

McDONALD'S GROUND LEASE

19413 OAKMONT DRIVE, GRETNA, NEBRASKA (OMAHA MSA)

BRAND NEW ABSOLUTE NNN 20 YEAR CORPORATE GROUND LEASE
OUTPARCEL TO GRETNA LANDING - 132 ACRE RETAIL HUB



OFFERING MEMORANDUM

Marcus & Millichap



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CRYSTAL CREEK
(100+ HOMES)

**130 SINGLE-FAMILY
HOMES COMING SOON**

**ASPEN CREEK
ELEMENTARY SCHOOL**

**GRETNA EAST
HIGH SCHOOL**

ASPEN CREEK
(1,490+ HOMES
PLANNED AND BUILT)

**FUTURE RETAIL
& MULTIFAMILY**

**\$250M MIXED-USE
MEDICAL CAMPUS &
BUSINESS DISTRICT PARK
COMING SOON**



**ASPEN CREEK
MIDDLE SCHOOL**

Walgreens

**220 MULTIFAMILY
UNITS UNDER
CONSTRUCTION**

**Fleet Farm
COMING SOON**

**FUTURE
COMMERCIAL**

FUTURE COMMERCIAL



**GRETNA
HIGH SCHOOL**

McDonald's

**SQUIRE JOHN THOMAS
ELEMENTARY SCHOOL**

**FUTURE MIXED-USE
DEVELOPMENT**

**LAND OWNED BY
CHI HEALTH**



HIDDEN HOLLOW
(180+ HOMES
PLANNED AND BUILT)



Executive Summary

19413 Oakmont Drive, Gretna, NE 68028

FINANCIAL SUMMARY

Price	\$3,133,000
Cap Rate	4.15%
Building Size	3,654 SF
Net Cash Flow	4.15% \$130,000
Year Built	2024
Lot Size	0.99 Acres

LEASE SUMMARY

Lease Type	Triple-Net (NNN) Ground Lease
Tenant	McDonald's
Guarantor	Corporate
Rent Commencement Date	September 27, 2024
Lease Expiration Date	September 26, 2044
Lease Term	20 Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options
Right of First Refusal	Yes - 30 Days

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 9/26/2029	\$130,000	4.15%
9/27/2029 – 9/26/2034	\$143,000	4.56%
9/27/2034 – 9/26/2039	\$157,300	5.02%
9/27/2039 – 9/26/2044	\$173,030	5.52%
Renewal Options	Annual Rent	Cap Rate
Option 1 (9/27/2044 – 9/26/2049)	\$190,333	6.08%
Option 2 (9/27/2049 – 9/26/2054)	\$209,366	6.68%
Option 3 (9/27/2054 – 9/26/2059)	\$230,303	7.35%
Option 4 (9/27/2059 – 9/26/2064)	\$253,333	8.09%

Base Rent	\$130,000
Net Operating Income	\$130,000
Total Return	4.15% \$130,000



**\$250M MIXED-USE
MEDICAL CAMPUS &
BUSINESS DISTRICT PARK
COMING SOON**

**220 MULTIFAMILY
UNITS UNDER
CONSTRUCTION**

Fleet Farm
COMING SOON

**FUTURE
COMMERCIAL**

CHASE
AVAILABLE FOR
PURCHASE

Arby's
AVAILABLE FOR
PURCHASE

**FUTURE
MULTI-TENANT
RETAIL**

Starbucks
COMING SOON

McDonald's

**21,800 CPD
HIGHWAY 370**

**ASPEN CREEK
ELEMENTARY SCHOOL**

**GRETNA EAST
HIGH SCHOOL**

Walgreens
AVAILABLE FOR PURCHASE

HyVee
EMPLOYEE OWNED
1.2M Visits in the
Past 12 Months per
Placer.ai

Calver's

**SCOOTER'S
COFFEE**

**HyVee
Fast &
Fresh**

**ROCKET
CARWASH**

**brakes
plus**
Veridian
CREDIT UNION

ALDI

LOVB LEAGUE ONE VOLLEYBALL
ETC
ELKHORN TRAINING CAMP
COMING SOON

\$250M MIXED-USE
MEDICAL CAMPUS &
BUSINESS DISTRICT PARK
COMING SOON

Walgreens
AVAILABLE FOR PURCHASE

FUTURE RETAIL
& MULTIFAMILY

KIDS ROUNDUP
Child Development Center & Preschool
COMING SOON

220 MULTIFAMILY
UNITS UNDER
CONSTRUCTION

Fleet Farm
COMING SOON

FUTURE
COMMERCIAL

McDonald's

FUTURE
MULTI-TENANT
RETAIL

Arby's
AVAILABLE FOR
PURCHASE


COMING SOON

CHASE
AVAILABLE FOR
PURCHASE

21,800 CPD
HIGHWAY 370





THE MIDWEST'S #1
SHOPPING DESTINATION

**GRETNA
HIGH SCHOOL**

**SQUIRE JOHN THOMAS
ELEMENTARY SCHOOL**

21,800 CPD
HIGHWAY 370

Arby's
AVAILABLE FOR
PURCHASE

COMING SOON

CHASE
AVAILABLE FOR
PURCHASE

McDonald's

**FUTURE
MULTI-TENANT
RETAIL**

**FUTURE
COMMERCIAL**

**FUTURE
COMMERCIAL**

**220 MULTIFAMILY
UNITS UNDER
CONSTRUCTION**



Property Description



INVESTMENT HIGHLIGHTS

- » Brand New 20-Year Absolute NNN Ground Lease with Corporate Guaranty by McDonald's (NYSE: MCD) | S&P Credit Rating: BBB+
- » 10 Percent Rental Increases Every Five Years with Multiple Renewal Options
- » New Construction in Gretna Landing - Home to Future Fleet Farm, 220-Unit Multifamily Development, \$250M Mixed-Use Medical Campus & Business District Park, and National Retailers (ALDI, Arby's, Chase Bank, Starbucks, Walgreens, and Scooter's Coffee)
- » Dense Omaha Trade Area with 126,644 Residents in a 5-Mile Radius
- » High Growth Suburb of Omaha | Recently Opened 2nd High School (Gretna East)
- » Excellent Frontage Along Highway 370 (21,800+ Cars per Day) | New Highway Connection to I-80 on 192nd Street
- » Directly Across from New Top Performing Hy-Vee Grocery Store - 1.2 Million Visits Over the Past 12 Months, Ranking in the Top 3% of Grocery Stores in Nebraska per Placer.ai
- » Affluent Trade Area with Average Household Income Exceeding \$174,000 within 1 Mile



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2028 Projection	8,566	67,077	133,281
2023 Estimate	7,987	63,056	126,644
Growth 2023 - 2028	7.25%	6.38%	5.24%

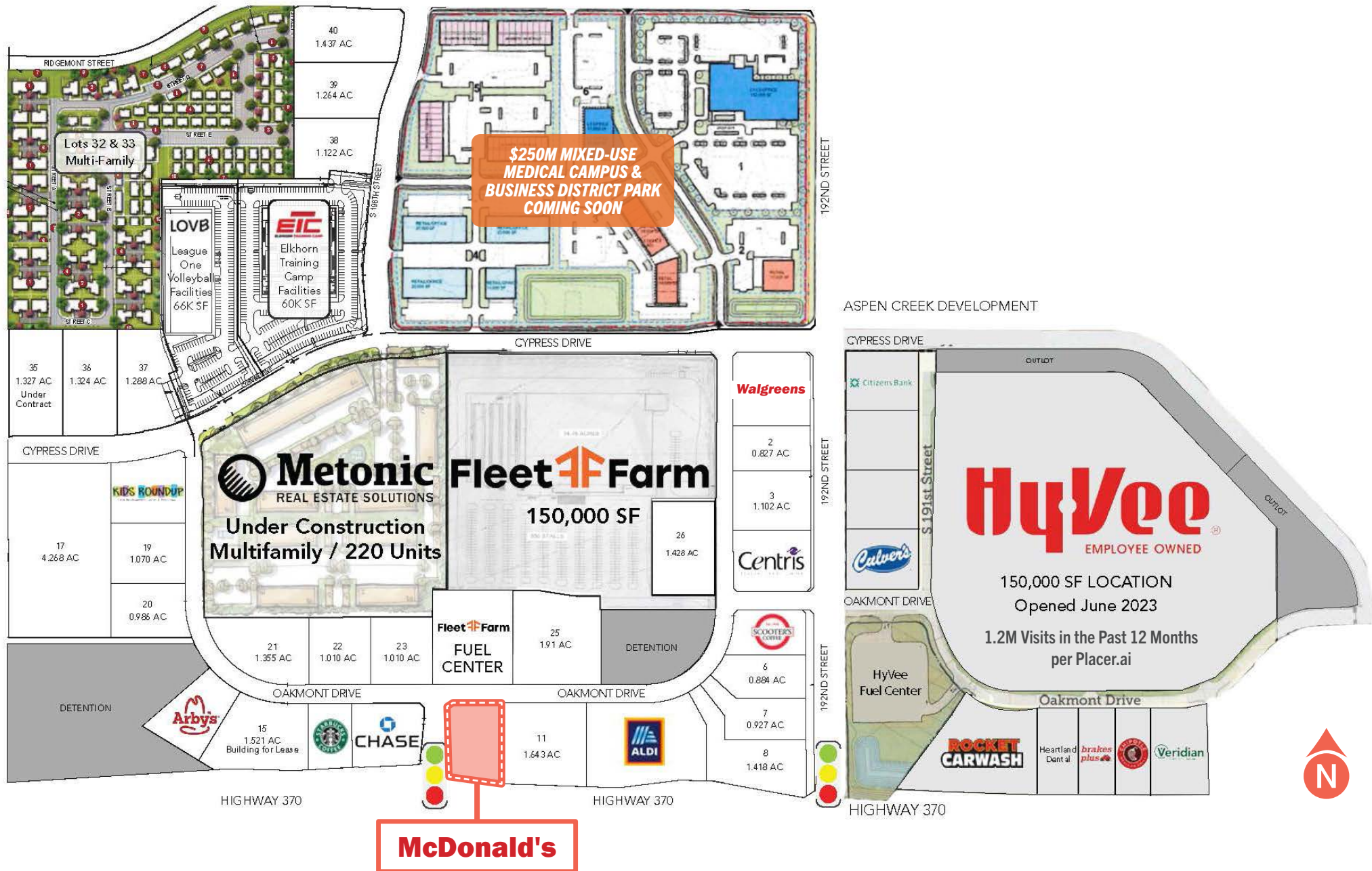
Households

2028 Projection	2,958	23,735	49,247
2023 Estimate	2,744	22,165	46,560
Growth 2023 - 2028	7.83%	7.08%	5.77%

Income

2022 Est. Average Household Income	\$174,631	\$135,340	\$128,105
2022 Est. Median Household Income	\$132,279	\$105,581	\$97,089

Property Description



Tenant Overview



McDonald's



CHICAGO, IL
Headquarters



1954
Founded



NYSE: MCD
Stock Symbol



40,000+
Locations



WWW.MCDONALDS.COM
Website

McDonald's Corporation (NYSE: MCD) is an American fast food chain, well-known for its hamburgers. From humble beginnings as a small restaurant, McDonald's has grown to become one of the world's leading food service brands with nearly 40,000 restaurants in more than 100 countries.

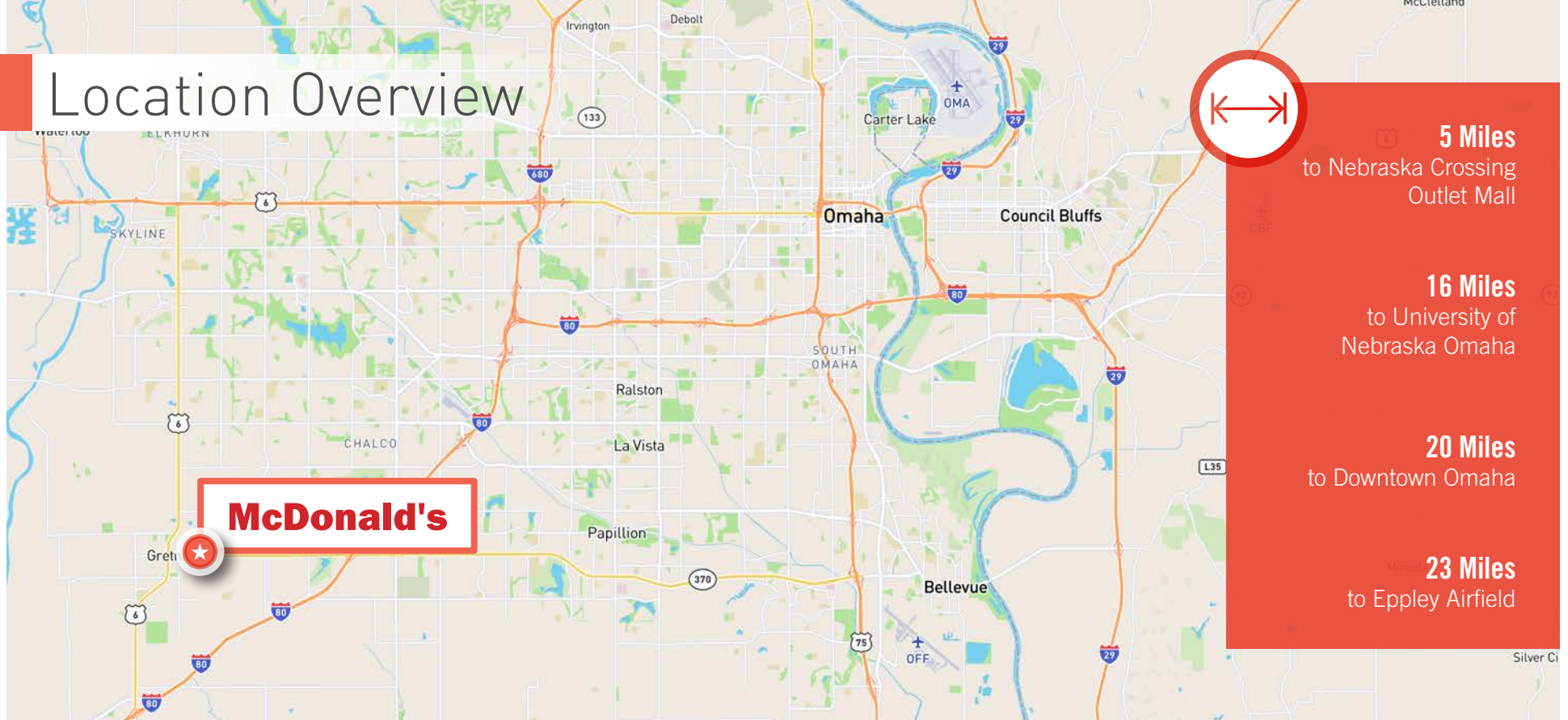
The success of McDonald's business model lies in the power of its franchisees, suppliers and employees working together toward a common goal. While a global brand, the vast majority of McDonald's restaurants – more than 95% worldwide – are owned and operated by independent local business owners.

For the full year ended December 31, 2024, McDonald's Global Systemwide sales were over \$130 billion, with full year growth of more than \$1 billion. Additionally, consolidated revenues increased 2%. In 2020, McDonald's launched their *Accelerating the Arches* growth strategy, which continues to enable the brand to increase market share and Systemwide sales.

Property Photos



Location Overview



One of Nebraska's largest cities, Gretna is located in Sarpy County and is home to over 9,000 residents. It is part of the Omaha metro, offering the advantages of small-town living with the convenience of a major metropolitan area only minutes away. The city is approximately 10 miles southwest of Omaha and 40 miles northeast of Lincoln. Gretna residents have easy access to some of the state's best outdoor recreation as well as the state's two largest employment centers.

OMAHA METROPOLITAN AREA

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. 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.

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. 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.

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 is more like a biological park, dedicated to conservation around the globe. It is home to the world's largest indoor desert, world's largest glazed geodesic dome, and North America's largest indoor rain forest.

[exclusively listed by]

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