OFFERING MEMORANDUM

SIOUX CITY MAVERIK

1925 South Lakeport Street | Sioux City, IA

Net Lease Investment Offering - 100% Bonus Depreciation

CBRE

CONTACT LISTING TEAM

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INVESTMENT HIGHLIGHTS

- Original 20-year lease expires November 11, 2031
- Long-term absolute net lease structure provides passive ownership with stable cash flow and no landlord responsibilities
- Investment-grade real estate fundamentals supported by a long-standing operating location
- Located along South Lakeport Street, a major Sioux City commercial corridor with strong visibility and convenient access to surrounding retail, residential, and employment centers
- Strong surrounding demographics with more than 82,000 residents within a five-mile radius and average household incomes exceeding $73,000 within three miles
- Qualifies for 100% Bonus Depreciation (check with tax advisor)
- FJ Management Inc, formerly known as Flying J Inc, is a privately-held American corporation which operates as the parent company to Maverik
- Maverik is an industry-leading convenience store chain with 840+ locations in 21 states

Executive Summary

CBRE is pleased to exclusively offer for sale a 4,940 SF freestanding Maverik sale-leaseback with 5+ years remaining on the initial lease term. This property is located along South Lakeport Street, a major Sioux City commercial corridor with strong visibility and convenient access to surrounding retail, housing, and employment.

Investment Summary

PRICE	$3,600,000
NOI*	$217,402
CAP RATE	6.04%
LEASE EXPIRATION	11/11/2031
LEASE STRUCTURE	Absolute Net

*Includes 7.5% Rent Bump in November

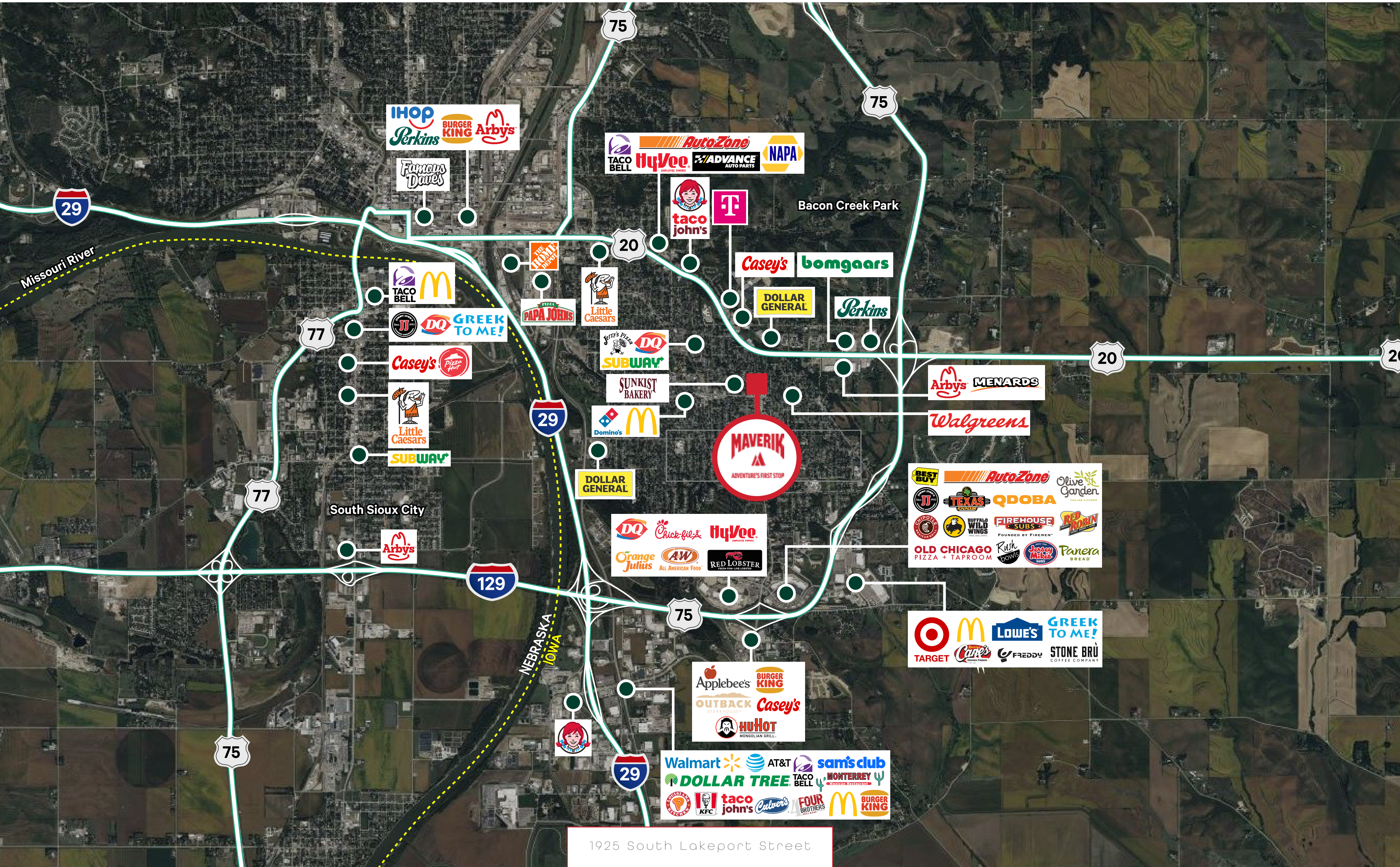
The Property

STORE NUMBER	5036
ADDRESS	1925 South Lakeport Street Sioux City, IA 51106
BUILDING SIZE	4,940 SF
LAND SIZE	34,594 SF (0.79 Acres)
YEAR BUILT	2011

The Lease

LESSEE	Maverik
LEASE TYPE	Absolute Net
LANDLORD RESPONSIBILITIES	None
LEASE COMMENCEMENT	11/11/2011 (20 Year Lease)
RENEWAL OPTIONS	Four, 5-Year Options at 5% Increase

A E R I A L


75
75
29
Missouri River
IHOP
BURGER KING
Arby's
Perkins
Famous Dave's
AutoZone
NAPA
TACO BELL
HyVee
ADVANCE AUTO PARTS
taco john's
Bacon Creek Park
20
Casey's
bomgaars
DOLLAR GENERAL
Perkins
Little Caesars
PAPA JOHNS
77
TACO BELL
GREEK TO ME!
Casey's
Little Caesars
SUBWAY
DQ
SUBWAY
SUNKIST BAKERY
Domino's
DOLLAR GENERAL
MAVERIK
ADVENTURE'S FIRST STOP
Arby's
MENARDS
Walgreens
20
29
77
South Sioux City
Arby's
BEST BUY
AutoZone
Olive Garden
TEXAS ROADHOUSE
QDOBA
CHIPOTLE
BUFFALO WILD WINGS
FIREHOUSE SUBS
RED ROBIN
OLD CHICAGO PIZZA + TAPROOM
Rush Bowls
Jersey Mike's
Panera BREAD
DQ
Chick-fil-A
HyVee
Orange Julius
A&W
RED LOBSTER
129
75
TARGET
LOWE'S
GREEK TO ME!
Freddy
STONE BRŪ COFFEE COMPANY
NEBRASKA
IOWA
Applebee's
BURGER KING
OUTBACK STEAKHOUSE
Casey's
HuHot MONGOLIAN GRILL
75
29
Walmart
AT&T
sam's club
DOLLAR TREE
TACO BELL
MONTERREY
KFC
taco john's
Culver's
FOUR BROTHERS
BURGER KING

SITE PLAN

4,940

RENTABLE SQUARE FEET

0.79

ACRES

MAP


Domino's
H&R BLOCK
McDonald's
SIOUX CITY PUBLIC LIBRARY
GREAT SOUTHERN BANK
MORNINGSIDE UNIVERSITY
Morningside Ave 10,400 VPD
MAVERIK
ADVENTURE'S FIRST STOP
Allstate
Sunkist Bakery
Walgreens
S Lakeport St 8,300 VPD
ANYTIME FITNESS
FREMONT TIRE INC.

DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	3 MILE	5 MILES	10 MILES
POPULATION			
2025 Population	36,336	83,208	126,047
2025 Daytime Population	36,828	95,210	131,384
2020-25 Annual Population Rate	0.66%	0.32%	0.31%
GENERATIONS			
Generation Alpha	4,783	11,780	16,990
Generation Z	9,419	21,946	32,324
Millennials	8,769	19,991	29,473
Generation X	6,049	14,178	22,206
Baby Boomers	5,978	12,880	21,001
Greatest Generations	1,337	2,432	4,052
HOUSEHOLD INCOME			
Average Household Income	$101,402	$92,678	$103,596
Median Household Income	$82,235	$74,298	$80,583
HOUSING VALUE			
Median Home Price	$191,841	$183,936	$207,256
Average Home Price	$229,876	$213,229	$253,411
HOUSING UNITS			
Owner-Occupied Housing	8,722	17,357	29,550
Renter-Occupied Housing	5,036	13,008	17,296

TENANT OVERVIEW

MAVERIK

Maverik is one of the nation's premier convenience store operators and the largest independent fuel marketer in the Intermountain West. Founded in 1928, the company has grown from a single two-pump gas station in Afton, Wyoming, into a leading convenience retailer known for its fuel offerings, fresh food program, and customer-focused service.

In 2023, Maverik and its parent company, FJ Management, completed the acquisition of Kum & Go, significantly expanding the brand's geographic footprint and market presence. Today, Maverik operates more than 840 convenience stores across 20+ states, serving customers throughout the Midwest, Rocky Mountain region, Southwest, and West Coast. The company's continued growth, strong brand recognition, and commitment to operational excellence have established Maverik as a dominant force in the convenience retail and fuel distribution industry.

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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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