



CONFIDENTIAL OFFERING MEMORANDUM

CRAZY BOWLS & WRAPS

ABSOLUTE NNN RETAIL OPPORTUNITY
2724 WATSON RD ST. LOUIS, MO 63139

CRAZY BOWLS & WRAPS

The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Klamen Commercial Advisors does not doubt its accuracy; however, Klamen Commercial Advisors makes no guaranty, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. This 'Offering Memorandum' is for informational purposes only and Klamen Commercial Advisors encourages all potential interested buyers to seek advice from your legal, tax and financial advisors before making any real estate purchase.

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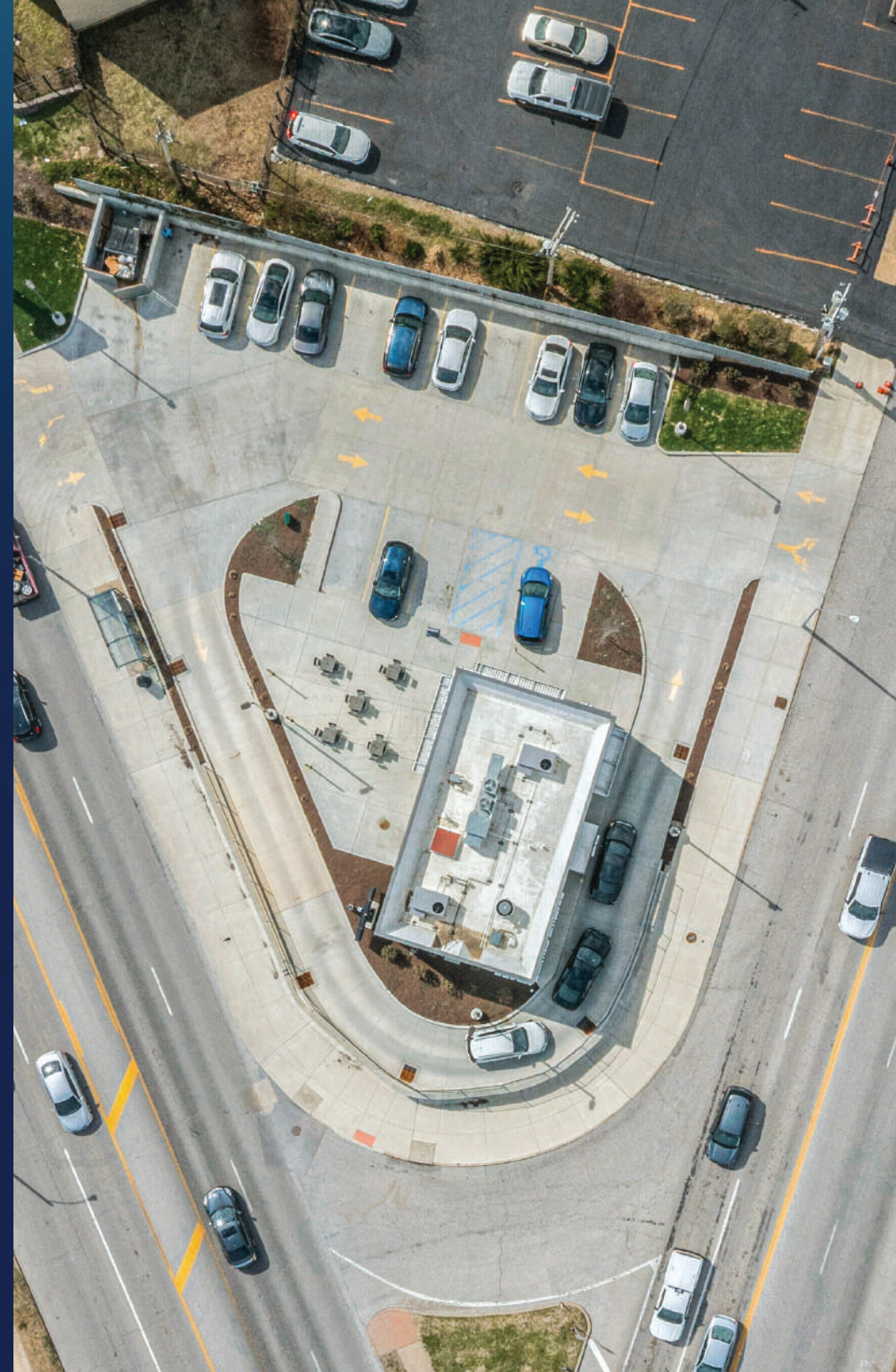
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BOWLS & WRAPS



CLAYTON BUSINESS DISTRICT

Mason Elementary School

The Rai Clinic

NO LEASH
NEEDED

CRAZY BOWLS & WRAPS

WATSON RD (18,000 VPD)

HAMPTON AVE (26,000 VPD)



HAMPTON VILLAGE SHOPPING CENTER

Target Schnucks five BELOW Ross Dress for Less
FedEx Cane's Walgreens McDonald's



CRAZY BOWLS & WRAPS

WATSON RD (18,000 VPD)

HAMPTON AVE (26,000 VPD)

SULPHUR AVE

KIND GOODS
CANNABIS DISPENSARY

CLAYTON BUSINESS DISTRICT

ST. LOUIS
DOWNTOWN

CRAZY BOWLS & WRAPS

HAMPTON AVE

WATSON RD (18,000 VPD)

(26,000 VPD)



FINANCIAL SUMMARY

PRICING SUMMARY

Price	\$2,285,000
Annual Rent	\$171,377
Cap Rate:	7.50%
Rent Per Square Foot	\$107.11
Price Per Square Foot	\$1,428

LEASE YEAR	ANNUAL RENT	MONTHLY RENT	INCREASES
4/1/2024 - 3/31/2025	\$168,000	\$14,000	1%
4/1/2025 - 3/31/2026	\$169,680	\$14,140	1%
4/1/2026 - 3/31/2027	\$171,377	\$14,281	1%
4/1/2027 - 3/31/2028	\$173,091	\$14,424	1%
4/1/2028 - 3/31/2029	\$174,821	\$14,568	1%
4/1/2029 - 3/31/2030	\$176,570	\$14,714	1%
4/1/2030 - 3/31/2031	\$178,335	\$14,861	1%
4/1/2031 - 3/31/2032	\$180,119	\$15,010	1%
4/1/2032 - 3/31/2033	\$181,920	\$15,160	1%
4/1/2033 - 3/31/2034	\$183,739	\$15,312	1%
4/1/2034 - 3/31/2035	\$185,577	\$15,465	1%
4/1/2035 - 3/31/2036	\$187,432	\$15,619	1%
4/1/2036 - 3/31/2037	\$189,307	\$15,776	1%
4/1/2037 - 3/31/2038	\$191,200	\$15,933	1%
4/1/2038 - 3/31/2039	\$193,112	\$16,093	1%
4/1/2039 - 3/31/2040	\$195,043	\$16,254	1%
4/1/2040 - 3/31/2041	\$196,993	\$16,416	1%
4/1/2041 - 3/31/2042	\$198,963	\$16,580	1%
4/1/2042 - 3/31/2043	\$200,953	\$16,746	1%
4/1/2043 - 3/31/2044	\$202,962	\$16,914	1%

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LEASE SUMMARY

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Property Type	Retail
Property Subtype	Restaurant - Fast Casual
Credit Type	Corporate
Tenant	CBW Restaurant Holdings, LLC
Guarantor	CBW Restaurant Holdings, LLC
Original Lease Term	20
Rent Commencement	4/1/2024
Lease Expiration	4/1/2044
Gross Leasable Area	1,600 SF
Total Land Area	0.36 AC
Lease Term Remaining	18.4
Lease Type	Triple Net (NNN)
Landlord Responsibilities	None
Rental Increases	1.00% Annually
Renewal Options Remaining	4,5-Year Options



MENARDS®
DUNKIN'
FIVE GUYS®
BURGERS and FRIES

Walmart
SUBWAY

LOWE'S

White Castle

AutoZone

TACO BELL

DEER CREEK SHOPPING CENTER
Marshalls **CLUB ELITE**
FITNESS WELLNESS
ROSS **DOLLAR TREE**
DRESS FOR LESS

ExtraSpace
Storage

Hardee's

Public Storage

Wendy's

SHERWIN WILLIAMS

KIND GOODS
CANNABIS DISPENSARY

CVS
Schnucks

GRAZY BOWLS & WRAPS

O'Reilly AUTO PARTS
PROFESSIONAL AUTO CARE

THE HOME DEPOT

R&C
COMPUTERS • APPLIANCES • TELEPHONES
PARTS & SERVICE



HAMPTON AVE

WATSON RD

HAMPTON AVE

INVESTMENT HIGHLIGHTS

PRIME ST. LOUIS INFILL LOCATION

Located at the high-profile signalized intersection of Watson Road & Hampton Avenue, the site benefits from combined traffic counts exceeding 44,000 vehicles per day. Dense, affluent demographics include 141,000 residents within 3 miles and 373,000 residents within 5 miles, supporting strong long-term sales performance.

LONG-TERM, BRAND-NEW 20-YEAR LEASE

The tenant executed a new 20-year lease in April 2024, providing approximately 18.4 years of remaining term. This long-duration lease offers exceptional cash-flow durability and significantly reduces re-tenanting risk for passive investors.

ABSOLUTE NNN - ZERO LANDLORD RESPONSIBILITIES

The lease is absolute triple-net, requiring the tenant to handle all expenses, including roof, structure, parking lot, taxes, insurance, repairs, and maintenance. Truly hands-off ownership.

ESTABLISHED MULTI-UNIT OPERATOR WITH CORPORATE GUARANTY

CBW Restaurant Holdings operates 19+ Crazy Bowls & Wraps locations and provides a corporate guarantee. Crazy Bowls & Wraps has been a St. Louis healthy fast-casual staple since 1994 and remains one of the region's most recognizable local brands.

NEW 2023 CONSTRUCTION AND DRIVE-THRU

Recently constructed in 2023, the building offers modern design, efficient layout, and minimal near-term CapEx obligations. In addition, the building features a modern, fully operational drive-thru which adds significant revenue potential and strengthens long-term tenant performance.

EXCEPTIONAL SURROUNDING RETAIL & DAILY TRAFFIC DRIVERS

The corridor features national retailers that generate consistent customer flow, including Walmart, Target, Chick-fil-A, Raising Cane's, Home Depot, and numerous other national fast-casual and service operators. A proven, high-traffic trade area.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	15,032	162,693	397,261
Average Household Income	\$88,140	\$87,178	\$87,060

TENANT OVERVIEW

CRAZY BOWLS & WRAPS

CRAZY BOWLS & WRAPS

Learn more: www.crazybowlsandwraps.com

Crazy Bowls & Wraps is a dynamic fast-casual dining brand that has carved out a niche in the Midwest, boasting over 19 locations across bustling cities such as St. Louis, Kansas City, and Chicago. Since its inception, the brand has grown significantly, employing over 500 dedicated team members who are committed to delivering exceptional service and high-quality meals. The restaurant's menu features a diverse selection of customizable bowls and wraps, all crafted from fresh, locally sourced ingredients to cater to a variety of dietary preferences. This emphasis on quality not only supports local agriculture and the regional economy but also promotes a healthier lifestyle for its customers. Crazy Bowls & Wraps is celebrated for its affordability and the ability to offer nutritious, flavorful meals that meet the demands of busy, health-conscious individuals. The brand's commitment to sustainability and community engagement further underscores its positive impact and growing popularity in the fast-casual dining scene.

CBW Restaurant Holdings, LLC serves as the parent company and strategic overseer of the Crazy Bowls & Wraps brand. Established to manage and guide the growth of this popular fast-casual restaurant chain, CBW Restaurant Holdings is instrumental in maintaining the high standards of quality and service that define Crazy Bowls & Wraps. The company is responsible for the expansion and development of the brand, including opening new locations and enhancing existing ones to meet the evolving needs of its customers.

Under the leadership of CBW Restaurant Holdings, Crazy Bowls & Wraps has seen significant growth, extending its reach across the Midwest with a focus on cities like St. Louis, Kansas City, and Chicago. The company prioritizes innovation in its menu offerings and operational practices, ensuring that each restaurant delivers a consistent, high-quality dining experience. In addition to managing daily operations, CBW Restaurant Holdings emphasizes community engagement and sustainability, aligning with the brand's mission to offer fresh, nutritious food while supporting local economies.



21ST LARGEST METRO

2.8M TOTAL POPULATION

1.14M TOTAL HOUSEHOLDS

ST. LOUIS

St. Louis has long proved itself an advantageous partner, which is why it has such an impressive corporate resume today. St. Louis is home to 16 Fortune 1000 companies, along with some of the nation's largest privately held firms such as Enterprise Rent-a-Car and Worldwide Technology.

Some of its advantages are inherent in the size of the market, the 21st largest metropolitan area in the U.S. Some are actually juxtaposed to that "bigness," as the costs associated with living and working in St. Louis are actually reflective of a much smaller community. The bottom line is that St. Louis has all the advantages that can only be found in a major market, but in a more balanced environment than one might likely expect.

Greater St. Louis is a place where both businesses and people can thrive, a place where people can live where they work. The region offers an exceptional quality of life, affordability, central location, a skilled work force, and a business-friendly environment. Driven by a diverse and well-educated work force, Greater St. Louis is a major national business center. With an excellent quality of life and affordable cost of living, Greater St. Louis is a great base for companies and people alike. The St. Louis area benefits from a highly diversified economy that does not lean heavily on any particular sector and provides a high degree of stability. Greater St. Louis has a business climate primed for continued growth, as the area is forging new frontiers in innovative and exciting industries.



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NON-DISCLOSURE AND CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Harold M. Klamen & Associated DBA Klamen Commercial Advisors, "KCA" and should not be made available to any other person or entity without the written consent. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, KCA has not verified, and will not verify, any of the information contained herein, nor has KCA conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release KCA and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property

