

SUMMER 2025 RENOVATIONS

» Signage » Parking lot » Interior



NET LEASE INVESTMENT OFFERING

petco.

Petco (10-Year Extension)

2390 East Mason Street
Green Bay, WI 54302

THE
Boulder
GROUP

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Executive Summary

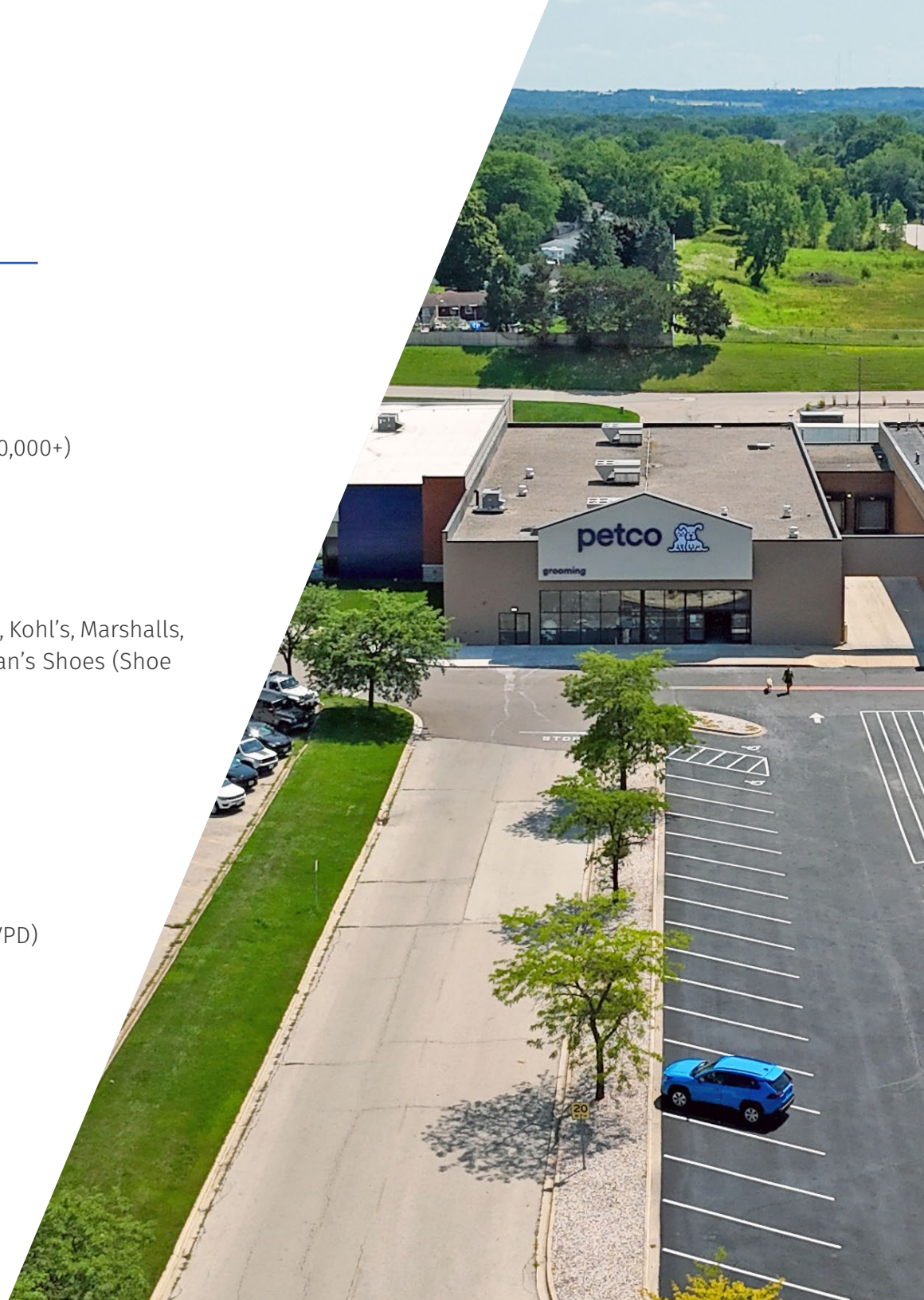
The Boulder Group is pleased to exclusively market for sale a single tenant net leased Petco located in Green Bay, Wisconsin. Petco has been successfully operating at this location since 2001 and recently signed a 10-year lease extension through 2036. The subject lease features rental escalations every five years throughout the remaining primary term and two 5-year renewal options. The property underwent significant improvements totaling more than \$500,000 in 2025. The improvements include signage, parking lot, and interior renovations.

The 15,075-square-foot building is strategically positioned within East Town Shopping Center, a dynamic retail hub anchored by nationally recognized brands. Since 2022, East Town has further enhanced its appeal by attracting new tenants, including Burlington, Five Below, Hallmark, Planet Fitness, Chipotle, Biggby Coffee, and a newly renovated Hobby Lobby. The center is also home to ALDI, Kohl's, Marshalls, Bath & Body Works, Ross, and Rogan's Shoes (Shoe Carnival), reinforcing its status as a premier shopping destination. Additionally, the shopping center is located along East Mason Street, which serves over 28,800 vehicles per day. The property is also within proximity to two of Green Bay's major thoroughfares: Interstate 43 (45,200 VPD) and US-141 (18,700 VPD). There are 122,444 people living within a five-mile radius of the property, with an average household income of \$85,919.

Petco Health and Wellness Company, Inc. (NASDAQ: WOOF) is a leading pet health and wellness company focused on improving the lives of pets, pet parents, and the communities they serve. Founded in 1965 and headquartered in San Diego, California, Petco operates a nationwide network of retail locations, e-commerce platforms, and comprehensive pet care services, offering a one-stop shop for pet essentials, grooming, training, and veterinary care. Through its network of over 1,500 locations across the U.S., Mexico, and Puerto Rico, Petco continues to expand its presence in the rapidly growing pet industry.

Investment Highlights

- » Positioned within the Green Bay MSA
- » New 10-year lease extension through 2036
- » Significant property improvements finished in 2025 (\$500,000+)
- » Petco is a publicly traded company (NASDAQ: WOOF)
- » Established operating history since 2001
- » East Town Shopping Center location with co-tenants ALDI, Kohl's, Marshalls, Bath & Body Works, Hobby Lobby, Ross, Five Below, Rogan's Shoes (Shoe Carnival) & Burlington
- » Over 122,000 people live within a five-mile radius
- » Average household income within five miles is \$85,919
- » Located along East Mason Street (28,800 VPD)
- » Proximity to Interstate 43 (45,200 VPD) & US-141 (18,700 VPD)



Property Overview



PRICE
\$2,963,007



CAP RATE
7.25%



NOI
\$214,818

LEASE COMMENCEMENT DATE:	2/1/2001
LEASE EXPIRATION DATE:	1/31/2036
RENEWAL OPTIONS:	Two 5-year
RENTAL ESCALATION:	\$15,075 every five years
LEASE TYPE:	NN – Roof, structure, foundation ¹
TENANT:	Petco Animal Supplies, Inc.
YEAR BUILT / RENOVATED:	2002/2010/2025 ²
BUILDING SIZE:	15,075 SF
LAND SIZE:	1.40 AC

- 1) East Town Mall performs all CAM and bills the Landlord once per year. Landlord forwards the invoice to tenant to pay and is entitled to a 10% administrative fee. Controllable expenses related to CAM are subject to an annual increase cap of 5%. Additionally, common area charges billed to the tenant shall exclude capital expenditures, such as full parking lot replacements.
- 2) The interior and exterior were renovated in 2025.

Recent Renovations

JANUARY 2025



JULY 2025

In 2025, the property underwent \$500,000+ in comprehensive interior and exterior renovations enhancing both functionality and curb appeal with costs shared with the tenant



Photographs



Aerial



Site Plan



Map



Location Overview

GREEN BAY, WISCONSIN

Green Bay, Wisconsin, is a historic and vibrant city located at the head of Green Bay, an arm of Lake Michigan. With a population of approximately 106,000 residents, it is the third-largest city in the state and serves as a regional hub for industry, culture, and sports. Known for its rich heritage, Green Bay was founded in 1634, making it one of the oldest European settlements in the United States. Today, the city is best known as the home of the Green Bay Packers, one of the most storied franchises in the National Football League, with their iconic Lambeau Field attracting fans from across the nation.

Beyond football, Green Bay boasts a diverse economy driven by manufacturing, health care, and retail trade, with the paper production industry being a large driver for employment. The city offers a high quality of life with excellent schools, including the University of Wisconsin-Green Bay, and various cultural attractions such as the National Railroad Museum and the Green Bay Botanical Garden. With a blend of historical charm and modern development, Green Bay continues to thrive as a dynamic Midwestern city.

As of 2023, the Green Bay Metropolitan Statistical Area (MSA) has an estimated population of approximately 331,882 people, highlighting its role as a significant economic and cultural hub in northeastern Wisconsin.



Demographics



POPULATION



HOUSEHOLDS



MEDIAN INCOME

AVERAGE INCOME

1-MILE

11,673

4,658

\$65,515

\$87,085

3-MILE

70,310

29,044

\$60,029

\$80,211

5-MILE

122,444

49,953

\$64,586

\$85,919

Tenant Overview

PETCO

Petco Health and Wellness Company, Inc. (NASDAQ: WOOF) is a leading pet health and wellness company focused on improving the lives of pets, pet parents, and the communities they serve. Founded in 1965 and headquartered in San Diego, California, Petco operates a nationwide network of retail locations, e-commerce platforms, and comprehensive pet care services, offering a one-stop shop for pet essentials, grooming, training, and veterinary care.

Petco provides a wide range of high-quality pet products, including premium nutrition, treats, toys, and supplies for dogs, cats, fish, birds, and small animals. With a strong emphasis on pet well-being, the company has introduced innovative initiatives such as its Vital Care membership program, which offers exclusive health and wellness benefits to pet owners.

Through its network of over 1,500 locations across the U.S., Mexico, and Puerto Rico, Petco continues to expand its presence in the rapidly growing pet industry. The company has made significant strides in sustainability and animal welfare by eliminating artificial ingredients in its food products and removing shock collars from its stores.

Website:

Headquarters:

Number of Locations:

Company Type:

Number of Employees:

www.petco.com

San Diego, CA

1,500

Public (NASDAQ: WOOF)

27,000+



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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. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group 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.



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