

OFFERING
MEMORANDUM:

SADDLE CREEK CROSSING

4828-4830 S. BROADWAY
4838-4872 S. BROADWAY
WICHITA, KANSAS

PEAK

Real Estate Partners



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OFFERING SUMMARY

SADDLE CREEK CROSSING

Saddle Creek Crossing (the “Property”) is a 110,061 square foot retail center located in the southern portion of Wichita, KS at 4828-4830 and 4838-4872 S. Broadway just west of I-35. The offering presents a unique opportunity to acquire a core asset along a major corridor with upside potential.

High Traffic Location

The shopping center attracts more than 2.1 million customers every year, according to Placer.ai. The annual number of customers has continued to increase year over year as the center has been revitalized, up over 7% per year for the past three years.

- Ollie’s has brought more than 175,000 customers in the previous year and is ranked in the top half of Ollie’s in the State of Kansas.
- Carlos O’Kelly’s brought in more than 170,000 customers in the previous year and is ranked number 3 out of 7 total restaurants in the State of Kansas.
- Dollar Tree brought in more than 164,000 customers and is ranked number 38 out of 111 in the State of Kansas.
- Black Friday Deals brought in another 98,000 customers last year.

National Tenants

The Property features a strong lineup of national tenants including Ollie’s Bargain Outlet, Dollar Tree, Goodyear, Great Clips and Godfather’s Pizza.

Surrounding Tenants

Immediate surrounding area includes several national retailers including Dillon’s (Kroger), Dutch Bros, Dollar General, McDonald’s, Club Car Wash, Wendy’s, Taco Bell, O’Reilly Auto Parts, Pizza Hut, Dunkin Donuts, IHOP and Emprise Bank.

Value-Add Opportunity

The Property is currently 96.37% occupied with 4,000 square foot of warehouse space and a development opportunity on the 37,000 square foot vacant land parcel.

Community Improvement District

The Property is part of the Saddle Creek Community Improvement District, which was established is 2024. The Property receives a 1.50% sales tax which is paid to the current property owner annually through January 2046 or until it hits the maximum amount of \$2,804,000 collected. Over the previous 12 months the Property earned a total of \$130,605 of additional income from the sales tax collections, an 18% increase over projected collections indicating stronger than expected tenant sales.

PROPERTY SUMMARY

ADDRESS	4828–4830 S. Broadway 4838–4872 S. Broadway Wichita, KS 67216
SQUARE FEET	110,061
OCCUPANCY	96.37%
TENANTS	11
YEAR BUILT	1976
SITE AREA (AC)	10.78

PRICING SUMMARY

PURCHASE PRICE	\$10,950,000
PRICE PSF	\$99
IN-PLACE CAP RATE	8.41%

INVESTMENT HIGHLIGHTS:



110,061 SF



High Traffic
Location



Value-Add
Opportunity



4.3 Year WALT



11 Tenants



96.37% Occupancy



National Tenants

OFFERING SUMMARY

SADDLE CREEK CROSSING

Capital Improvements

The current ownership group will have spent over \$1.2 million on capital improvements to the property between 2020 and 2025, including all new roofs, new parking lot and a new digital monument sign.

- **Roofs**

- The roof over the western building was replaced in 2021 with a TPO roof. The western portion of the southern building had a new TPO roof installed in 2020. The remaining portion of the southern building will have a new TPO roof installed in 2025, either prior to closing or the seller will issue a credit at closing to complete the roof post-closing.

- **Parking Lot**

- The parking lot will receive a new mill and overlay in 2025. If the parking lot work has not been completed prior to closing, the seller will issue a credit at closing to complete the parking lot post-closing.

- **Monument Sign**

- New LED, double-faced digital monument sign was installed in 2021



OFFERING SUMMARY

SADDLE CREEK CROSSING

POPULATION

	1 Mile	3 Mile	5 Mile
Total Est. Population (2024)	6,020	48,883	126,188
Projected Population (2029)	6,001	48,922	126,156
Census Population (2020)	5,998	48,434	123,626

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
Estimated Households (2024)	2,343	19,338	50,209
Projected Households (2029)	2,256	19,526	50,653
Census Households (2020)	2,264	18,809	48,447

AVERAGE HOUSEHOLD INCOME

	1 Mile	3 Mile	5 Mile
Average Household Income (2023)	\$81,754	\$68,721	\$69,609
Average Household Income (2029)	\$83,559	\$69,891	\$70,936
Census Average Household Income (2010)	\$51,683	\$44,763	\$44,374

MEDIAN HOUSEHOLD INCOME

	1 Mile	3 Mile	5 Mile
Median Household Income (2023)	\$62,777	\$53,241	\$56,289
Projected Median Household Income (2026)	\$63,914	\$53,393	\$56,545
Census Median Household Income (2020)	\$47,677	\$39,465	\$39,486

DAYTIME DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Businesses	171	836	2,658
Total Employees	1,817	8,245	30,149
Adj. Daytime Demographics Age 16 Years or Over	3,862	24,305	69,513

PROPERTY AERIAL

SADDLE CREEK CROSSING

PEAK

Real Estate Partners



TERMS OF SALE

SADDLE CREEK CROSSING

OWNERSHIP ENTITY

SCC 1, LLC

INTEREST OFFERED

100 percent fee simple

OFFERING PRICE

\$10,950,000

OFFERING PROCEDURE

Seller and agent will assess the qualifications of any party submitting a non-binding letter of intent in accordance with seller's objectives. In making this assessment, consideration will be given to a number of factors, including, but not limited to, price, timing of closing, and the perceived ability of the investor to complete the transaction.

GUIDED PROPERTY TOURS

Property tours will be made only by appointment and arranged through Peak Real Estate Partners.



SALE CONTACTS:

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SITE PLAN

SADDLE CREEK CROSSING

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TENANT SUMMARIES

SADDLE CREEK CROSSING



Carlos O'Kelly's is a Mexican restaurant that has been in business since 1981 with 13 locations throughout Kansas, Iowa, and Nebraska. They are known for their made to order Mexican dishes and are a full sit down with bar restaurant.



Dollar Tree is a popular discount variety store chain that offers a wide range of products, most of which are priced at \$1 or less. It operates 15,115 stores throughout the 48 contiguous U.S. states and Canada. Additionally, the company operates stores under the name of Dollar Bills, as well as a multi-price-point variety chain under the Family Dollar banner.



Ollie's Bargain Outlet is an American chain of discount closeout retailers. As of January 2025, the chain has 558 locations in 31 states. Its selection of merchandise comprises a variety of discounted household goods, apparel, pet supplies, kitchen pantry staples, and seasonal products (holiday, gardening, patio, pool and beach supplies); a majority of these items are unsold or overstocked merchandise that is purchased in bulk from other retailers and sold at discounted prices.



Godfather's Pizza opened in 1973 in Omaha, NE and now has over 1,300 locations nationwide.

Great Clips

Great Clips is an American hair salon chain with over 4,530 locations across the United States and Canada. It is headquartered in Bloomington, Minnesota, a suburb of Minneapolis. In 2013, it had system-wide sales of \$1.03 billion.



Mansion Nails is a full-service nail salon specializing in manicures, pedicures, waxing and eyelash extensions.



KS Truck Driving School is part of a larger network of driving schools around the country called Driver Resource Center. They teach CDL classes for semi-truck drivers.



New China Buffet is a Chinese restaurant with buffet style serving. They are open 6 days a week for lunch and dinner.



Black Friday Deals has around 30 locations nationwide and is a bin store concept which features over stocked or returned items from larger chains. On Friday the price is \$8, goes to \$6 on Saturday, \$4 on Sunday, \$2 on Monday, \$1 on Tuesday and then \$0.50 on Wednesday with a new shipment arriving to restock the store weekly.



The Goodyear Tire & Rubber Company is an American multinational tire manufacturer. Goodyear manufactures tires for passenger vehicles, aviation, commercial trucks, military and police vehicles, motorcycles, recreational vehicles, race cars, and heavy off-road machinery. As of 2017, Goodyear is one of the top four tire manufacturers.

WICHITA, KANSAS

OVERVIEW



Wichita, also known as the "Air Capital of the World," has a rich history of aviation dating back to 1916, when Clyde Cessna chose it as his manufacturing hub for airplane production. Since then, the region has continued to pioneer advancements in aerospace manufacturing technology by developing composite materials that are used in the airline industry today. While the aerospace industry serves as the backbone of the regional economy, Wichita has a thrivingly diverse economy. Agriculture, healthcare, energy, and a burgeoning IT scene are propelling the metro forward. Additionally, the presence of McConnell Air Force Base provides an enormous economic impact on the region, both through jobs supported and local spending. The area is anchored by three universities – Wichita State University, Newman University, and Friends University – which collectively enroll over 20,000 students. Wichita's skilled workforce, affordable cost of living, and high level of public safety have helped it maintain its reputation as one of the best places to live in the country.



FOR SALE:

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