



B Street Collision

15-YEAR ABSOLUTE NNN LEASE
LONGSTANDING AND HIGH PERFORMING CORPORATE LOCATION
OVERLAND PARK, KS (KANSAS CITY MSA)



CP PARTNERS
COMMERCIAL REAL ESTATE

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



Listing Team

JUSTIN STARK
 jstark@cppcre.com
 PH: 415.274.2706
 CA DRE# 01856228

SCOTT REID
PARASELL, INC.
 scott@parasellinc.com
 PH: 949.942.6585
 KS LIC# CO00002998

In Association with ParaSell, Inc.
 PH: 949.942.6585
 A Licensed Kansas Broker
 #CO00002998

Copyright ©2024 CP Partners Commercial Real Estate, Inc.
 California DRE LIC# 01499268

Disclaimer

This document and the information herein (the "Offering Memorandum") have been prepared by CP Partners and CP Partners Commercial Real Estate, Inc. (collectively "CPP") to provide summary, unverified information to prospective purchasers and their representatives (the "Recipients") strictly for purposes of evaluating the subject property's initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the Property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.



22,465 VPD

W 75TH STREET

146,454 VPD

Advent Health
Shawnee Mission
504 BED
REGIONAL
HOSPITAL

Walmart

SUBJECT PROPERTY
BStreet
COLLISION CENTER

SWITZER ROAD



B Street Collision

8035 LENEXA DRIVE, OVERLAND PARK, KS 66214 [↗](#)

\$6,000,000

PRICE

6.35%

CAP RATE

NOI	\$381,000
RENT INCREASE	10% Every 5 Years
LEASE TYPE	Absolute NNN
LEASE TERM	15 Years
OPTIONS	Four, 5-Year Renewal Options
BUILDING SIZE	19,765 SF
LAND AREA	2.8 AC



High Performing Collision Center, strategically located in an affluent Kansas City suburb

A brand new 15-year **corporate sale leaseback** with **10% rental increases every five years**. The property is located in an affluent suburb of Kansas City and is strategically located in **close proximity to several major car dealerships** creating operating synergies resulting in significant shop level performance (talk to agent).



The Offering

- Brand new 15-year sale leaseback with 10% rental increase every 5 years
- Absolute NNN Lease structure – zero Landlord maintenance or expense responsibilities
- Lease guaranteed by Tenant's corporate entity – B Street Collision Holdings, LLC
- High barrier to entry site and market – Irreplaceable underlying zoning
- B Street Collision is an established operating platform with a best in class management team and no company level debt

High Performing and Strategically Located Facility

- The subject property is strategically situated off Interstate 35, in close proximity to over 10 major car dealerships
- The facility houses two high performing "teams" creating an assembly line format to the various aspects of each job, resulting in speed, efficiency, and shop level financial performance
- Top tier technicians and staff with high retention rates and typically promoted from within the company
- Top tier shop level financial performance with substantial year over year growth (speak with Agent)

Best in Class Operating Company

- Leading Multi-shop operating platform - 46 year operating history
- Seasoned ownership team focused on strategically scaling the business through organic growth – several new locations scheduled to open or under construction
- Strong Direct Repair Partnerships ("DRP") with top insurance carriers and car dealerships – substantial reoccurring revenue
- Unique industry renowned internal "Team" operating structure, resulting in out-performance and efficiency
- Rare Original Equipment Manufacturer ("OEM") parts policy for all repairs, resulting in out-competing the market through brand reputation, warranty coverage, and customer loyalty

PRICE	\$6,000,000	
Capitalization Rate:	6.35%	
Building Size (SF):	19,765	
Lot Size (Acres):	2.80	
STABILIZED INCOME	PER SQUARE FOOT	
Scheduled Rent	\$19.28	\$381,000
Effective Gross Income	\$19.28	\$381,000
LESS	PER SQUARE FOOT	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
NET OPERATING INCOME	\$381,000	



TENANT INFO		LEASE TERMS	RENT SUMMARY				
TENANT	SQ. FT.	TERM	CURRENT RENT	MONTHLY RENT	ANNUAL RENT	RENT/FT	
B Street Collision Lenexa, LLC	19,765	3/1/2024 - 2/31/2029	\$381,000	\$31,750	\$381,000	\$19.28	
		3/1/2029- 2/31/2034		\$34,925	\$419,100	\$21.20	
		3/1/2034 - 2/31/2039		\$38,418	\$461,010	\$23.32	
		Four 5-Year Renewal Options	Option 1		\$42,259	\$507,111	\$25.66
			Option 2		\$46,485	\$557,822	\$28.22
	Option 3		\$51,134	\$613,604	\$31.04		
	Option 4		\$56,247	\$674,965	\$34.15		
OCCUPIED		19,765		\$31,750	\$381,000	\$19.28	
VACANT		0					
CURRENT TOTALS		19,765					

Premises & Term

TENANT	B Street Collision Lenexa, LLC
GUARANTOR	B Street Collision Holdings, LLC
LEASE TYPE	Absolute NNN
RENT ESCALATIONS	10% every five years
LEASE COMMENCEMENT	Upon the close of escrow
OPTIONS	Four, 5-year Renewal Periods

Additional Lease Provisions

ESTOPPELS
 20 days from receipt of written request from either party

FINANCIAL REPORTING
 Upon Landlord request Buyer shall provide company financials once per calendar year when available

RIGHT OF FIRST REFUSAL
 Yes, tenant shall have a defined period of time in which to exercise their right to purchase the property upon Landlord's receipt of a bona fide offer to purchase



Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the 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. CP Partners 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).

LEGEND

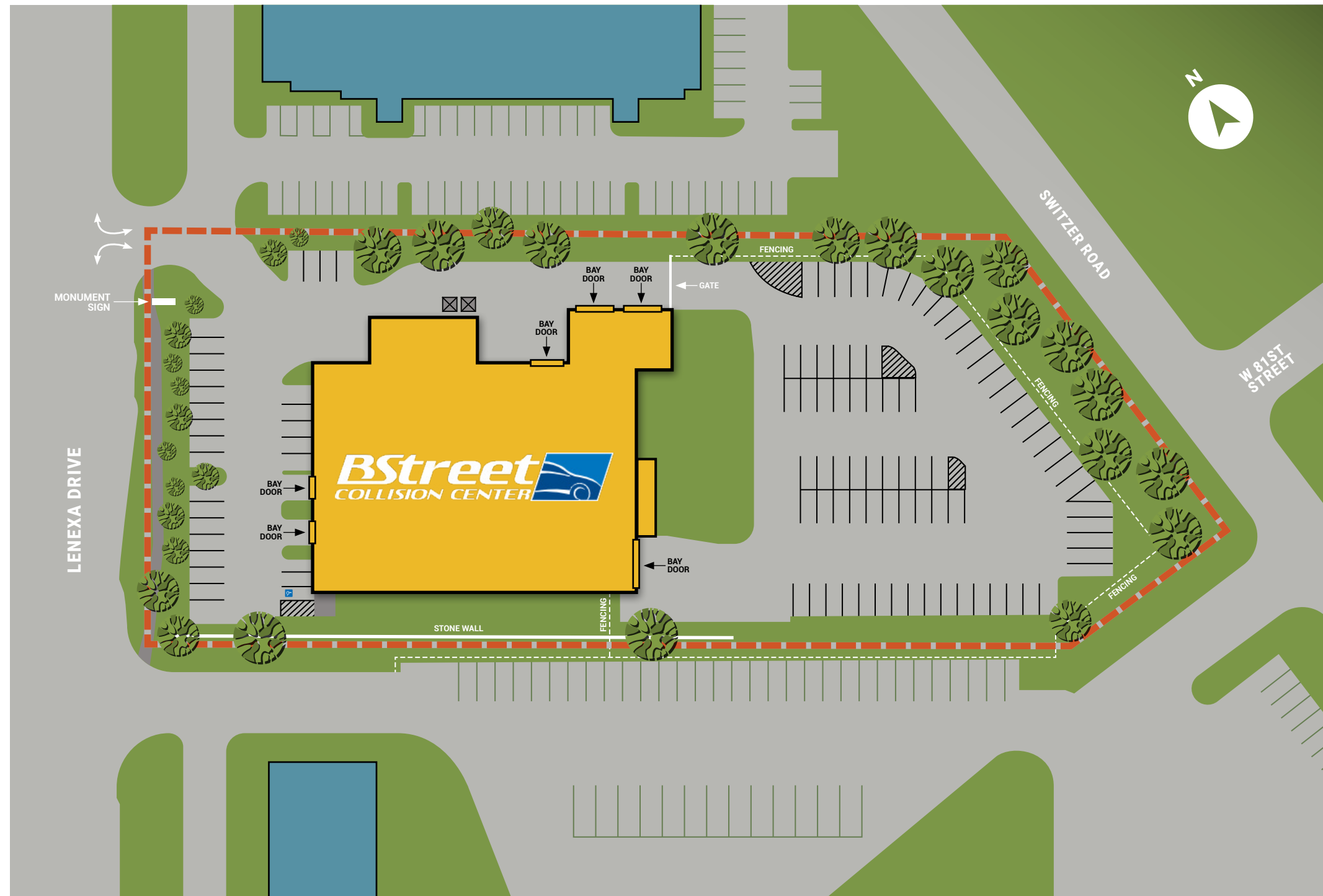
 Property Boundary

19,765
Rentable SF

2.8
Acres

104
Parking Stalls

 Egress



Collision repair leaders since 1978.



\$87.5M

ANNUAL REVENUE (2023)

9+ Locations

IN NEBRASKA AND KANSAS

6+

SERVICES OFFERED



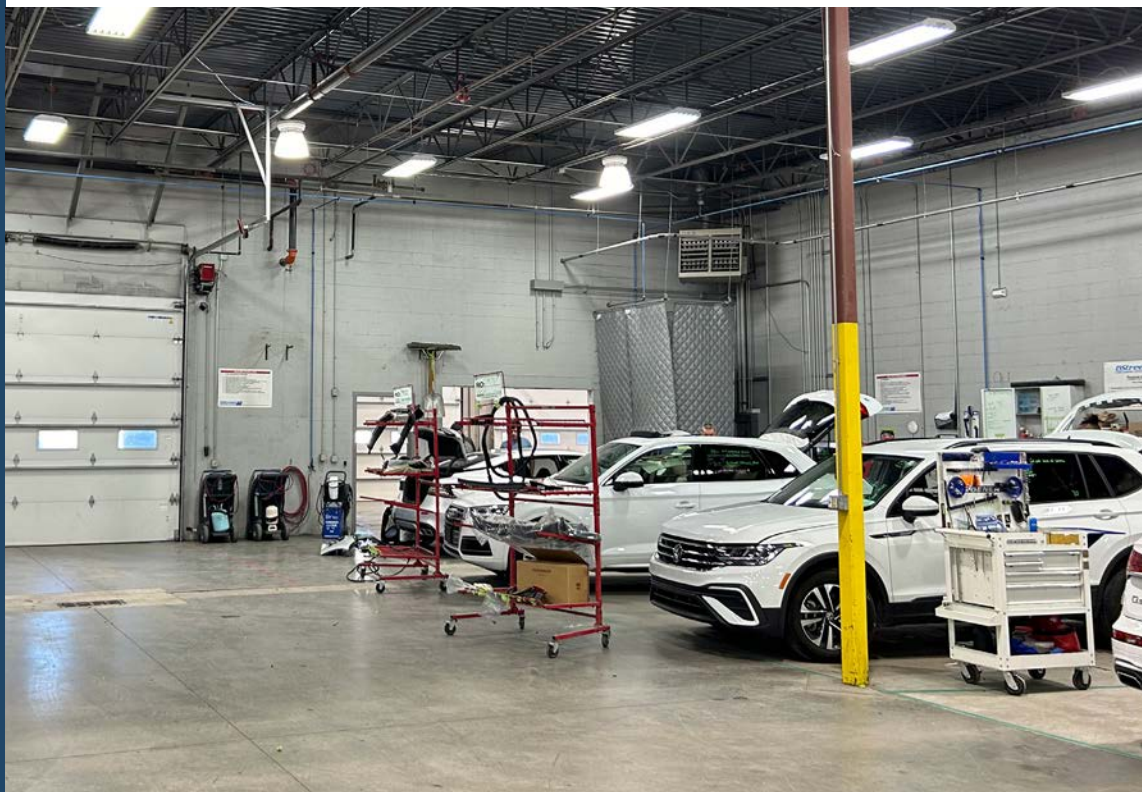
About B Street Collision Center

- In 1978, Bob and Norma Wiese officially opened the doors of B Street Autobody, which soon became B Street Collision Center
- Their vision has always been to be the “premier post-collision service provider” for the region
- B Street Collision Center combines their collision repair process, expertise, and stellar customer service allowing them to earn their superb reputation in the earliest years of business development
- The company services include collision repair, paint and body repair, frame repair, paintless dent repair, glass repair and replacement, and towing services

Commitment to Quality Collision Repair

- Estimators are qualified and encouraged to provide exceptional customer service at all B Street collision centers in Omaha, NE and Kansas. Their focus is to primarily educate the customer, not to sell to them
- Technicians are trained and certified at every B Street shop to ensure they meet the highest industry standards
- Each body shop under the B Street umbrella has been equipped with state-of-the-art equipment to ensure safe, accurate, and reliable repairs approved by the exacting standards of your vehicle’s manufacturer

[Tenant Website](#) 



**Pine Ridge Business Park
East & West**
4 Million SF
Flex Industrial Park
96.5% Occupied

**PINE RIDGE
BUSINESS PARK EAST**
ATRONIC ALARMS, INC.
KCBR DESIGN
HENDERSON
ENGINEERS
UHLIG
+ MORE

**PINE RIDGE
BUSINESS PARK WEST**
AVI SYSTEMS
SUMNERONE
LEAF HOME SAFETY
SOLUTIONS
ADI GLOBAL DIS.
+ MORE

**NEIMAN BUSINESS
PARK**
ADVANCE AUTO PARTS
NETRALITY DATA
CENTERS
MATTRESS FIRM
THE HOME DEPOT
WESCO

SUBJECT PROPERTY
BStreet
COLLISION CENTER

KANSAS CITY, MO
12.7 MILES





KANSAS CITY, MO
12.7 MILES



Ring Radius Population Data

	3-MILES	5-MILES	10-MILES
2021	103,558	237,290	758,660

Ring Radius Income Data

	3-MILES	5-MILES	10-MILES
Average	\$90,364	\$104,123	\$109,428
Median	\$72,172	\$80,330	\$79,492

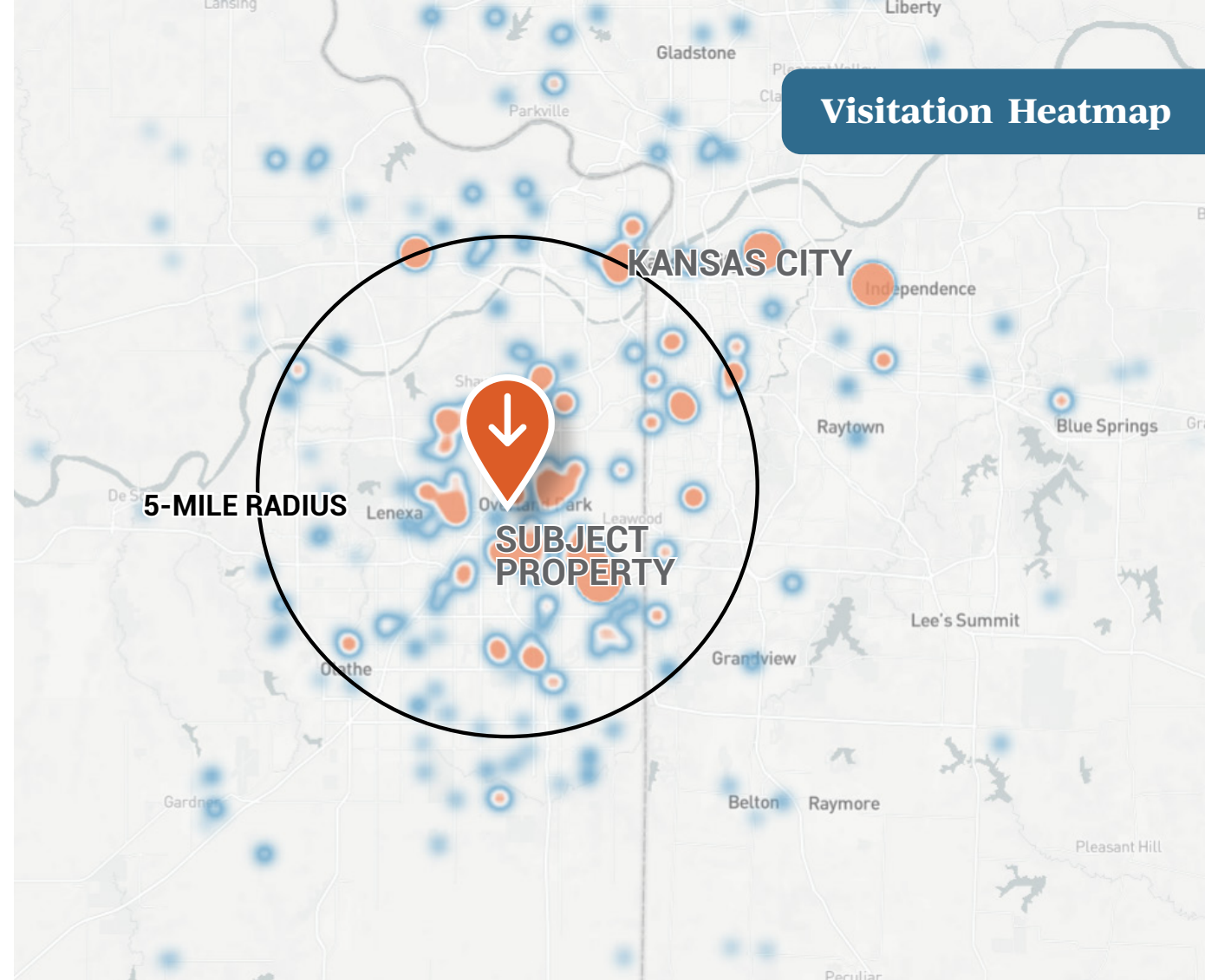
B Street Collision has seen a **18.2% increase** YoY, a **51% increase** Yo2Y, and an **89.5% increase** Yo3Y, in terms of visits.

20K Visits

OVER PAST 12 MONTHS AT THE SUBJECT PROPERTY

65 Minutes

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY



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

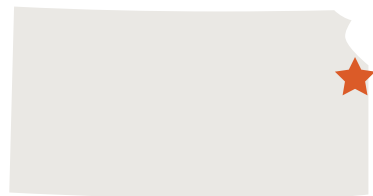
A FAST GROWING KANSAS SUBURB

2.2 Million

ESTIMATED POPULATION -
KANSAS CITY METRO AREA

\$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
- Overland Park 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

Lead Agents

JUSTIN STARK

jstark@cppcre.com

PH: 415.274.2706

CA DRE# 01856228

SCOTT REID PARASELL, INC.

scott@parasellinc.com

PH: 949.942.6585

CO LIC# EC.100085004

In Association with ParaSell, Inc.

PH: 949.942.6585

A Licensed Colorado Broker

#EC.100085004