

Panera

BREAD®

ABSOLUTE NET

9.5 YEAR TERM REMAINING
WITH THREE 5-YEAR OPTION TERMS
RENT BUMPS EVERY 5 YEARS



SUBJECT PROPERTY

BANG®
REALTY
COMMERCIAL

OFFERING MEMORANDUM | 14901 W. MAPLE RD, OMAHA NE

Panera

BREAD®

14901 W. MAPLE RD, OMAHA NE

EXCLUSIVELY
MARKETED BY:

BANG®
REALTY
COMMERCIAL

Brian Brockmann
Broker License #20190317
513 898 1551
brian@bangrealty.com





INVESTMENT OVERVIEW

OFFERING

Asking Price	\$3,400,000
Net Operating Income	\$195,500
Cap Rate	5.75%

PROPERTY SPECIFICATIONS

Property	Panera Bread
Address	14901 W. Maple Road, Omaha, NE 68116
Tenant/Guarantor	Panera, LLC (Corporate Lease)
Gross Rentable Area	4,600 SF
Land Area	1.06 +/- Acres
Year Built	2019

LEASE SUMMARY

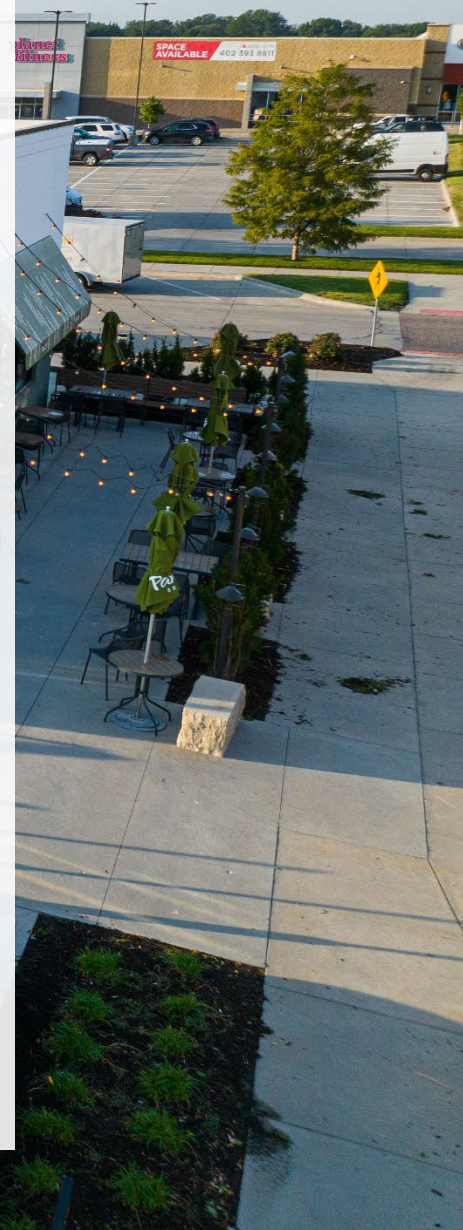
Lease Type	Absolute NNN
Roof & Structure	Tenant Responsible
Original Lease Term	15 Years
Rent Commencement	September 11, 2019
Lease Term Expiration	December 31, 2033
Lease Term Remaining	9.5 Years +/-
Rent Increases	Every 5-Years See Rent Schedule
Renewal Options	Three, 5-Year Options
Option to Terminate	None
Right of First Refusal	None

RENT SCHEDULE

LEASE TERM	ANNUAL RENT	RENT INCREASE
1-5	\$185,000	-
6-10	\$195,500	5.7%
11-15	\$207,050	5.9%
16-20 (Option #1)	\$219,755	6.1%
21-25 (Option #2)	\$233,751	6.4%
26-30 (Option #3)	\$249,731	6.8%

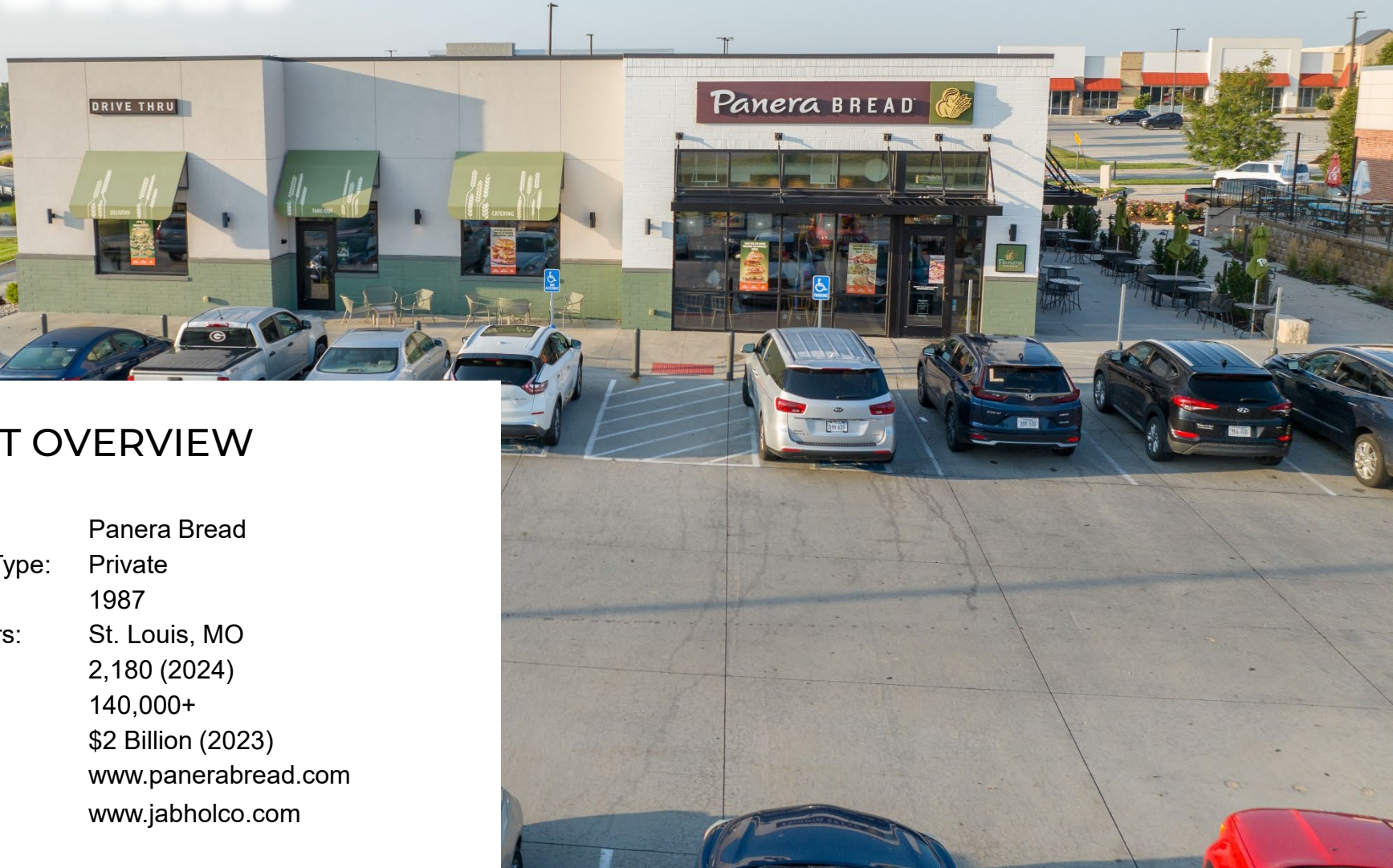
PROPERTY HIGHLIGHTS

- 2019 Construction. As a build to suit, the property was designed and built specifically by Panera to optimize store performance.
- Desirable lease term with 9.5 years
- Corporate Lease | Panera LLC | 2,130+ locations across the U.S.
- Absolute NNN Lease with no Landlord responsibilities
- Ideal management-free investment for passive investor
- Rental increases every five (5) years (see rent schedule)
- Three, 5-Year Tenant Renewal Options
- Corporate relocation site with Drive-Thru demonstrating tenant's long-term commitment to the site
- Great visibility from NE Hwy-64/ W. Maple Rd
- Affluent surrounding area with strong population base of 196,360 residents (2024) and an affluent average household income that exceeds \$141,347 within 5-mile radius
- The Property is located in the epicenter of the West Maple retail corridor, a heavily-trafficked and rapidly growing trade area.
- Near by destination retailers | Home Depot, Lowe's, Gordmans's, Fresh Thyme, Michaels, Walmart, TJ Maxx, Kohls, Office Depot, Costco,



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TENANT OVERVIEW

Company: Panera Bread
Ownership Type: Private
Founded: 1987
Headquarters: St. Louis, MO
Locations: 2,180 (2024)
Employees: 140,000+
Revenue: \$2 Billion (2023)
Website: www.panerabread.com
www.jabholco.com

ABOUT PANERA BREAD

Panera Bread's first bakery-cafe opened in 1987, founded with a secret sourdough starter and the belief that the best part of bread is sharing it. That vision led to the invention of the Fast Casual category with Panera at the forefront, serving as America's kitchen table centered around their delicious menu of chef-curated recipes that are crafted with care by their team members. While the company is now nearly 2,200 bakery-cafes strong, their values and belief in the lasting power of a great meal remain as strong as ever. Panera Bread spends each day filling bellies, building empowered teams and inspiring communities.

Panera Bread, headquartered in Saint Louis, MO is an industry leader with approximately 140,000 employees and an annual revenue of \$2.0 billion. As of March 26, 2024, there were 2,180 bakery-cafes, company and franchise, in 48 states and Washington DC., and in Ontario, Canada, operating under the Panera Bread or Saint Louis Bread Co. names. Panera Bread is part of Panera Brands, one of the largest fast casual restaurant companies in the U.S., comprised of Panera Bread, Caribou Coffee and Einstein Bros. Bagels.

In 2017, JAB Holding Company, a private investment firm with a focus on consumer goods, announced its acquisition of Panera Bread. The deal was valued at approximately \$7.5 billion, making it one of the largest restaurant acquisitions at the time. This acquisition marked a significant move for JAB Holding Company which had been steadily expanding its presence in the food and beverage industry.

Panera has confidentially filed to conduct an Initial Public Offering to go public again. Panera Bread was publicly traded for 25 years until being taken private by JAB Holding Company in 2017 for \$7.5 billion.



Red Robin
GRAND OPENING BY BREW!

Chipotle **DOLLAR TREE**
FIRST WATCH THE DAYTIME CAFE
SUPERCUTS
toby the journey's begin!

Michaels

LOWE'S
Improving Home Improvement

Tide Cleaners you love
Awakenings **SportClips**
HAIRCUTS

planet fitness
METRO STARS
GYMNASTICS

Amigos
KINGS
Classic

STARBUCKS COFFEE
verizon
Caterpillar
RED WING SHOES

27,182 VEHICLES / DAY

NEBRASKA
64
ROAD

W. MAPLE RD

Rusty TACO
FIREHOUSE SUBS
FOUNDED BY FIREMEN
UBREAKIFIX **ET**

DOUGLAS CO.
GOV'T OFFICES

W. MAPLE RD

N 150TH AVE

CM ComfortMade
MATTRESS FACTORY

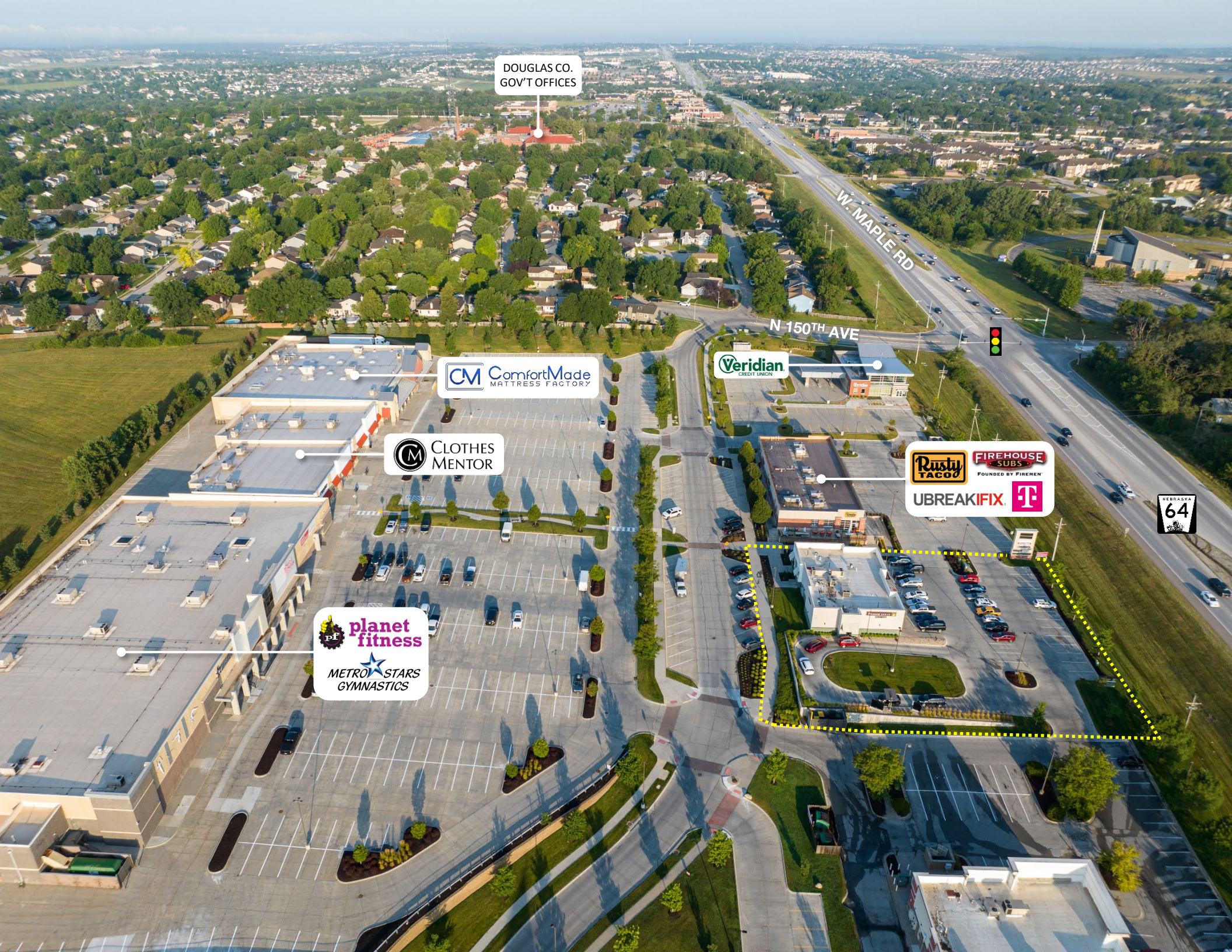
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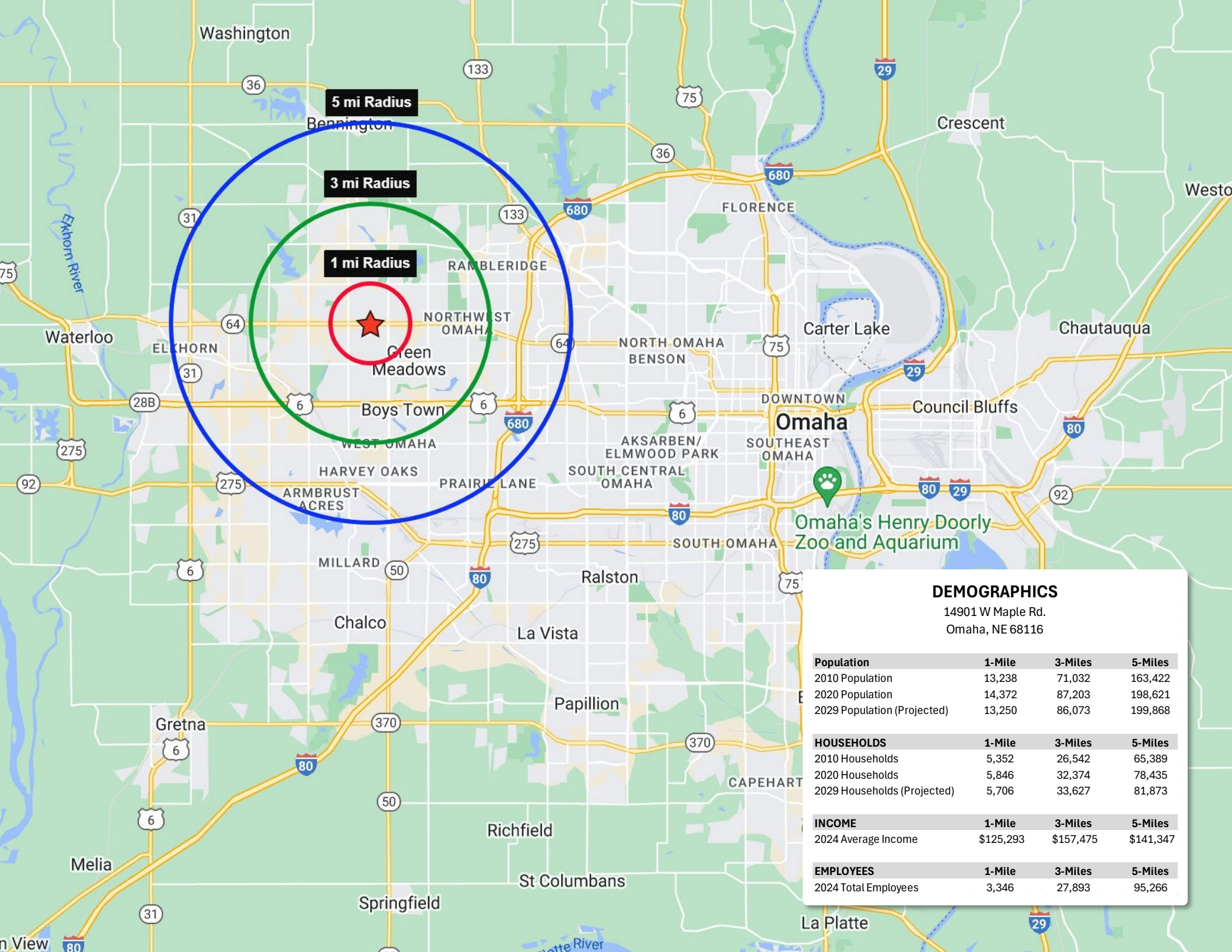
M CLOTHES
MENTOR

Rusty TACO FIREHOUSE
SUBS
FOUNDED BY FIREMEN
UBREAKIFIX. 

NEBRASKA
64

planet
fitness
METRO STARS
GYMNASTICS





5 mi Radius

3 mi Radius

1 mi Radius



DEMOGRAPHICS

14901 W Maple Rd.
Omaha, NE 68116

Population	1-Mile	3-Miles	5-Miles
2010 Population	13,238	71,032	163,422
2020 Population	14,372	87,203	198,621
2029 Population (Projected)	13,250	86,073	199,868

HOUSEHOLDS	1-Mile	3-Miles	5-Miles
2010 Households	5,352	26,542	65,389
2020 Households	5,846	32,374	78,435
2029 Households (Projected)	5,706	33,627	81,873

INCOME	1-Mile	3-Miles	5-Miles
2024 Average Income	\$125,293	\$157,475	\$141,347

EMPLOYEES	1-Mile	3-Miles	5-Miles
2024 Total Employees	3,346	27,893	95,266



LOCATION OVERVIEW | OMAHA, NE

Omaha is the largest city in Nebraska and the county seat of Douglas County. The City is situated on the Missouri River that divides Nebraska and Iowa. Omaha's 2024 estimated population is 480,194, while the eight-county metro area has approximately 967,604 residents (2020). The metro population grew 7 percent between 2010 and 2016, 2 percent more than the U.S. as a whole.

Greater Omaha produces more than \$47 billion in goods and services each year and has outpaced the nation in economic growth the past 3 years. Major employers include Offutt Airforce Base, CHI Health, Methodist Health System, the Gallup Organization, ConAgra Foods, First National Bank, PayPal and the University of Nebraska Medical Center, among others. Omaha is also the headquarters to four Fortune 500 companies: Berkshire Hathaway, Union Pacific, Kiewit Corporation and Mutual of Omaha; as well as five Fortune 1000 companies: Valmont Industries, Green Plains, Inc., TD Ameritrade, West Corporation and Werner Enterprises.

From business and education to science, medicine and technology, Omaha offers some of the nation's leading colleges and universities, including two internationally recognized medical schools: the University of Nebraska Medical Center and CHI Health Creighton University Medical

Center. Total enrollment at higher education institutions totals more than 67,000, providing an educated and ready workforce.

Omaha's principal tourist attractions are the Henry Doorly Zoo, the College World Series, and the Old Market shopping and entertainment district in downtown. Widely considered one of the premier zoos in the world, the Henry Doorly Zoo is home to North America's largest indoor rainforest and largest indoor desert, and the largest geodesic dome on Earth. The zoo consistently draws more than a million visitors annually and was recently ranked #2 zoo in the country in the 2019 USA Today's Readers' Choice awards.

In recent years, the Omaha riverfront and downtown area have experienced tremendous growth with over \$2 billion in new development. A one-of-a-kind \$22 million pedestrian bridge curves its way across the Missouri River; the signature, cable-stayed bridge is one of the longest pedestrian bridge projects ever constructed, giving Omaha visitors a breathtaking view of the ever-changing skyline. In addition, CHI Health Center Omaha, the city's convention center and arena, attracts big-name talent while providing a spacious technology-rich venue for conventions. The 346,000 SF facility is complemented by a \$2 million public art project featuring more than 40 Sculptures.

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