



# WARDEN CROSSING OCTAPharma

*TWO-TENANT CENTER*

5121 Warden Road, North Little Rock, AR

*OFFERING MEMORANDUM*

**Marcus & Millichap**  
PATEL YOZWIAK GROUP



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5121 WARDEN RD, NORTH LITTLE ROCK, AR 72116

## SUBJECT PHOTOS





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## TENANT OVERVIEW



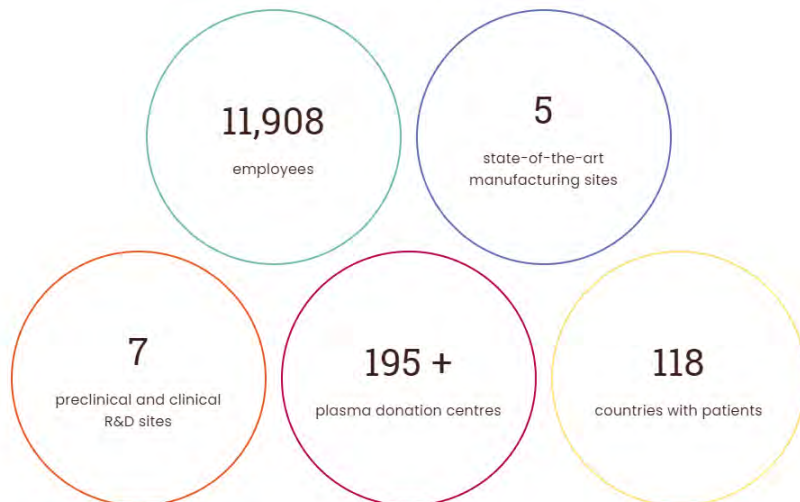
Octapharma Plasma, Inc. is a U.S.-based company that collects plasma used to create life-saving medicines for patients around the world. They run more than 80 donation centers in the U.S and employ more than 3,500 people nationally. Donors are their most valued

customers because they make saving and improving lives possible every day. Octapharma Plasma is part of Octapharma AG, one of the world's largest makers of plasma products. Based in Lachen, Switzerland, their parent company has been committed to patient care and medical innovation since 1983. They have bio-pharmaceutical experience in 113 countries and employ more than 7,000 people globally. They dedicate their life's work to improving the health and lives of people worldwide by providing quality plasma products.

Donors are the most important customers. They work hard to build these relationships every day by creating a positive donor experience. Their focus on safety, cleanliness, and customer service brings dedicated plasma donors back to donation centers week after week and year after year. In supplying plasma, they strive to deliver products and services that consistently meet or exceed regulatory requirements and industry standards for product safety, quality, timely delivery, and ease of doing business. There are many different types of life-saving medicines that can be made using donated plasma.



### Octapharma at a glance



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## INVESTMENT HIGHLIGHTS

### **INVESTMENT HIGHLIGHTS:**

- 15,000-SF, 100% Occupied Two Tenant Center
- Corporately Guaranteed Lease with Octapharma Plasma, a National Tenant With Over 190 Locations Worldwide
- With Over 15-years of Successful Operating History at the Subject Property, Octapharma Has 9-Years Remaining, With Two, 5-Year Options and a 10% Rent Increase in 2029
- In 2023 Octapharma Invested in Significant Interior Improvements and Extended their lease 10-years.
- Lucky's Pawn & Loan Shop has 2% Annual Rent Increases, With Two, 5-Year Renewal Options, and Tenant Completed Additional Interior Renovations in 2024
- New Roof in 2020 with Warranty
- Parking Lot was Repaved in 2021 and Three Additional Parking Spaces Added in 2024

### **LOCATION HIGHLIGHTS:**

- Property Features Large Pylon Signage With Excellent Visibility From Both Warden Road and US-67/US-167
- Two Points of Ingress and Egress With a Third Point in Rear of Property
- Dense Traffic Area Along US-67, Seeing 83,000+ Vehicles Per Day | US-67 is a Major Traffic Artery Into Interstate-40 and Downtown Little Rock
- Close Proximity to Multiple National Tenants Including Sam's Club, Tractor Supply, Best Buy, Home Depot, Lowe's, Walmart Supercenter, McCain Mall, and More
- 11,000 Vehicles Per Day Along Warden Road in a Dense Retail and Office Corridor
- 10 Miles From Downtown Little Rock and 1.5 Miles From CHI St. Vincent North Hospital, a Major 600 Bed Medical Center



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## RENT ROLL

UNITS	TENANT	GLA	% OF NRSF	MONTHLY RENT	ANNUAL RENT	R/SF	% OF TOTAL INCOME	LEASE	LEASE COMMENCE	LEASE EXPIRATION	OPTIONS/INCREASES
2 & 3	Octapharma	10,000	66.67%	\$11,092	\$133,109	\$13.31	76.66%	NNN	03/01/09	02/28/34	2, 5-Year Options with 10% Increase Every 5 Years
1	Lucky's Pawn & Loan Shop	5,000	33.33%	\$3,413	\$40,956	\$8.19	23.34%	NNN	06/01/18	05/31/26	2, 5-Year Options with 2% Annual Increases
<b>TOTALS</b>		<b>15,000</b>	<b>100%</b>	<b>\$14,505</b>	<b>\$174,065</b>	<b>\$8.87</b>	<b>100%</b>		<b>WALT: 7.51</b>		



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## INVESTMENT SUMMARY

LIST PRICE

**\$2,018,000**

PRICE/SF

**\$134.53**

CAP RATE

**8.00%**

NET OPERATING INCOME

**\$161,442**

PROPERTY DESCRIPTION	
YEAR BUILT:	1984
GLA:	15,000-SF
OCCUPANCY:	100%
LOT SIZE:	+/-1.19-AC
PARCEL NO.:	23N-002-00-003-00
ZONING:	Commercial



INCOME	CURRENT	\$/SF
ANNUAL RENT INCOME	\$174,065	\$11.60
CAM REVENUE	\$41,404	\$2.76
<b>EFFECTIVE GROSS INCOME</b>	<b>\$215,469</b>	<b>\$14.36</b>
EXPENSES	CURRENT	\$/SF
CLEANING:	\$7,200	\$0.48
LANDSCAPING:	\$3,000	\$0.20
R&M:	\$12,769	\$0.85
<b>TOTAL CAM EXPENSES</b>	<b>\$22,969</b>	<b>\$1.53</b>
REAL ESTATE TAXES	\$20,052	\$1.34
INSURANCE	\$3,039	\$0.20
MANAGEMENT (3.5%)	\$6,467	\$0.43
RESERVES	\$1,500	\$0.10
<b>TOTAL EXPENSES</b>	<b>\$54,027</b>	<b>\$3.60</b>
<b>NET OPERATING INCOME</b>	<b>\$161,442</b>	<b>\$10.76</b>

**NOTES:**

- CAM, Tax and Insurance Based on 2023 Actual, Management Estimated at 3.5% of EGI, Reserves Estimated at \$0.10/SF.
- LL Responsible for HVAC repair and replacement. Pawn Shop will reimburse up to \$3,000 per year, and Octapharma is responsible for up to \$1,000 annually per unit.



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AERIAL OVERVIEW: SOUTHWEST VIEW





# WARDEN CROSSING

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AERIAL OVERVIEW: NORTH VIEW





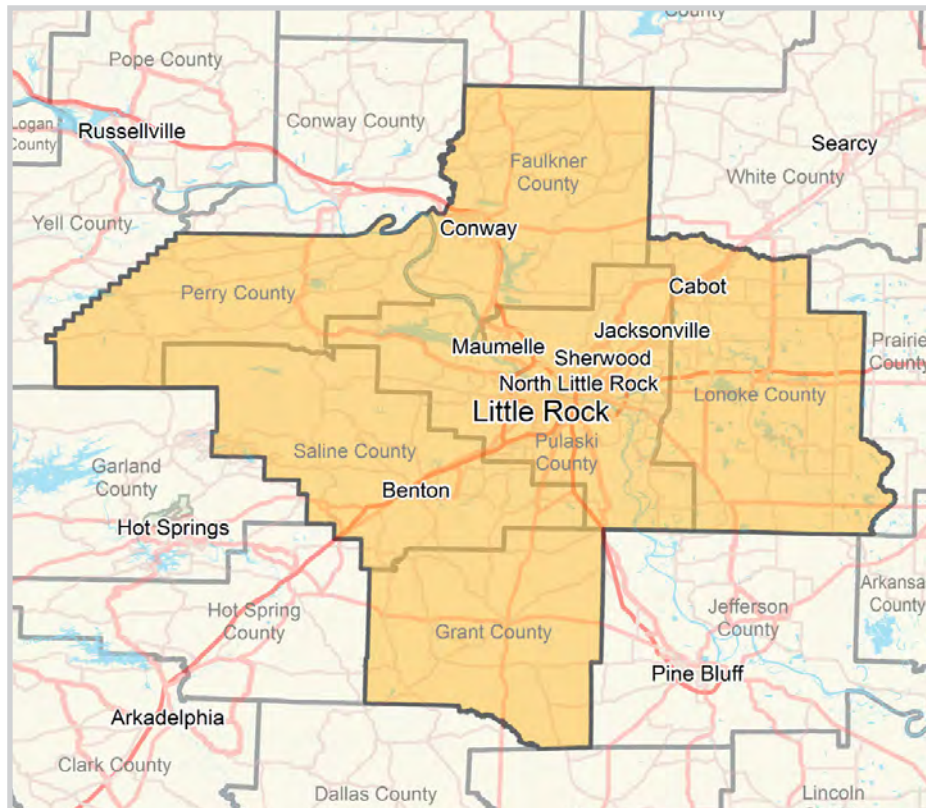
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## MARKET OVERVIEW

### LITTLE ROCK METRO OVERVIEW

Little Rock is situated in central Arkansas and is the state's capital city, as well as the cultural and economic center. The region is known as a hub for government jobs, yet it also boasts a sizable medical services sector. The metro is composed of six counties, and its population is expected to swell by nearly 23,000 people in the next five years, with Pulaski and Faulkner counties being epicenters of the growth. Cultural amenities in the region include the Arkansas Symphony Orchestra, Arkansas Museum of Fine Arts and the Arkansas Repertory Theatre.



### METRO HIGHLIGHTS



#### DIVERSE ECONOMY

Local employment is diversifying from its government base into advanced manufacturing, corporate operations, distribution and logistics, and technology



#### CULTURAL CENTER

Little Rock is a cultural and performing arts hub, housing the Arkansas Arts Center, the Arkansas Repertory Theatre and the Arkansas Symphony Orchestra.



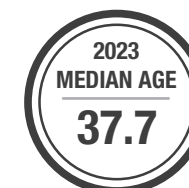
#### HIGHER EDUCATION

The University of Arkansas at Little Rock and the University of Central Arkansas in Conway represent pillars of the metro's education sector, with a combined enrollment of around 16,000 students.

### ECONOMY HIGHLIGHTS

- Government jobs are widespread in the metro, totaling over 69,000 roles last year. State and local positions are most prevalent. The region is also host to Little Rock Air Force Base.
- Skippy Foods manufactures most of its Skippy Peanut Butter at its Little Rock port facility. The port is host to 40 existing manufacturers.
- Dillard's and the American Taekwondo Association are headquartered in the metro.
- The University of Arkansas for Medical Sciences leads the metro's medical field. Baptist Health Medical Center and Arkansas Children's Hospital represent additional health care employers.

### DEMOGRAPHIC HIGHLIGHTS





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## DEMOGRAPHICS

POPULATION	3 Miles	5 Miles	10 Miles
2027 Projection	5,682	50,328	96,380
2022 Estimate	5,643	49,638	94,887
2010 Census	5,372	48,578	91,712
2000 Census	4,976	47,174	90,856
Daytime Population	11,635	56,540	115,821
HOUSEHOLD INCOME	3 Miles	5 Miles	10 Miles
Average	\$99,197	\$80,096	\$68,738
Median	\$64,421	\$53,512	\$46,608
Per Capita	\$45,481	\$35,085	\$29,598
HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2027 Projection	2,611	22,097	41,551
2022 Estimate	2,582	21,715	40,751
2010 Census	2,557	21,444	40,167
2000 Census	2,173	20,263	38,060
HOUSING	3 Miles	5 Miles	10 Miles
Median Home Value	\$198,752	\$174,609	\$159,819
EMPLOYMENT	3 Miles	5 Miles	10 Miles
2022 Unemployment	3.22%	4.02%	4.82%
Avg. Time Traveled	21	21	21
POPULATION PROFILE	3 Miles	5 Miles	10 Miles
High School Graduate (12)	24.78%	27.14%	30.35%
Some College (13-15)	22.17%	24.10%	23.93%
Associate Degree Only	7.84%	8.40%	8.38%
Bachelor's Degree Only	23.19%	21.37%	18.08%
Graduate Degree	15.70%	11.67%	9.58%

MAJOR EMPLOYERS	EMPLOYEES
1 Dassault Falcon Jet Corp-Little Rock Facility	2,582
2 Arkansas National Guard	1,027
3 Ensono LP-Acxiom	1,017
4 Baptist Health-Levy Methodist Wellness Ctr	1,000
5 ABC Financial Parent LLC	850
6 Oakley Fuels Inc	702
7 L'Oreal Usa Inc	700
8 Law Enforcement Training Center	623
9 Central Ark Area Agcy On Aging-Carelink	622
10 Heritage Company Inc-Heritage Telemarketing	600
11 Stephens Capital Partners LLC	575
12 Professional Educators Inst	568
13 Stephens Insurance Svcs Inc-Stephens	535
14 Transco Lines Inc	494
15 Service Professionals Inc	430
16 Seymour N Logan Associates Inc-Doubletree Hotel	403
17 Belz Hotel Group LLC	395
18 United States Postal Service-US Post Office	337
19 Veterans Health Administration-VA Medical Center	311
20 W&W-Afco Steel LLC	300
21 Rich Transport LLC-Rich Logistics	250
22 Arkansas Hospice Inc	247
23 Martin-Brower Company LLC	243
24 Acxiom Digital Inc	243
25 Gmri Inc-Olive Garden	237



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