

KANSAS CITY  
21.3 MILES



HCA  
MIDWEST  
HEALTH  
MEDICAL  
PLAZA

**PRAIRIEFIRE**  
2.4M annual visits, per Placer.ai

OVERLAND  
TRAIL  
ELEMENTARY  
SCHOOL

OVERLAND  
TRAIL  
MIDDLE  
SCHOOL

OVERLAND PARK, KS

# Charles Schwab

S&P: "A" CREDIT RATING – \$7+ TRILLION UNDER MANAGEMENT

SUBJECT PROPERTY

47,754 VPD

NALL AVENUE

135TH STREET

In Association with ParaSell, Inc. | A Licensed Kansas Broker #C00002998



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# Charles Schwab

13501 NALL AVE, OVERLAND PARK, KS 66224 [↗](#)

**\$6,682,000**

PRICE

**5.85%**

CAP RATE

NOI	\$390,870
LEASE TYPE	Corporate NNN
LEASE TERM REMAINING	12+ Years
BUILDING SIZE	8,686 SF
LAND AREA	1.29 AC



## Charles Schwab (NYSE: SCHW) currently has \$7.05 trillion in client assets under management

A corporate NNN Charles Schwab with over 12 years remaining in the primary term. The tenant relocated to this location after 10+ years in the market and **expanded their building footprint by 28% in 2023**. The subject property is also **located across the street from Prairiefire, a 60-acre development** of roughly **1.5M square feet** of retail, residential, office, dining, entertainment, hotel, and a museum.

### The Offering

- 12+ years remaining on corporate net lease with minimal landlord responsibilities
- 10% rental increases every 3 years (starting 2/1/2028)
- Lease signed by investment grade tenant (NYSE: SCHW – S&P: "A")

### Premier Retail Trade Area

- Across the street from Prairiefire, a 60-acre development of roughly 1.5M square feet of retail, residential, office, dining, entertainment, hotel, and a museum
- Major national tenants in the direct trade area include REI, Apple, Target, Home Depot, Lowe's, Bed Bath & Beyond, Sam's Club, and Sprouts
- Hard corner, signalized location with visibility from all directions (47,754 combined VPD)

### Excellent Demographics

- 175,014 residents within a 5-mile radius of the subject property
- \$222,105 average household incomes within a 1-mile radius of the subject property

### Firm Tenant Commitment

- Tenant just signed a 12-year lease extension and expanded the building footprint by 28%



INCOME & EXPENSE		
Price		\$6,682,000
Cap Rate		5.85%
2028 Cap Rate		6.43%
Building Size (SF):		8,686
Lot Size (AC):		1.29
Stabilized Income		
Scheduled Rent		\$390,870
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
<b>Net Operating Income</b>		<b>\$390,870</b>

## Disclaimer


The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Charles Schwab
Lease Signed By	Charles Schwab & Co., Inc.
Lease Type	Corporate NNN
Lease Term Remaining	12+ Years
Rent Commencement	December 5, 2014
Options	Three, 5-Year
Year Built/Renovated	2014/2023
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility

Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	CAP RATE
<b>Charles Schwab</b>	<b>8,686</b>	<b>12/5/2014</b>	1/31/2028	<b>\$390,870</b>	<b>\$32,573</b>	<b>\$390,870</b>	<b>5.65%</b>
	<i>Increase</i>	2/1/2028	1/31/2031		\$35,830	\$429,957	6.22%
	<i>Increase</i>	2/1/2031	1/31/2034		\$39,413	\$472,953	6.84%
	<i>Increase</i>	2/1/2034	<b>1/31/2037</b>		\$43,354	\$520,248	7.52%
<b>TOTALS:</b>	<b>8,686</b>			<b>\$390,870</b>	<b>\$32,573</b>	<b>\$390,870</b>	

\*3, 5-Year Options at FMV

LEGEND

  
Property  
Boundary

**8,686**  
Rentable SF

**1.29**  
Acres

**40**  
Parking Spaces

  
Egress



# One of Fortune’s Top 50 World’s Most Admired Companies in 2023



**360+**

TOTAL LOCATIONS

**\$7.05 Trillion**

TOTAL CLIENT ASSETS

**33,000**

TOTAL EMPLOYEES

## *charles* SCHWAB

### About Charles Schwab

- Headquartered in San Francisco, CA, the Charles Schwab Corporation (NYSE: SCHW) provides a full range of brokerage, banking, and financial advisory services through its operating subsidiaries
- It is one of the nation's leading providers of financial investment services with 33.8 million active brokerage accounts, 2.4 million corporate retirement plan participants, 1.7 million banking accounts, and \$7.05 trillion in client assets
- In 2020, Charles Schwab acquired TD Ameritrade in a \$22 billion merger and in 2023, was named as one of Fortune magazine's top 50 World's Most Admired Companies for the sixth consecutive year

### Key Differentiators

- Its broker-dealer subsidiary, Charles Schwab & Co., Inc. (Member SIPC), and its affiliates offer investment services and products
- Its banking subsidiary, Charles Schwab Bank (Member FDIC and an Equal Housing Lender), provides deposit and lending services and products
- The company's robo-advisor, Schwab Intelligent Portfolios®, automates investing by building, managing, and even rebalancing clients' portfolios

[Tenant Website](#)



**Prairiefire**, which serves as Overland Park's shopping and dining district, features a **museum, high end national retailers, and other Class A uses**





SAINT LUKE'S HEALTH SYSTEM

MISSION TRAIL ELEMENTARY SCHOOL

Walmart Supercenter  
LOWE'S

Michaels  
Total Wine & More  
Freddie's BIG LOTS!

150

TARGET  
WORLD MARKET  
DOLLAR TREE  
HARBOR FREIGHT TOOLS

LEAWOOD MIDDLE SCHOOL

DEMDACO

ORACLE Cerner

Kiddi Kollege

MASSAGE HEIGHTS

Country Club Bank

Black Label  
ROMANELLI OPTIX  
HUNTER Family Optics  
Tide

PRICE CHOPPER

State Farm  
Safeway

PHILLIPS 66

guidepost  
FRONTSCOPE

BluSky Salons Suites

Get SMARTER Prep



FACE LEAWOOD

Rakor

小商團  
WOK & ROLL SPACE

Executive Suites & Services

element  
BY WESTIN

VISION PROFESSIONALS  
and dry eye Spa  
ReeceNichols

CVS pharmacy

BONEFISH GRILL

TALK OF TOWN  
Cafe & More

SUBJECT PROPERTY

charles SCHWAB

SEVILLE HOME

47,754 VPD



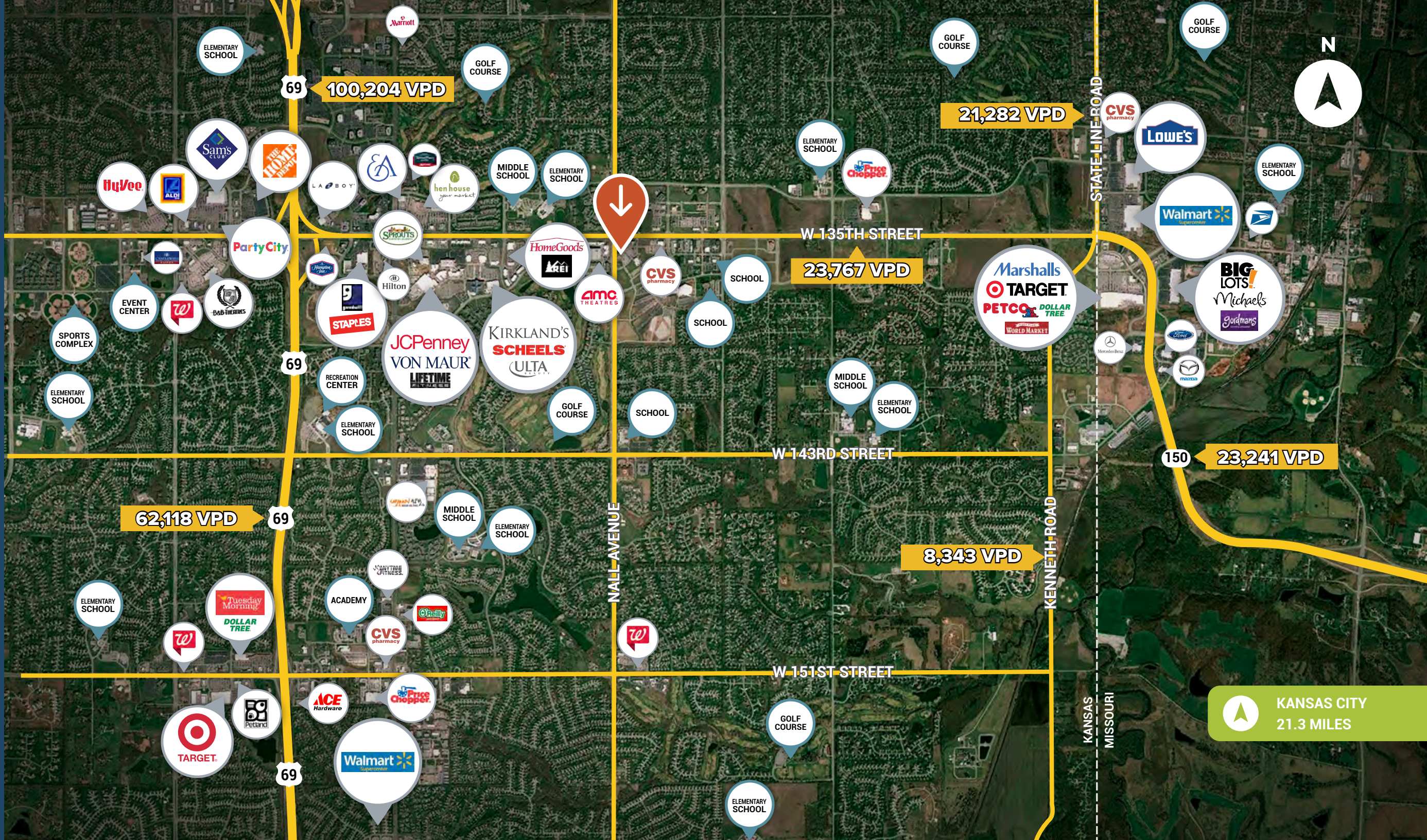
Located in a thriving Kansas City submarket


47,754  
COMBINED VEHICLES PER DAY AT THE INTERSECTION

21.3 miles  
TO DOWNTOWN KANSAS CITY



KANSAS CITY  
21.3 MILES



 KANSAS CITY  
21.3 MILES

Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2022	8,391	81,592	175,014

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$222,105	\$183,215	\$159,413
Median	\$148,411	\$132,395	\$115,739

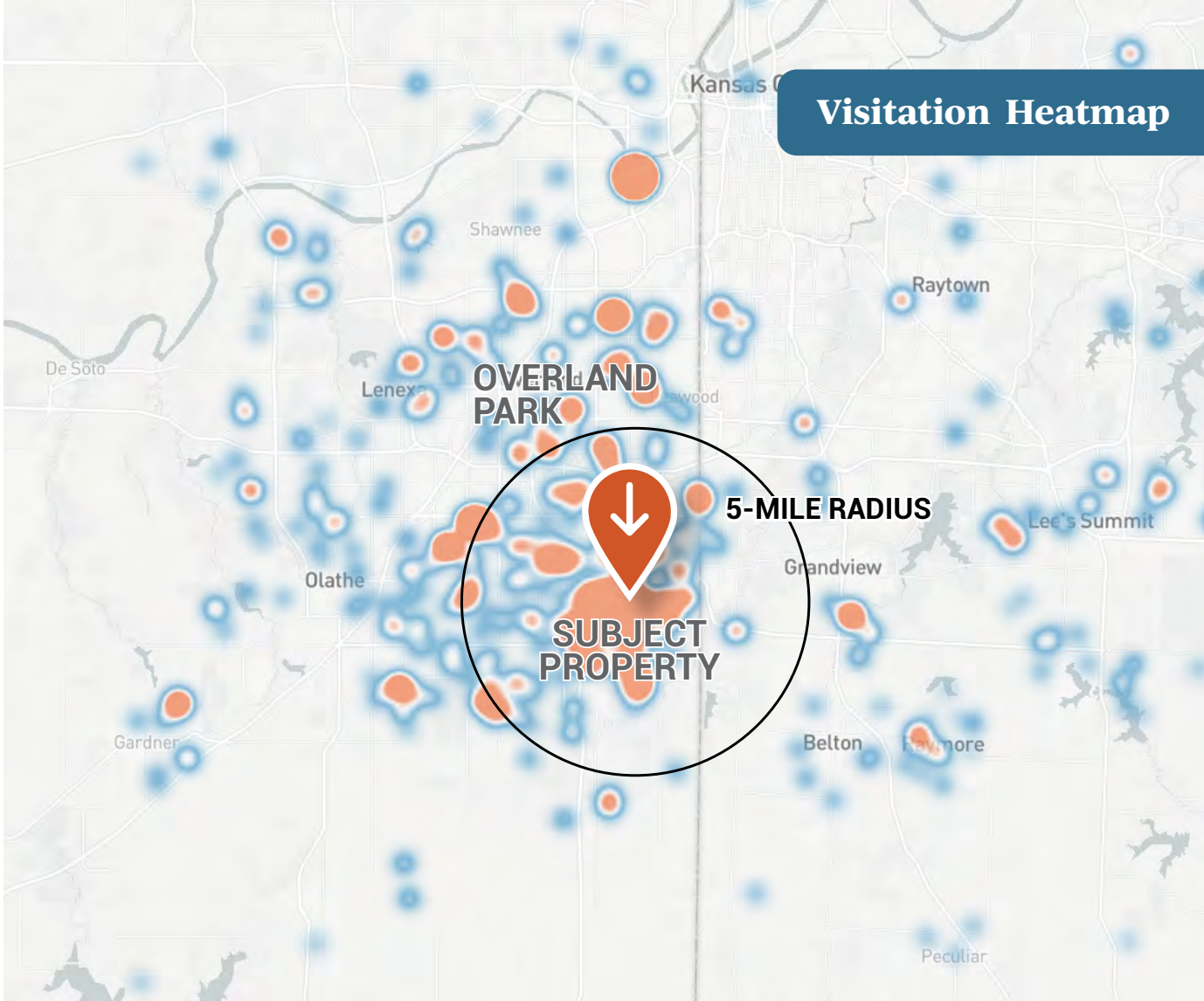
**50.8% of visitors** who visited the subject property in the last 12 months are individuals with **annual incomes of exceeding \$100k**

**12.1K Visits**

OVER PAST 12 MONTHS AT THE SUBJECT PROPERTY

**33 Minutes**

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

\*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



# Overland Park, KS

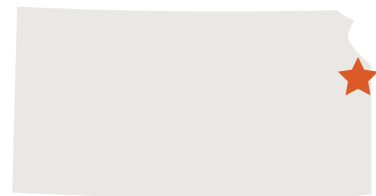
A FAST GROWING KANSAS CITY SUBURB

**2.2 Million**

KANSAS CITY MSA  
ESTIMATED POPULATION

**\$169.5 Billion**

KANSAS CITY MSA GDP



## About Overland Park

- Overland Park is situated within the Kansas City metropolitan area, in Johnson County, one of the most populous counties in Kansas
- The city is located approximately 12 miles southwest of downtown Kansas City, a unique metropolitan area that spans two states, divided by the Missouri River
- Kansas City International Airport (MCI) is located approximately 25 miles north of Overland Park, accessible via Interstate 35 and Interstate 29

## Proximity to Kansas City

- Kansas City serves as a significant economic and cultural hub for the region, with its diverse economy including healthcare, finance, technology, and manufacturing
- The city is home to the Kansas City Chiefs (NFL) and the Kansas City Royals (MLB)
- Kansas City is the largest city in Missouri and the sixth-largest city in the Midwest



**CP PARTNERS**  
COMMERCIAL REAL ESTATE

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