

CHASE BANK GROUND LEASE

BAKER'S (KROGER) OUTPARCEL | RARE 20-YEAR NNN GROUND LEASE

18204 EVANS ST, ELKHORN, NE 68022



OFFERING MEMORANDUM



CHASE

the **Y**
YOGA

Walmart
target **PET SMART**
ALDI

Walmart
Neighborhood Market
KOHL'S
target **Office DEPOT**

TOPGOLF **DSW**
VON MAUR **DESIGNER SHOE WAREHOUSE**
JCPenney **WHOLE FOODS MARKET**
Fleming's **The Cheesecake Factory**
PRIME STEAKHOUSE & WINE BAR
The Container Store

WESTROADS MALL

METROPOLITAN
Community College

UNIVERSITY OF NEBRASKA
OMAHA
15,300 STUDENTS

DOWNTOWN OMAHA

SCHEELS **NORDSTROM**
rack
SALTGRASS STEAKHOUSE
lululemon **Marcus THEATRES**
VILLAGE POINTE

CHI Health
Creighton University
Medical Center - Bergan Mercy

University of Nebraska
Medical Center
BREAKTHROUGHS FOR LIFE.SM
569 BED FACILITY

target **noodles & COMPANY** **ULTA BEAUTY**
sam's club **Walmart**
THE HOME DEPOT **Michael's** **WORLD MARKET**
OLD NAVY **five BELOW**

Baxter
ARENA

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Executive Summary

18204 Evans St, Elkhorn, NE 68022

FINANCIAL SUMMARY

Price	\$2,903,000
Cap Rate	4.65%
Building Size	3,333 SF
Net Cash Flow	4.65% \$135,000
Year Built	2026
Lot Size	0.82 Acres

LEASE SUMMARY

Lease Type	Triple-Net (NNN) Ground Lease
Tenant	JPMorgan Chase
Guarantor	Corporate
Rent Commencement Date	July 29, 2025
Lease Term	20 Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options
Right of First Refusal	Inquire with Broker

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
1 – 5	\$135,000.00	4.65%
6 – 10	\$148,500.00	5.12%
11 – 15	\$163,350.00	5.63%
16 – 20	\$179,685.00	6.19%
Renewal Options	Annual Rent	Cap Rate
Option 1 (Years 21 – 25)	\$197,653.50	6.81%
Option 2 (Years 26 – 30)	\$217,418.85	7.49%
Option 3 (Years 31 – 35)	\$239,160.74	8.24%
Option 4 (Years 36 – 40)	\$263,076.82	9.06%

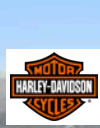
Base Rent	\$135,000
Net Operating Income	\$135,000
Total Return	4.65% \$135,000





MAPLE & MAIN

Maple & Main is a 55-acre mixed-use development by White Lotus Group that aims to be a prime retail center in the fastest-growing section of Omaha. OrthoNebraska currently occupies a 2-story building on the east side of the development. Other tenants include Kros Strain Brewing, Smoothie King, and L'Vinci Nails. A national sporting goods retailer is also coming soon.

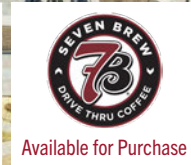


NEBRASKA ELITE VOLLEYBALL SPORTS COMPLEX
12 Full-Size Volleyball Courts, 2 Indoor Sand Volleyball Courts, 6 Full-Size Basketball Courts and More Coming Soon

FUTURE DEVELOPMENT

25,685 CPD
W MAPLE RD

FUTURE RETAIL



**ELKHORN GRANDVIEW
MIDDLE SCHOOL**
±515 Students

**SAGEWOOD
ELEMENTARY SCHOOL**
±440 Students

**ELKHORN NORTH
HIGH SCHOOL**
±1,000 Students

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FUTURE DEVELOPMENT

metro
Credit Union
Coming Soon

25,685 CPD
W MAPLE RD

MATTRESS FIRM
**OSAKA JAPANESE
STEAKHOUSE**
Coming Soon

**LITTLE SUNSHINES
PLAYHOUSE
& PRESCHOOL**

GreenState
CREDIT UNION

FUTURE RETAIL

SEVEN BREW
DRIVE THRU COFFEE
Available for Purchase

CHASE

**NEBRASKA
ELITE
VOLLEYBALL**

**NEBRASKA ELITE VOLLEYBALL
SPORTS COMPLEX**
12 Full-Size Volleyball Courts, 2
Indoor Sand Volleyball Courts, 6
Full-Size Basketball Courts and More
Coming Soon

FUTURE QSR & RETAIL





EVO TOWNHOMES & APARTMENTS
±440 Units

Public Storage



PROPOSED SAM'S CLUB



Rendering

BAKER'S (KROGER)
Under Development

FUTURE QSR & RETAIL



Available for Purchase

FUTURE RETAIL



NEBRASKA ELITE VOLLEYBALL SPORTS COMPLEX

12 Full-Size Volleyball Courts, 2 Indoor Sand Volleyball Courts, 6 Full-Size Basketball Courts and More Coming Soon



25,685 CPD
W MAPLE RD



Coming Soon



Property Description



INVESTMENT HIGHLIGHTS

- » **New 20-Year Triple-Net (NNN) Ground Lease**
- » 10% Rental Increases Every 5 Years with Multiple Renewal Options
- » **Brand New High-Quality 2026 Construction with a Drive-Thru ATM**
- » Corporate Guaranty by JPMorganChase (NYSE: JPM) - S&P Credit Rating: A/A-1
- » **JPMorganChase Plans to Open ±160 New Branches and Renovate ±500 Locations in 2026 as Part of a Multibillion-Dollar Investment That Will Expand Chase Into New Markets**
- » Chase Operates the Largest Branch Network in the U.S. with ±5,000 Locations
- » **Surrounded by New Residential and Retail Developments, Including Maple & Main (a 55-Acre Mixed-Use Development) and a New Baker's Grocery Store Under Development**
- » Immediate Proximity to National Retailers and Anchor Tenants: Costco, Target, Walmart, ALDI, and More
- » **Excellent Frontage Along West Maple Road (±25,685 Cars per Day)**
- » Growing Trade Area in the Omaha MSA - 154,862 Residents within a 5-Mile Radius
- » **Affluent Trade Area - Average Household Income Exceeds \$165,000 within 1 Mile**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2030 Projection	9,982	70,934	162,264
2025 Estimate	9,479	67,701	154,862
Growth 2025 - 2030	5.31%	4.77%	4.78%

Households

2030 Projections	3,648	26,883	61,170
2025 Estimate	3,434	25,576	58,312
Growth 2025 - 2030	6.25%	5.11%	4.90%

Income

2025 Est. Average Household Income	\$165,740	\$158,099	\$158,566
2025 Est. Median Household Income	\$139,632	\$133,939	\$135,737

Tenant Overview



CHASE 



NEW YORK CITY, NY
Headquarters



CHASE.COM
Website



5,000+
Locations



JPMORGANCHASE & CO.
Parent Company

Chase serves millions of people with a broad range of financial services, including personal banking, credit cards, mortgages, auto financing, investment advice, small business loans, and payment processing. Chase is available to consumers through over 5,000 retail branch locations, 15,000 ATMs, or online at chase.com or the Chase Mobile app.

JPMorganChase & Co. (NYSE: JPM) is a leading financial services firm based in the U.S., with operations worldwide. JPMorganChase had \$4.4 trillion in assets and \$362 billion in stockholders' equity as of December 31, 2025. The Firm is a leader in investment banking, financial services for consumers and small businesses, commercial banking, financial transaction processing, and asset management. In 2024, FORTUNE placed JPMorganChase in the top five of its "World's Most Admired Companies" list, ranking #5 for the second consecutive year. Additionally, LinkedIn recognized JPMorganChase as a top employer for career growth in multiple markets, including the U.S.

Property Photos



Location Overview



Omaha, the largest city in the State of Nebraska and the 42nd-largest city in the United States, is located on the Missouri River and just 10 miles north of the Platte, or Nebraska River. The city is home to roughly 484,400 residents. Omaha is the county seat of Douglas County and the anchor of the Omaha-Council Bluffs metropolitan area, which boasts a population of nearly one million residents and spans five counties in Nebraska and three in Iowa.

In recent years, Omaha has experienced tremendous growth with over two billion dollars in new development. Major industries include banking and insurance, logistics, life sciences, military, and agriculture. Health services firms provide more than 60,000 jobs a companies like Nebraska Medicine, Methodist Health System, CHI Health, and Children's Hospital and Medical Center. The city

accommodates four Fortune 500 company headquarters: Berkshire Hathaway, Union Pacific Railroad, Mutual of Omaha Insurance, and the Kiewit Corporation. The University of Nebraska Omaha, University of Nebraska Medical Center, Bellevue University and Creighton University provide employers with a skilled labor pool.

An affordable cost-of-living and diverse cultural amenities attract businesses and residents to the region. Omaha is on the forefront of the farm-to-fork movement with some of the top 100 certified restaurants on the Good Food 100 List. Omaha is home to Henry Doorly Zoo & Aquarium, which contains the world's largest indoor desert, the world's largest glazed geodesic dome, and North America's largest indoor rain forest.

[exclusively listed by]

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the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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