

# NEW LONGVIEW 7 | LEE'S SUMMIT, MO

SALE-LEASEBACK INVESTMENT OPPORTUNITY



**CROSSROADS**  
REAL ESTATE GROUP

8.28%  
CAP RATE

NNN LEASE  
STRUCTURE

CORPORATE  
GUARANTEE

# TABLE OF CONTENTS

OPPORTUNITY SUMMARY	3
INVESTMENT SUMMARY	4
AREA OVERVIEW	5
DEMOGRAPHIC PROFILE	8
PROPERTY OVERVIEW	12
RETAIL CORRIDOR AERIAL	13
SITE PLAN	14
TENANT PROFILES	17
FINANCIAL SUMMARY	20



CROSSROADS REAL ESTATE GROUP

**John Nolan**

Partner

C: (913) 486-9129

[Jnolan@crossroads-kc.com](mailto:Jnolan@crossroads-kc.com)

**Holly Larrison Mills, MAI, CCIM**

Partner

C: (816) 808-2540

[Hmills@crossroads-kc.com](mailto:Hmills@crossroads-kc.com)



**CROSSROADS**  
REAL ESTATE GROUP

# OPPORTUNITY SUMMARY

SALE LEASEBACK INVESTMENT | CORPORATE GUARANTEE

3241 SW Fascination Drive, Lee's Summit, Missouri

SALE OFFERING

New Longview 7 | Lee's Summit, MO

Crossroads Real Estate Group is pleased to present the exclusive listing of New Longview 7, a premier sale-leaseback investment opportunity in Lee's Summit, Missouri. The property is leased to B&B Theatres Operating Company, Inc., the largest privately held movie theatre chain and fifth-largest chain in the United States, operating 564 screens across 57 locations in 16 states, with additional sites under construction.

B&B Theatres has fulfilled 100% of its lease obligations over its 102-year history and has grown strategically through new builds, acquisitions, and extensive remodels, including expansion through the COVID-19 era. It is widely recognized as an industry leader in innovative cinema concepts and technology, with values-driven leadership, a focus on community reinvestment, and a commitment to "bringing Hollywood to your hometown."

B&B has occupied New Longview 7 since it was constructed, under a triple-net lease that commenced in March 2018. The 8-year operating history reflects reliable, predictable cash flow and portends a long runway of durable, inflation-resilient income over the remaining 12.5-year term.

The theatre anchors New Longview, a mixed-use neo-urbanist community emphasizing walkability, public spaces, and integrated residential and commercial uses, creating sustained foot traffic, repeat patronage, and an enduring role as the primary entertainment venue for the surrounding trade area.

## OPPORTUNITY HIGHLIGHTS:

- **Sale-Leaseback Investment**  
High performing theatre tenant
- **Corporate Guarantee**  
100% fulfillment of all financial obligations
- **Industry-Leading Operator**  
Established operations
- **Exceptional Condition**  
Built in 2018, mitigated capex risk
- **Geography-Limited Competition**  
One of two theatres within a 20 minute drive
- **Attractive Economics**  
Long-term NNN Structure; Expiration 12/2028
- **Demonstrated Community Engagement**  
53.2% attended a movie <6 months in trade area

OFFERING PRICE: \$6,625,000

STATE OF THE  
ART THEATRE  
OPERATIONS



B&B  
MARQUEE  
BAR & GRILLE



# SALE OFFERING

New Longview 7 | Lee's Summit, MO

## INVESTMENT SUMMARY

Price	\$6,625,000
Price Per SF	\$238
Net Rentable Area	27,835
Number of Buildings	1
Year Built	2018
Number of Tenants	1
Occupancy	100%
Lease Terms	NNN
Scheduled Rent (2026)	\$19.62 PSF
Cap Rate	8.28%
EBITDAR	1.63
Remaining Term	12.5 Years
Guarantor	B&B Theatres Operating Company, Inc
Screens / Seats	7 / 593
Tenant Owned Amenities	FF&E, 1 Grand Screen
Site Area	1.61 Acres

**\$548,790**

NET OPERATING INCOME (Y1)

**\$6,625,000**

OFFERING PRICE

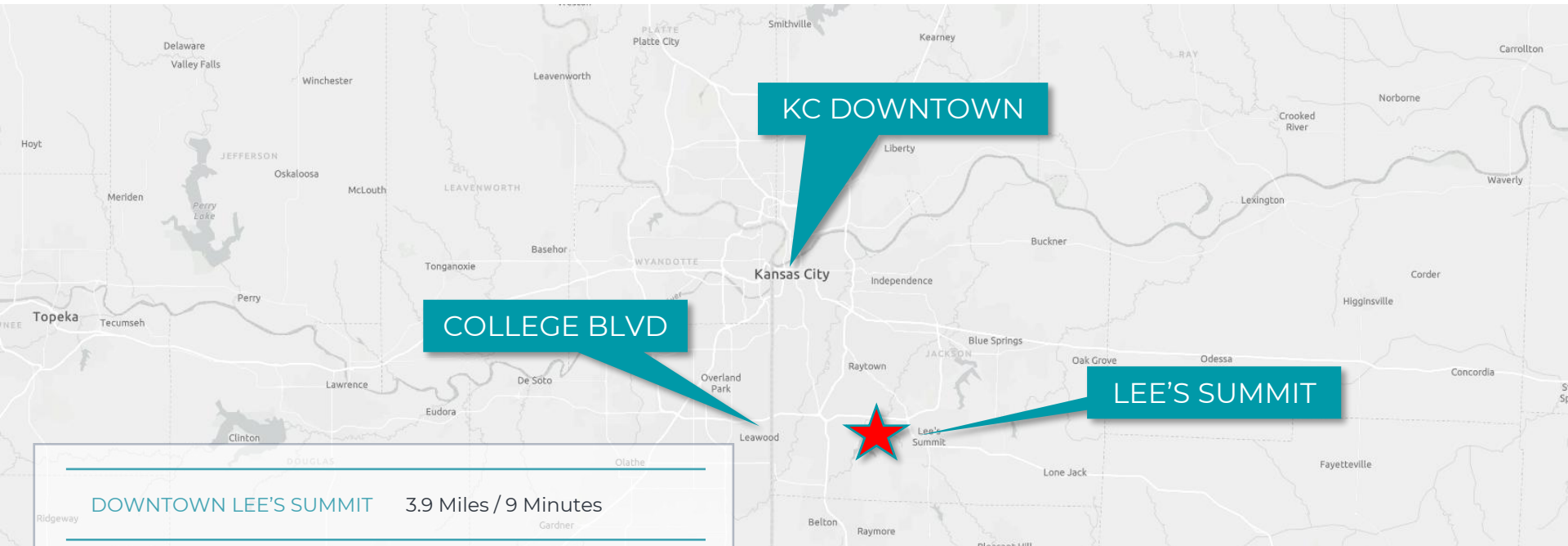
**8.28%**

CAP RATE



### THRIVING SUBURBAN LOCATION & GEOGRAPHIC ADVANTAGE

Located just two miles south of the intersection of View High Drive and Interstate 470, New Longview is easily accessible from across the Kansas City MSA. I-470 affords time-efficient transport to major employment centers such as College Boulevard to the west, the central business district to the north and the key population nodes within eastern Jackson County such as Lee's Summit, Blue Springs and Independence. View High Drive is a well-travelled north-south arterial that connects the westerly part of Lee's Summit and the MSA. Together, these corridors position New Longview as a highly accessible destination for residents, employees, and visitors drawn from across the southeast quadrant of the metro.

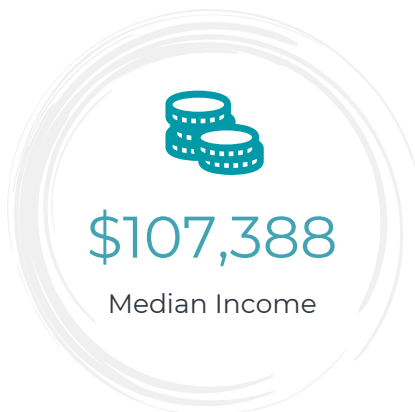


DOWNTOWN LEE'S SUMMIT	3.9 Miles / 9 Minutes
COLLEGE BLVD	13 Miles / 15 Minutes
KANSAS CITY CBD	14.3 Miles / 22 Minutes

### STRIVING FOR UPWARD MOMENTUM

Lee's Summit's trade area offers a robust and affluent customer base with strong household incomes and solid purchasing power. The broader community combines a manageable cost of living with highly rated schools and above-average educational attainment, supporting a skilled and reliable workforce that is attractive to local and regional employers.

The area's established retail amenities, family-oriented neighborhoods, and strong quality-of-life metrics enhance overall market appeal. The trade area is well suited for both near-term investment and long-term development potential



KEY DEMOGRAPHICS	TRADE AREA <i>(Lee's Summit)</i>	JACKSON COUNTY
POPULATION	106,372	728,741
DAYTIME POPULATION	103,629	776,868
BACHELOR DEGREE+	50.9%	36.2%
MEDIAN HH INCOME	\$107,388	\$70,785
AVERAGE HOME VALUE	\$336,952	\$253,691

MAJOR CORPORATIONS IN THE AREA



# SALE OFFERING

New Longview 7 | Lee's Summit, MO

# LEE'S SUMMIT, MISSOURI

A REFINED SUBURBAN EXPERIENCE

## THRIVING, PROGRESSIVE & ELEVATED LIVING



Downtown Lee's Summit offers a walkable, small-town main street environment with locally owned restaurants, boutiques, coffee shops, farmers market, and frequent festivals and events that create a strong sense of community. Popular events include the Farmer's Market, Fourth Fridays and Octoberfest.



The Lee's Summit R-7 School District consistently earns high marks and draws families from across the Kansas City metro, reinforcing long-term residential stability and demand.

Lee's Summit's growing trail network includes the Rock Island corridor and numerous parks for year-round outdoor recreation.



# SALE OFFERING

New Longview 7 | Lee's Summit, MO

# KANSAS CITY HIGHLIGHTS

## POSITIVE MOMENTUM CONTINUES

### SOLID POPULATION GROWTH

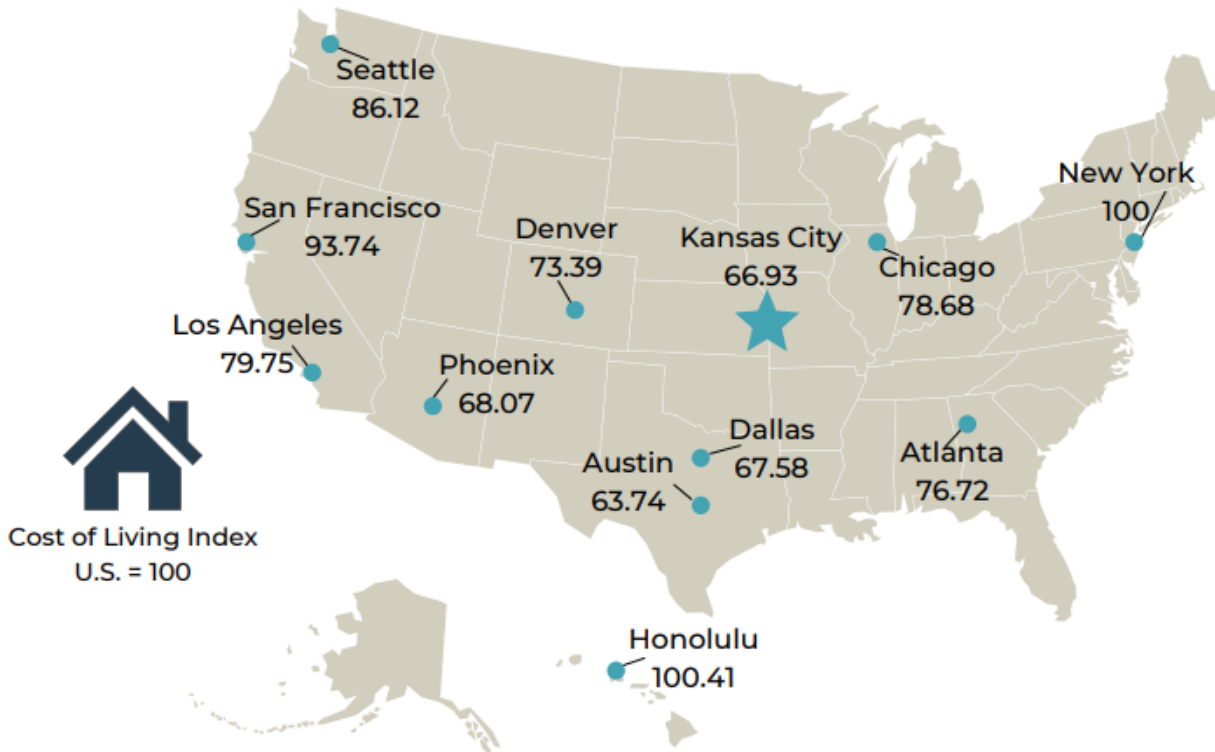


Ranked in the  
Top 20 Cities  
Hiring the  
Most Workers



Kansas City has been nicknamed "The Silicon Prairie" due to the rapid growth of high-tech employment, recording the 6th largest growth rate in the U.S. for tech talent employment of the past 5 years.

### LOW COST OF LIVING



An exceptional transportation network maturing 30% more per capita than any other city in the nation provides ease of access for distributors.



New \$1.5 Billion single-terminal international airport under construction, with expected completion in 2023



Kansas City handles more rail traffic (in terms of tonnage) than any other city in the U.S.



Kansas City has grown to be a national strategic market for transportation due to its central location with 85% of the continental U.S. accessible from Kansas City within 2 days by truck.

Kansas City is noted in the top five cities with the shortest work trip travel time.

# SALE OFFERING

New Longview 7 | Lee's Summit, MO

# KANSAS CITY METRO ATTRACTIONS

HEART OF AMERICA, SOUL OF THE MIDWEST



Power & Light District – Located in the heart of Downtown Kansas City, the mixed-use development comprises nine city blocks and the district's more than one-half million sq. ft. includes over 50 unique shops, restaurants, bars, and entertainment venues.



The Crown Center shops contain approximately 50 retailers and restaurants. Entertainment options include Sea Life Aquarium, Legoland, Crown Center Ice Terrace, Coterie Theatre, and Union Station (Science City, Planetarium, City Stage Theatre, Regnier Extreme Screen Theatre, Special Event Spaces, Fine Restaurants)



Arrowhead Stadium – One of the most iconic stadiums in the country, Arrowhead is home to the World Champion Kansas City Chiefs. The stadium has a seating capacity of 76,416 (6th largest in the NFL). Current talks are underway regarding the future of Arrowhead and a renovation that would extend the life of the icon another 25 years. The stadium is one of the hosts of the 2026 FIFA World Cup.



Kauffman Stadium – “The K” is standing tall next to Arrowhead, east of the downtown property. The K has played host to the World Series twice in the past decade. Current seating capacity is 37,840, with additional standing room to exceed 40,000.

T-Mobile Center - One of the busiest arenas in the nation, the \$276-Million, state-of the-art entertainment venue and arena seats 19,000 people and has hosted more than 12 million guests since its opening in 2007. It has played a key role in anchoring over \$9 billion of reinvestment in downtown Kansas City.



Starlight Theatre – One-of-a-kind historic outdoor theatre with Broadway musicals, Off Broadway shows, and concerts.



Childrens Mercy Park – Home to renowned Sporting Kansas City (Major League Soccer), the stadium's capacity exceeds 18,500 for soccer and 25,000 for concerts.



# SALE OFFERING

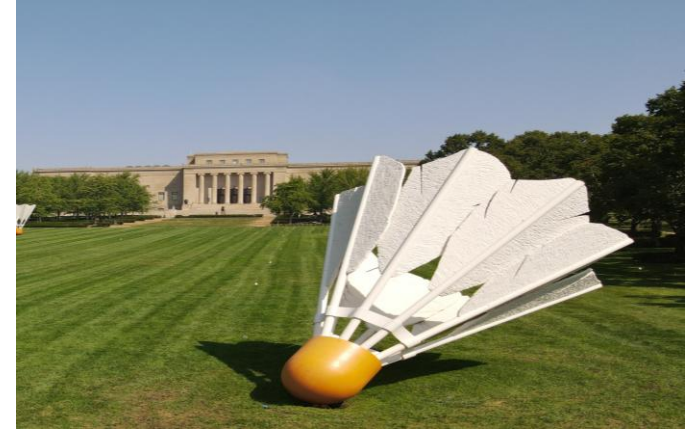
New Longview 7 | Lee's Summit, MO

## KANSAS CITY METRO

NATIONALLY RENOWNED ARTS & EDUCATION



A key driver in the area is the University of Missouri – Kansas City, or UMKC. The university's total enrollment exceeds 10,000 making it the largest institution of higher education in the metro.



The Nelson-Atkins Museum of Art is an art museum in Kansas City, Missouri, known for its encyclopedic collection of art from nearly every continent and culture, and especially for its extensive collection of Asian art. From ceramic objects found in ancient Chinese tombs to whimsical sculptures of badminton birdies, the Nelson-Atkins collection spans over 5,000 years of humanity. The Nelson-Atkins aspires to create a glorious environment--the experience which is in itself as compelling as a single "blockbuster" event. The collection includes over 34,000 pieces.



Adjacent to the Kansas City Art Institute is the Kemper Museum of Modern Art. The museum is free and features several outdoor sculptures including Bellerophon Taming Pegasus and Crying Giant.



Founded in 1885, the Kansas City Art Institute (KCAI) is a private art school in Kansas City, Missouri. The college is accredited by the National Association of Schools of Art and Design and Higher Learning Commission. It has approximately 75 faculty members and 700 students. KCAI provides a rigorous, diverse curriculum and an immersive studio experience for students.

# SALE OFFERING

New Longview 7 | Lee's Summit, MO

# AERIAL OVERVIEW

AFFLUENT WALKABLE NEIGHBORHOOD, VIBRANT AMENITIES



# SALE OFFERING

New Longview 7 | Lee's Summit, MO

## LOCATION OVERVIEW

FLAGSHIP COMMERCIAL LOCATION

New Longview is a premier master-planned community in Lee's Summit, Missouri, combining historic character with thoughtfully planned residential, retail, office, and recreational amenities. Located within one of the Kansas City region's fastest-growing communities, New Longview offers a walkable, mixed-use environment surrounded by established neighborhoods, highly rated schools, Longview Lake, and convenient access to Interstate 470 and U.S. 50. Continued residential development, strong household incomes, and sustained population growth create an exceptional opportunity for commercial development to serve both the existing community and the expanding Lee's Summit market



- **Built-in customer base** supported by thousands of existing and planned homes within the affluent New Longview master-planned community.
- **Proven growth corridor** in Lee's Summit with strong demographics, sustained population growth, and increasing demand for commercial services.
- **Strategic location** offering excellent visibility and connectivity to major highways, regional employers, retail destinations, and recreational amenities.



# EXTERIOR PROPERTY PHOTOS



# INTERIOR PROPERTY PHOTOS



## TENANT PROFILE

A PROVEN ENTERTAINMENT INDUSTRY LEADER



**B&B THEATRES**

**A LEAGUE OF THEIR OWN**

B&B Theatres is a fourth-generation, family-owned entertainment company founded in 1924 with headquarters in Liberty, Missouri. Today, B&B is the 5<sup>th</sup> largest theatre in the US, with 57 locations and 564 screens in 16 states.

B&B Theatres is widely recognized as an industry leader in innovative theatrical concepts and cutting-edge cinema technology, including its Grand Screen premium large format, ScreenX, 4DX, MX4D, Marquee Suites, and screenPLAY! auditoriums.

Known for continually reinvesting in its properties and enhancing the guest experience through premium amenities and entertainment offerings, B&B is as a proven, veteran operator that attracts consistent regional traffic and complements surrounding retail, restaurant, and mixed-use development.

[History of B&B Theatres](#)



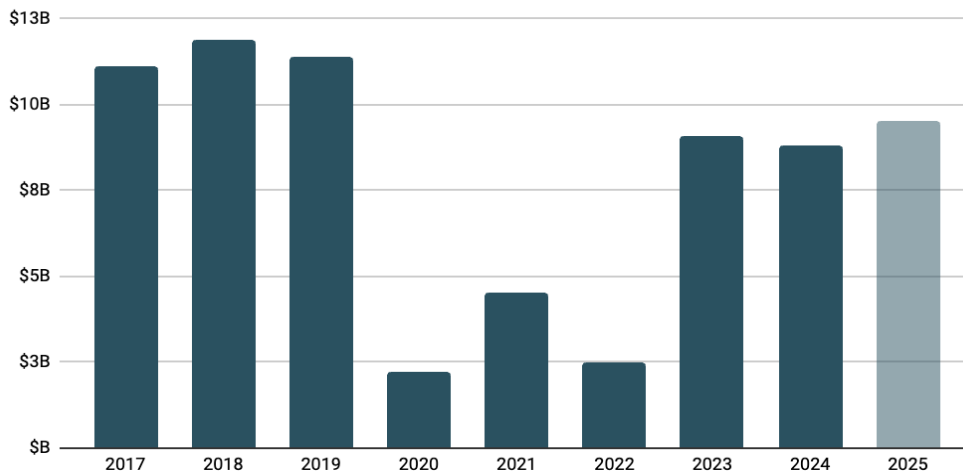
### BUY THE BOUNCE

The movie exhibition industry is poised for strong performance in the near-term. Box office revenues are up about 13% compared to the same period in 2025. The industry has endured unprecedented disruptions, yet well-positioned operators are emerging stronger than ever.

The consensus among numerous industry-watchers is that 2026 will be a record-breaking year in box office revenue based on a strong slate of upcoming films and the well-established rebound in box office revenue over the past several months.

**2026** will be the **first fully-uninterrupted** calendar year of Hollywood production **since 2019**

### BOX OFFICE TRENDS



Source: MPA Theme Report/Gower Street

### KEY FACTORS DRIVING THE NEAR-TERM FORECAST:

#### ➤ EXPANDED FILM PIPELINE

2026 is expected to feature 110+ wide releases, the largest slate since before the pandemic, supporting increased theater attendance.

#### ➤ BLOCKBUSTER MOMENTUM

A strong lineup of highly anticipated releases is expected to drive record-breaking summer attendance and sustained box office performance.

#### ➤ BROAD AUDIENCE APPEAL

The continued success of original films alongside major franchises demonstrates strong consumer demand for diverse theatrical content.

### BOX OFFICE FORECAST

2026

\$9.9B 

2027

\$11.0B 



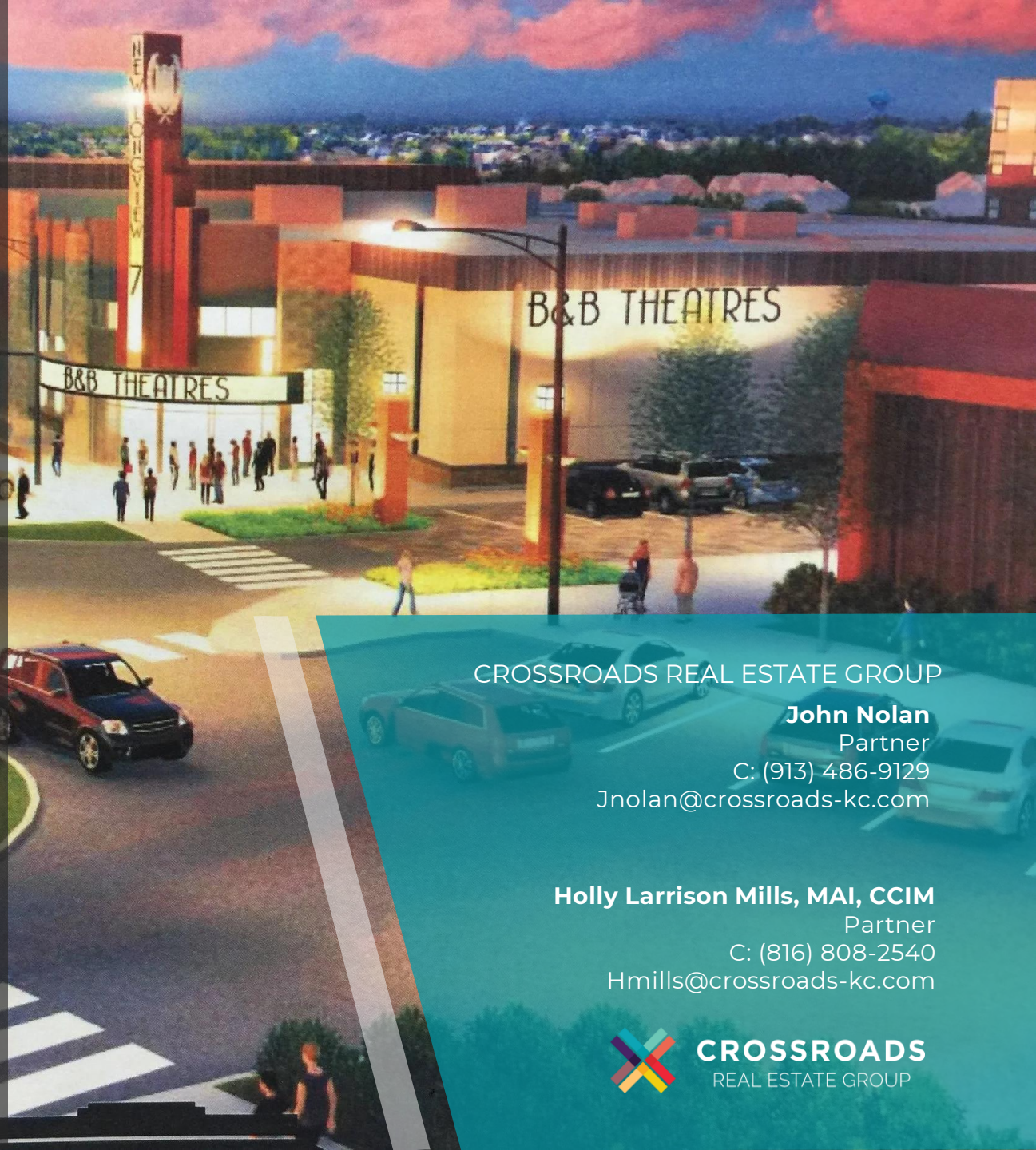
# DISCLAIMER

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 sellers and, buyers and should not be made available to any other person or entity without the written consent of owner/affiliates. This Marketing Brochure 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 seller and broker have not made any 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 and improvements, the presence or absence of contaminating substance, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements, or the financial condition or business prospects of any tenant, or tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, the seller and broker have not verified, and will not verify, any of the information contained herein, nor has seller and broker 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.**

Any projections, opinions, assumptions, or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation to determine to your satisfaction the suitability of the property for your needs.



CROSSROADS REAL ESTATE GROUP

**John Nolan**

Partner

C: (913) 486-9129

[Jnolan@crossroads-kc.com](mailto:Jnolan@crossroads-kc.com)

**Holly Larrison Mills, MAI, CCIM**

Partner

C: (816) 808-2540

[Hmills@crossroads-kc.com](mailto:Hmills@crossroads-kc.com)



**CROSSROADS**  
REAL ESTATE GROUP