

# For Sale

Retail Center & S. Springfield Storage  
5133 S. Campbell Ave. | Springfield, MO



## OFFERING SUMMARY

|                            |               |
|----------------------------|---------------|
| Price:                     | \$6,207,707   |
| Land:                      | 6.55+/- Acres |
| NOI:                       | \$406,442.42  |
| Cap:                       | 6.55%         |
| Zoned:                     | HC            |
| Total Sq Ft of Buildings : | 47,464        |

- Traffic Count: 68,000+ Daily
- People Living Within Five-Mile Radius: 133,000
- Average Household Income Within Five-Mile Radius: \$87,000
- Apartments Within 2 Block Radius: 688+
- Seller Would consider Owner Financing

There are additional parking spaces on north chip & seal parking lot and west chip & seal parking lot, (approximately 80 additional parking spaces) & additional (4) 40' containers with future covered parking spaces between them.

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**GALEN PELLHAM, AIA, CCIM**  
417.839.0156 | [gpellham@murney.com](mailto:gpellham@murney.com)



**MURNEY COMMERCIAL**  
1625 E. Primrose | Springfield, MO 65804 | 417.823.2300 | [murney.com](http://murney.com)

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## Additional Land on West Side of Property

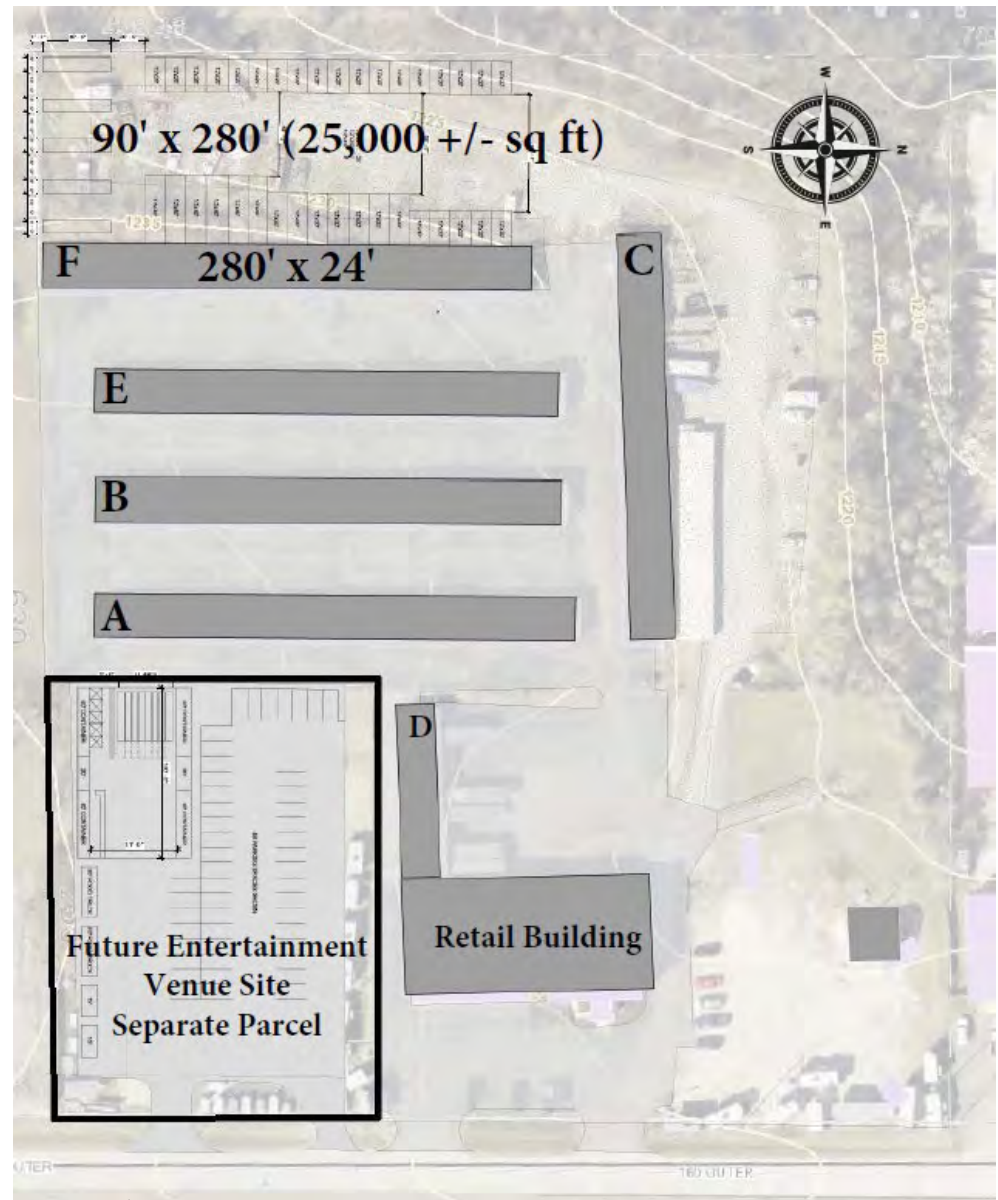
- Land for Additional Storage
- Climate Controlled Building
- Exterior Parking

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## (3) OPTIONS FOR THE SW SECTION OF THE PROPERTY

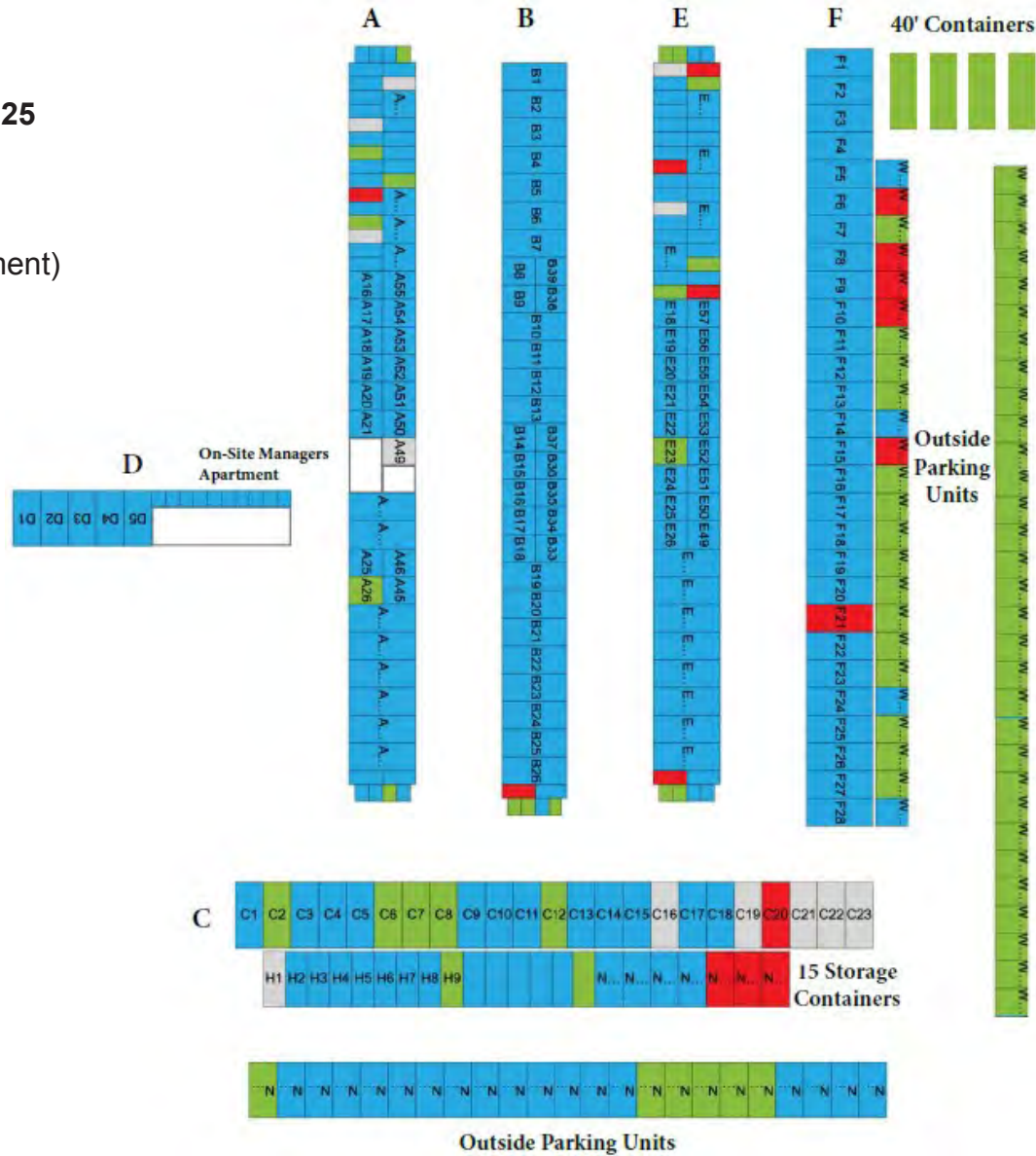
1. Exterior Parking as shown.
2. Add more 10x24 and/or larger storage units.
3. Build a Multi-Story Climate Controlled Building.



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## UPDATED AS OF MARCH 27, 2025

- All units in blue are rented
- All units in green are vacant
- All units in red are delinquent
- White Units in Building A (Apartment)
- 80 Outdoor Parking Spaces



# Retail Center & S. Springfield Storage

## 5133 S. Campbell Ave. | Springfield, MO

### STORAGE COMPLEX OVERVIEW

6,718 sq. ft. Building A  
6,007 sq. ft. Storage Space  
710 sq. ft. Partially Finished Apartment  
6,538 sq. ft. Building B  
5,914 sq. ft. Building C  
2,000 sq. ft. Building D

6,487 sq. ft. Building E  
6,791 sq. ft. Building F  
34,448 sq. ft. Total Storage  
Storage Containers - Units H  
2,400 sq. ft. Shipping Containers  
15 - 8'x20' 160 sq. ft. Containers

**STORAGE BUILDING A:** This storage building is 24' x 279.9' for a total of 6,718 sq. ft. There is a 710 sq. ft. partially finished apartment located in the center of the building. This apartment will include a single bedroom and bathroom. This building is concrete block construction with a metal roof. This building is staggered with the site's topography. The unit breakdown within this building is as follows: 8 - 5'x6', 30 - 5'x12', 18 - 10'x12', and 8 - 10'x24'.

**STORAGE BUILDING B:** This storage building is 24' x 272.4' for a total of 6,538 sq. ft. This building is concrete block construction with a metal roof. This building is staggered with the site's topography. The unit breakdown within this building is as follows: 4 - 5'x6', 2 - 5'x12', 14 - 10'x12', 19 - 10'x24'.

**STORAGE BUILDING C:** This storage building is 24.5'x241.4' for a total of 5,914 sq. ft. This building is pole frame construction with metal siding and a metal roof. Most units have hinged double doors while three units are open across the front. Units in this building have gravel floors. This building is staggered with the site's topography. The unit breakdown within this building is as follows: 23 - 10'x24'.

**STORAGE BUILDING D:** This storage building is 20'x100' for a total of 2,000 sq. ft. This building is concrete block construction with a metal roof. The unit breakdown within this building is as follows: 1 - 20'x50', 5 - 10'x20'.

**STORAGE BUILDING E:** This storage building is 24'x270.3' for a total of 6,487 sq. ft. This building is concrete block construction with a metal roof. This building is staggered with the site's

topography. The unit breakdown within this building is as follows: 8 - 5'x6', 28 - 5'x12', 22 - 10'x12', 8 - 10'x24'.

**STORAGE BUILDING F:** This storage building is 24.2'x280.6' for a total of 6,791 sq. ft. This building is pole frame construction with metal siding and metal roof. This building is staggered with the site's topography. The unit breakdown within this building is as follows: 28 - 10'x24'. Shipping Containers (Personal Property): The subject property includes fifteen 8'x20' shipping containers that are considered personal property.

**STORAGE CONTAINERS H 1-15:** (15) 8' x 20' shipping containers to continue to be used as storage units. Additional storage containers: (5) 8'x40'  
**(Note: Not incorporated in Proforma)**

**ALSO INCLUDED ARE ALL FIXTURES, SECURITY EQUIPMENT, AND STOREDGE IN SUITE #1 TO BUYER AT CLOSING IN SOUTH CAMPBELL STORAGE OFFICE.**

# Retail Center & S. Springfield Storage

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## OFFICE - RETAIL CENTER OVERVIEW

**13,016 sq. ft. Total**

**6,012 sq. ft. Lower Level**

### OFFICE / RETAIL BUILDING:

7,004 sq. ft. First Floor

6 - 1,167 sq. ft. Office/Retail

1 - 1,167 sq. ft. Office Unit

1 - 4.845 sq. ft. Office Unit



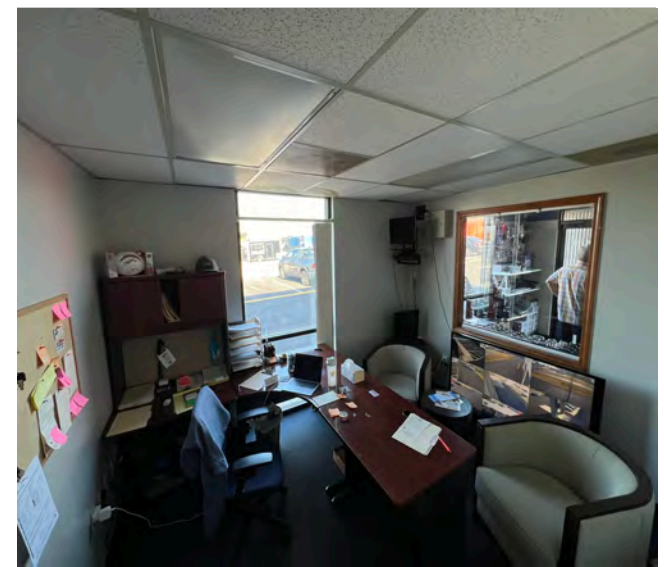
### OFFICE / RETAIL BUILDING:

This building is concrete block construction on a partial walk-out basement. The exterior is finished with split-face concrete block across three sides and typical concrete block across the back. The building has a membrane roof installed in 2023. There are six package HVAC units on the roof along with two condensing units and a heat pump on the basement level. There are covered patios along both the east and west sides of the walk-out basement and covered walkways along the east and west sides of the first floor. Exterior staircases service each of these walkways. The first floor is divided into six equally sized units while the basement is divided into one typical size unit and one larger unit and shown in the chart to the right. Interior finishes include a mix of carpet, LVP, vinyl sheet, and tile floors, painted drywall and concrete block walls, and acoustic tile ceilings. Finishes are a mix of recently updated, older updates, and original. Each unit is separately metered for electricity and natural gas.

### SITE IMPROVEMENTS:

There is an estimated 98,250 square feet of asphalt paving for parking and driveways that has been recently refreshed. There is an estimated 58,200 square feet of gravel parking and driveways that has also been recently refreshed. There is an estimated 1,825 linear feet of chain link fence surrounding the property with an automatic gate providing access to the storage buildings. There are motion detecting floodlights mounted and security cameras around the exterior of the storage buildings. There is a private well onsite.

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**5133 S Campbell Proforma**

**Campbell Towers**

13,016 sq. ft.

|  | Monthly      | Annual       | PP sq ft          |
|--|--------------|--------------|-------------------|
| Suite 101:C BJP Trailers                                 | \$ 400.00    | \$ 4,800.00  | \$ 34.29          |
| Suite 101:D BJP Trailers                                 | \$ 400.00    | \$ 4,800.00  | \$ 34.29          |
| Suite 101:E BJP Trailers                                 | \$ 400.00    | \$ 4,800.00  | \$ 34.29          |
| Suite 101F: Service Brothers, Ryan Hancock (140 sq. ft.) | \$ 400.00    | \$ 4,800.00  | \$ 34.29          |
| Suite 102-103: Sage Studio (4,845 sq. ft.)               | \$ 3,000.00  | \$ 36,000.00 | \$ 7.43           |
| Suite 201: BJP Trailers                                  | \$ 1,500.00  | \$ 18,000.00 | \$ 15.42          |
| Suite 202: BJP Trailers                                  | \$ 1,500.00  | \$ 18,000.00 | \$ 15.42          |
| Suites 203: BJP Trailers                                 | \$ 1,500.00  | \$ 18,000.00 | \$ 15.42          |
| Suite 204: Innovative Hair Solutions (1,167 sq. ft.)     | \$ 1,302.00  | \$ 15,624.00 | \$ 13.39          |
| Suite 205: Yeargan Christo                               | \$ 1,000.00  | \$ 12,000.00 | \$ 10.28          |
| Suite 206: Extra Care Hair Company, Kristen Gossett      | \$ 1,500.00  | \$ 18,000.00 | \$ 15.42          |
| Area outlined in yellow - BJP Trailers                   | 7,000.00     | \$ 84,000.00 | \$71.98           |
| Special Note 1* - CAM for Sage Studio                    | \$ 39.00     | \$ 468.00    |                   |
| <b>Grand Total - Campbell Towers</b>                     | \$ 19,941.00 |              | \$ 239,292.00     |
| <b>South Springfield Storage</b>                         |              |              |                   |
| <b>Current Monthly Revenue</b>                           | \$ 22,588.00 | 271,056.00   | <b>271,056.00</b> |
| <b>Total Gross Income</b>                                | \$ 42,529.00 |              | \$ 510,348.00     |

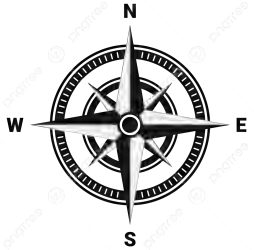
|  | Campbell Towers | South Springfield Storage | Combined        |
|--|-----------------|---------------------------|-----------------|
| <b>Operating Expenses</b>  |                 |                           |                 |
| Business License   | \$ (25.00)      | (354.25)                  |                 |
| Improvements   | \$ (554.57)     |                           |                 |
| Property Taxes   |                 |                           | (48,674.61)     |
| Insurance (est.)   |                 |                           | (20,068.90)     |
| Merchant Account Fees  |                 |                           |                 |
| Software/Subscriptions   |                 | (6,436.98)                |                 |
| Maintenance/Repair   |                 | (3,637.15)                |                 |
| South Springfield Storage Supplies   |                 | (352.95)                  |                 |
| Campbell Towers Supplies   | (1,278.52)      |                           |                 |
| Campbell Towers Repairs/Mainenance   | \$ (8,885.23)   |                           |                 |
| <b>South Springfield Storage</b>   |                 |                           |                 |
| Disposal & Waste Fees  |                 | (2,097.28)                |                 |
| Electric/Gas - Campbell Towers   | (3,154.71)      |                           |                 |
| Electric/Gas - South Springfield Storage   |                 | (5,619.87)                |                 |
| Internet   |                 | (1,669.20)                |                 |
| Phone Service  |                 | (888.60)                  |                 |
| Advertising for Auctions   |                 | (207.76)                  |                 |
| <b>Expenses</b>  | \$ (13,898.03)  | \$ (21,264.04)            | \$ (68,743.51)  |
| <b>Total Expenses</b>  |                 |                           | \$ (103,905.58) |
| <b>Net Operating Income</b>  |                 | \$ 21,264.96              | \$ 406,442.42   |
| <b>6.55% Cap Rate <u>Current</u></b>   |                 |                           | \$ 6,207,707.00 |
| <i>*when Springfield Storage 100% Occupied and 3 additional Food Trucks Added.</i> |                 |                           |                 |
| <b>3 Additional Food Trucks by end of May</b>                                      |                 | 6,000                     | 72,000          |
| <b>Campbell Storage 100% Occupied</b>  | \$ 33,978.00    | 407,736.00                | 479,736.00      |
| <b>Campbell Towers</b>   |                 |                           | 239,232.00      |
| <b>Net Operating Income</b>  |                 |                           | \$ 718,968.00   |
| <b>11.58% Cap Rate (POTENTIAL)</b>   |                 |                           | \$ 6,207,707.00 |

Special Note 1\* - Rental of private party room, meetings, birthdays, weddings, family reunions, etc. (60-80 people seating available) 75/25 split of income with Stage Studios: Booking party to get 75%  
 Approximately \$15,000/yr. This income space will be used as additional income/CAM.

3 food trucks will be added by the end of May along with a bathroom trailer. Power is already ran and additional income will be \$2,000/mo for each. \$6,000 total

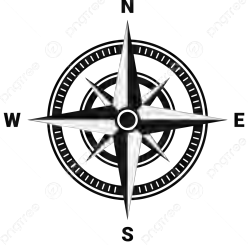
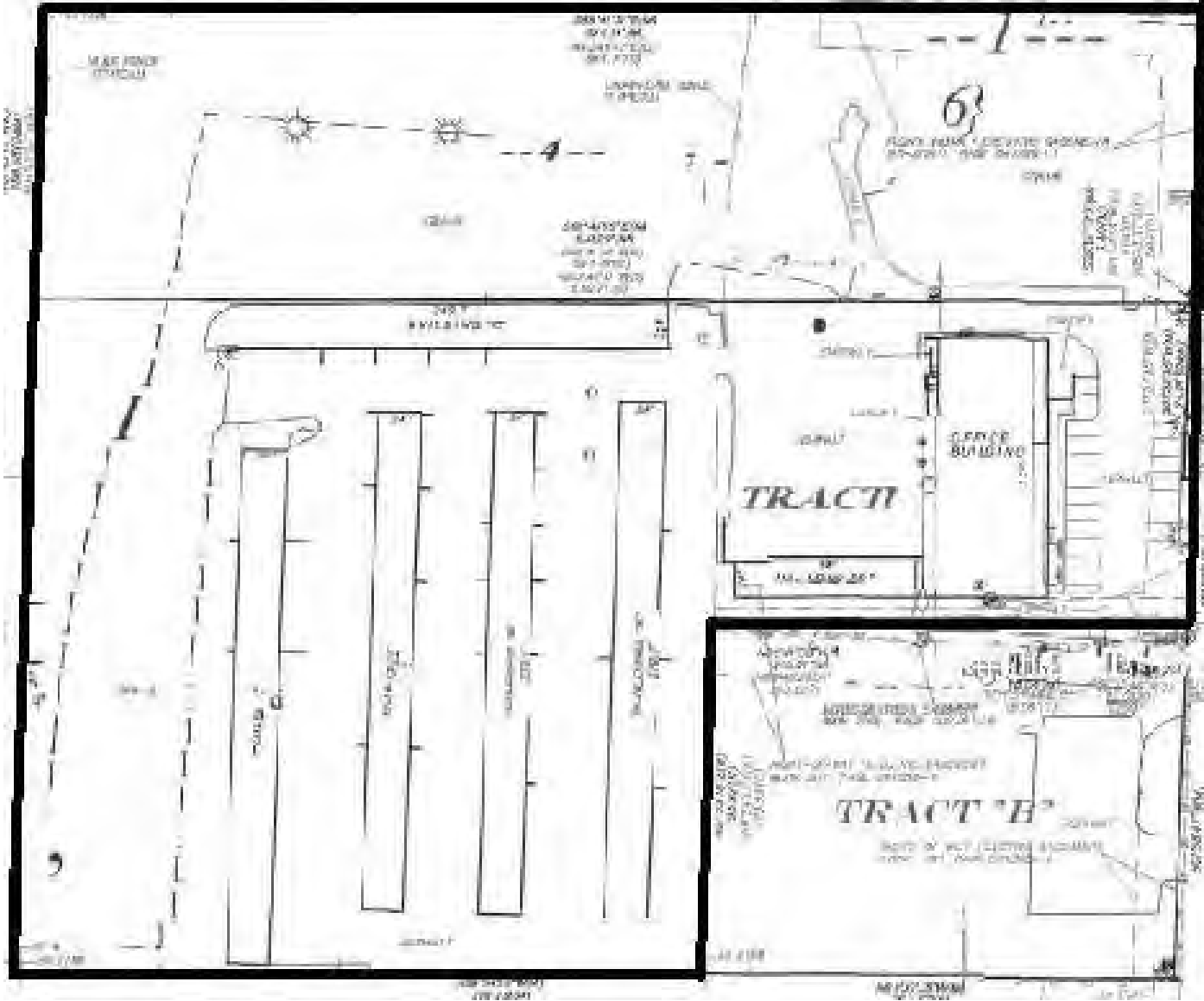
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AERIAL



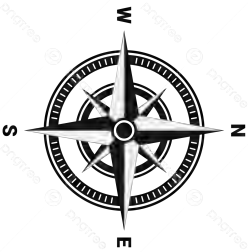
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## SITE PLAN



# Retail Center & S. Springfield Storage 5133 S. Campbell Ave. | Springfield, MO

**BJP Trailers \$7,500/mo  
Lease Space (in yellow)**



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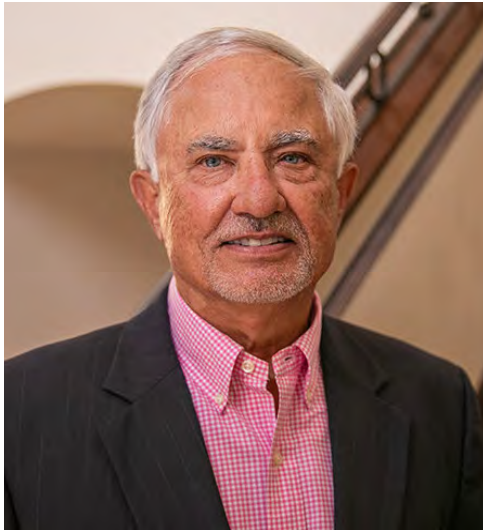
## CONTACT

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Murney Commercial in compliance with all applicable fair housing and equal opportunity laws



- **Murney Associates, Realtors®**
  - \$1.6 Billion Annual Sales Volume, 600 agents, 4 locations.
  - RealTrends:Top 50 Independent R.E. Brokerages in the U.S.
- **Pellham-Phillips-Hagerman (PPH)**
  - PPH designed many of Springfield's and Branson's notable projects and several other projects in 21 states, including:

### Springfield

- Busch Municipal Building - City of Springfield
- Techouse - City Utilities of Springfield
- Hammon's Hall for the Performing Arts
- Landers Theater Historical Restoration
- Ozark Technical Community College
- John Q. Hammons Office Building
- Schweitzer Church, Sanctuary
- St. Elizabeth Ann Seaton Church
- Second Baptist Church
- James River South Campus

### Branson

- Branson City Hall & Addition
- Roy Clark Theater
- Jim Strafford Theater Renovation
- Glen Campbell Theater
- Dixie Stampede
- White River Landing - Branson Belle
- Great Geyser Treehouse - Silver Dollar City
- Ripley's Believe It or Not! Museum
- Top of the Rock Restaurant - Bass Pro Shops
- Chateau on the Lake - John Q. Hammons

### Hotels

- Holidome, Stockton, CA.
- Collins Plaza, Cedar Rapids, IA.
- Bowling Green Plaza, Bowling Green, KY.
- Radisson Hotel, Davenport, IA.
- Kansas City Station Hotel, Kansas City, MO.
- Holiday Inn, Springdale, AR.
- Embassy Suites, Montgomery AL.
- Embassy Suites, Greensboro, NC.
- Embassy Suites, Columbia, SC.
- Embassy Suites, Des Moines, IA.

## GALEN PELLHAM AIA, CCIM

SBJ Trusted Adviser

- 1971 • **Bachelor of Architecture:**University of Arkansas
- 1975 • **AIA:**American Institute of Architects
- 1979 • **Pellham-Phillips:**Architects & Engineers
- 1984 • **White Rock Marathon, Dallas TX:**  
26.2 miles, 3:14 Hours, 7:24/Mile.
- 1985 • **Pellham-Phillips-Hagerman:**Architects & Engineers
- 1999 • **Brokers License:**Missouri Real Estate Commission
- 2000 • **CJR Commercial:**  
Top Producer of 354 Carol Jones/CJR Commercial Agents.
- 2001 • **CCIM:**Certified Commercial Investment Member:  
Recognized Expert in the Discipline of Commercial and Investment Real Estate Specializing in Market, Financial, and Investment Properties.
- 2012 • **Gold Medal, Lifetime Member:**  
1 of 5 Recipients of 1,700 Springfield Board of Realtors Agents  
Based upon \$8m-\$16m sales volume for 3 consecutive years.
- 2022 • **Platinum Medal, Lifetime Member:**  
1 of 17 Recipients of 2,600 Springfield Board of Realtors Agents.  
Based upon \$25m sales volume and 35 transactions.
- 2023 • **Trusted Advisers:** Springfield Business Journal  
1 of 20 Recipients Selected by the Springfield Business Journal for  
Accountants, Attorneys, Bankers, Financial Professionals, & Realtors

Pellham has the technical knowledge to develop schematic designs formulating the "highest and best" use of his Client's property. As an Architect, Pellham has a "creative" approach to the real estate market, able to "visualize" uses of properties.

To expand on his Real Estate knowledge, Pellham obtained the CCIM designation gaining in-depth knowledge of **Financial Analysis** (measuring investment value performance); **Market Analysis** (supply and demand factors); **User Decisions Investment Analysis** (determining a client's investment strategy).

I have added running the White Rock Marathon to my Bio. For 2 years, I would run 3-6 miles 4 to 5 days a week, adding longer runs (11-21 miles) months before the marathon. This required running in the heat, rain, and cold, which required commitment and perseverance. Running the 26.2 miles was challenging, hitting the "wall" at 23 miles, but sprinting to the finish line. With that same commitment and perseverance, I serve my clients.

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