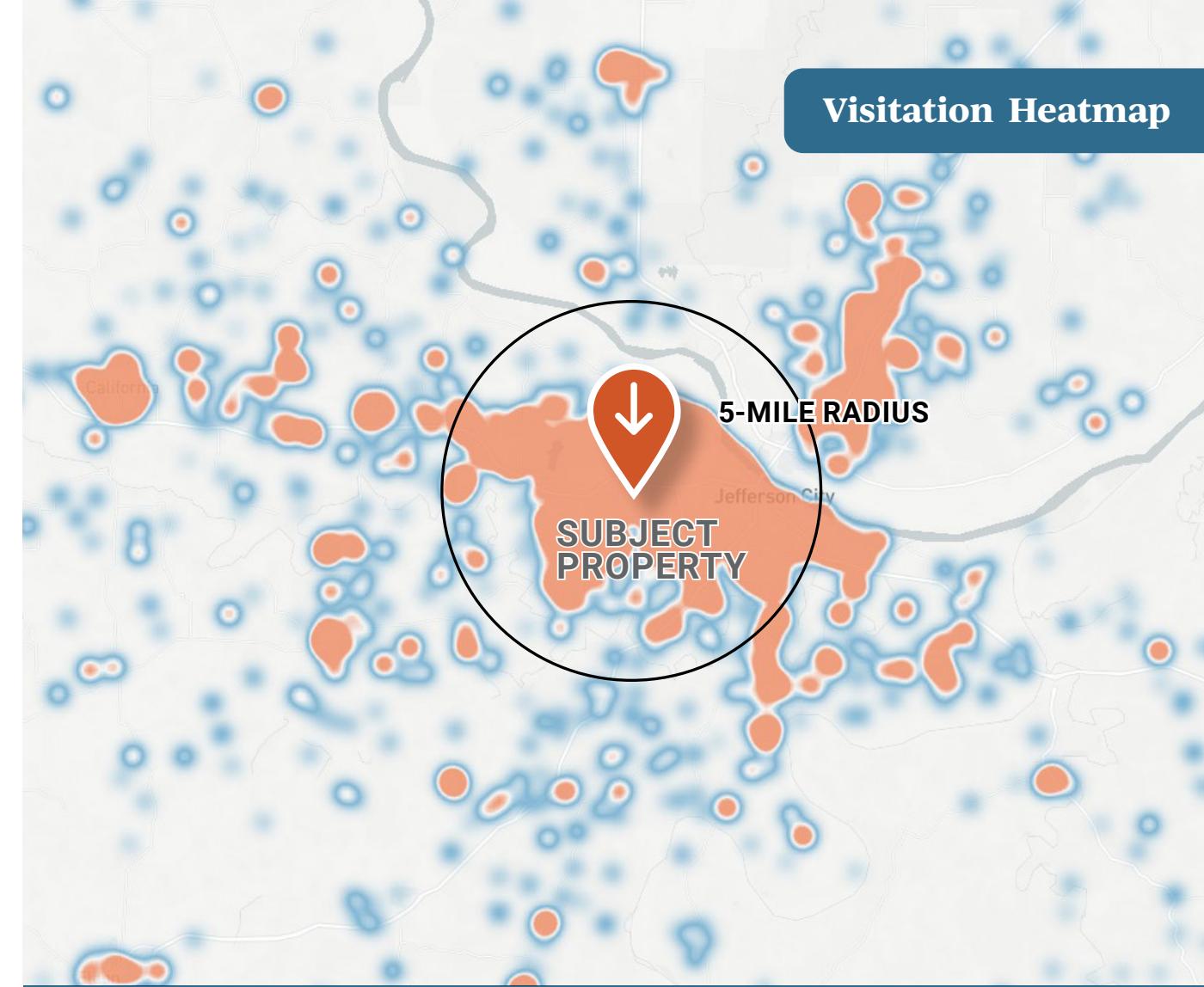
93K Visits

OVER PAST 12 MONTHS AT
THE SUBJECT PROPERTY

22 Minutes

AVERAGE DWELL TIME AT
THE SUBJECT PROPERTY

Visitation Heatmap



The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Jefferson City, MO

A DYNAMIC CITY WITH A RICH HISTORY

The Capital City of Missouri

- Situated in central Missouri, Jefferson City is the capital city of Missouri and county seat of Cole County, with approximately 43,240 residents
- Nestled on the southern edge of the Missouri River, Jefferson City is located roughly halfway between Kansas City and St. Louis
- The city's rich history is reflected in its well-preserved historic sites and buildings, such as The Missouri State Penitentiary
- Residents and visitors enjoy the great outdoors along The Katy Trail, a famous statewide biking and hiking trail, which passes through the city, providing scenic routes along the Missouri River

Culture & Economy

- The city boasts several museums, art galleries, and theaters, offering residents and visitors a taste of Missouri's cultural heritage
- Jefferson City's economy is largely driven by the government sector (15,356 employees), serving as the political and administrative heart of Missouri, including the Missouri State Capitol
- The city also has a growing healthcare sector and a diverse array of small businesses and industries, with major employers including Capital Region Medical Center, Jefferson City School District, and Scholastic Inc.

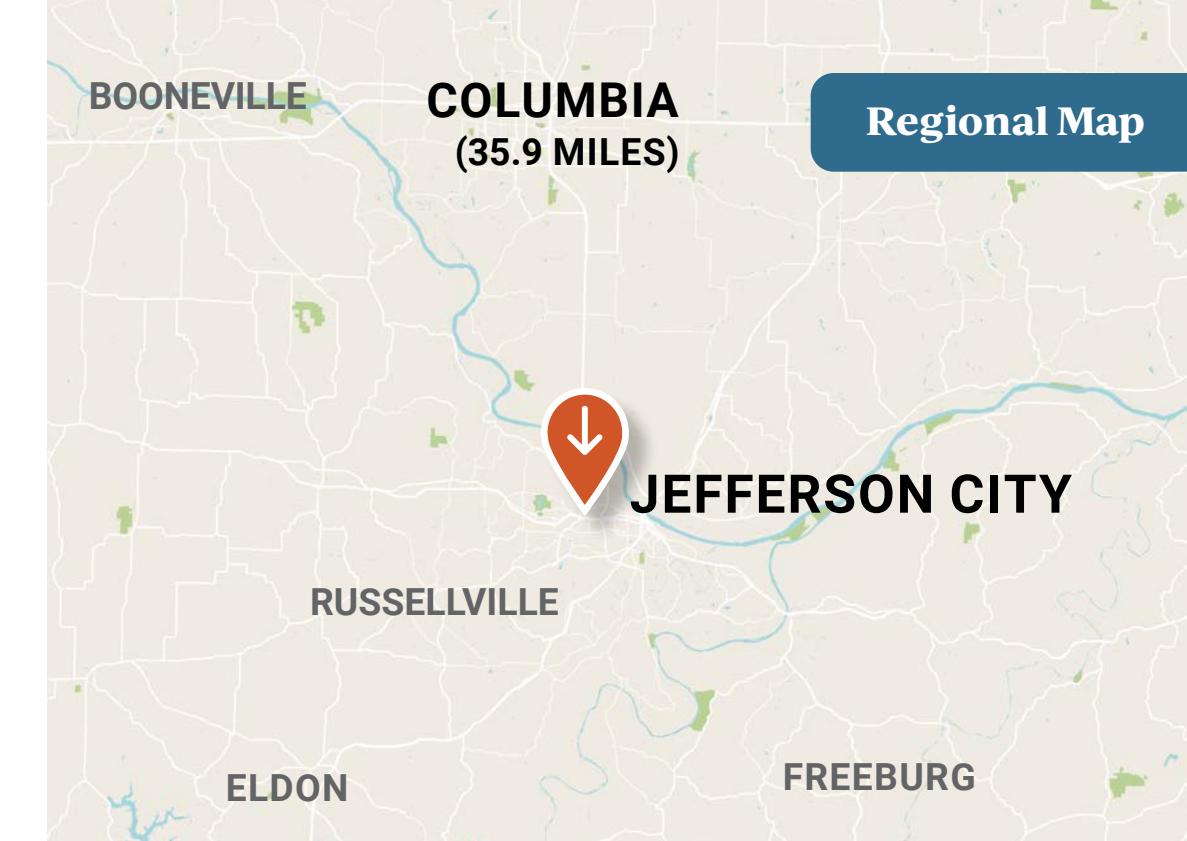


150,447

JEFFERSON CITY MSA
ESTIMATED POPULATION



Regional Map





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