

ABSOLUTE NNN CORPORATE LEASE



JAMESTOWN, NORTH DAKOTA

500+ UNITS



ACTUAL PROPERTY

EXCLUSIVELY OFFERED BY:

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NET LEASE INVESTMENTS



**CUSHMAN &
WAKEFIELD**

Private Capital Group

TENANT:	Les Schwab Tire Center
GUARANTOR:	Corporate
LOCATION:	1024 23rd St SW Jamestown, ND 58401
LEASE TYPE:	Absolute NNN Lease - Ground Lease No landlord responsibilities
APN:	74-6632000
LEASE TERM REMAINING:	±19 years
BUILDING SIZE:	±11,600 SF
LAND SIZE:	±2.73 AC (±118,919 SF)
YEAR BUILT:	2024
RENT COMMENCEMENT:	January 23, 2024
LEASE EXPIRATION:	January 31, 2044
OPTIONS:	Six (6) Five (5) Year Options
RENT ADJUSTMENT:	10% every 5 years including options
ROFR:	Yes. 10 days

OFFERING TERMS

CURRENT NOI:	\$85,000
PRICE:	\$1,700,000
CAP:	5.00%

RENT SCHEDULE:

TERM	YEARS	LEASE DATE	MONTHLY RENT	ANNUAL RENT	% INCREASE	CAP RATE
Primary	1-5	1/23/24 - 1/31/29	\$7,083.00	\$85,000.00	N/A	5.00%
Primary	6-10	2/1/29 - 1/31/34	\$7,792.00	\$93,500.00	10%	5.50%
Primary	11-15	2/1/34 - 1/31/39	\$8,571.00	\$102,850.00	10%	6.05%
Primary	16-20	2/1/39 - 1/31/44	\$9,428.00	\$113,135.00	10%	6.66%
Option 1	21-25	2/1/44 - 1/31/49	\$10,371.00	\$124,449.00	10%	7.32%
Option 2	26-30	2/1/49 - 1/31/54	\$11,408.00	\$136,894.00	10%	8.05%
Option 3	31-35	2/1/54 - 1/31/59	\$12,549.00	\$150,583.00	10%	8.86%
Option 4	36-40	2/1/59 - 1/31/64	\$13,803.00	\$165,641.00	10%	9.74%
Option 5	41-45	2/1/64 - 1/31/69	\$15,184.00	\$182,205.00	10%	10.72%
Option 6	46-50	2/1/69 - 1/31/74	\$16,702.00	\$200,426.00	10%	11.79%

INVESTMENT HIGHLIGHTS

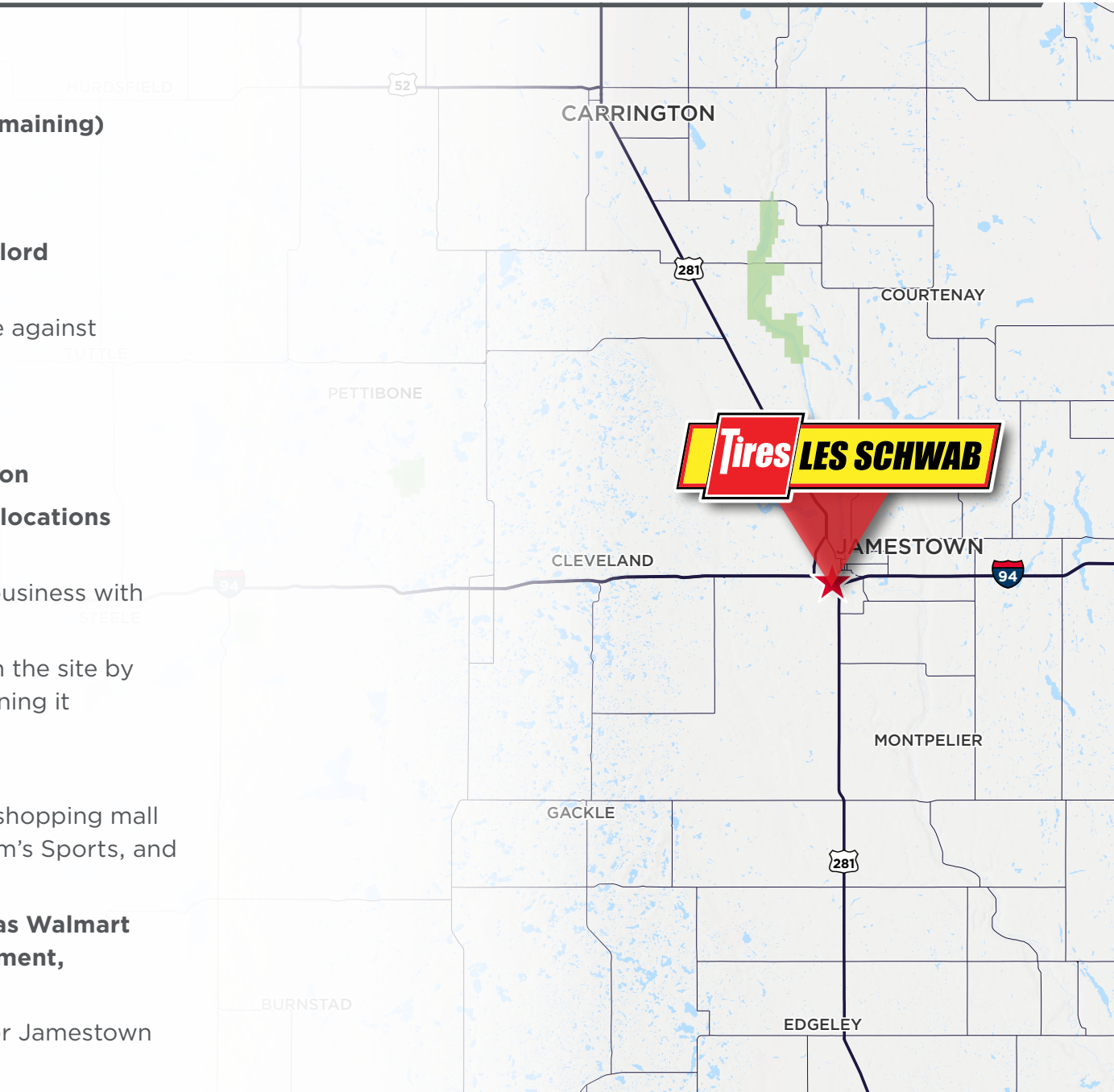
- **Corporate lease**
- **Long term primary lease (±19 years remaining)**
- Brand new high quality construction
- Extremely low rent
- **Absolute NNN Ground Lease - no landlord responsibilities**
- Rental increases every 5 years to hedge against inflation

TENANT HIGHLIGHTS

- **Substantial annual sales above \$2 Billion**
- **Les Schwab Tire Centers has over 500 locations across 13 states in the Western U.S.**
- Founded in 1952, over 72 years in the business with over 7,000 employees
- Les Schwab has invested significantly in the site by building their own building and maintaining it

LOCATION HIGHLIGHTS

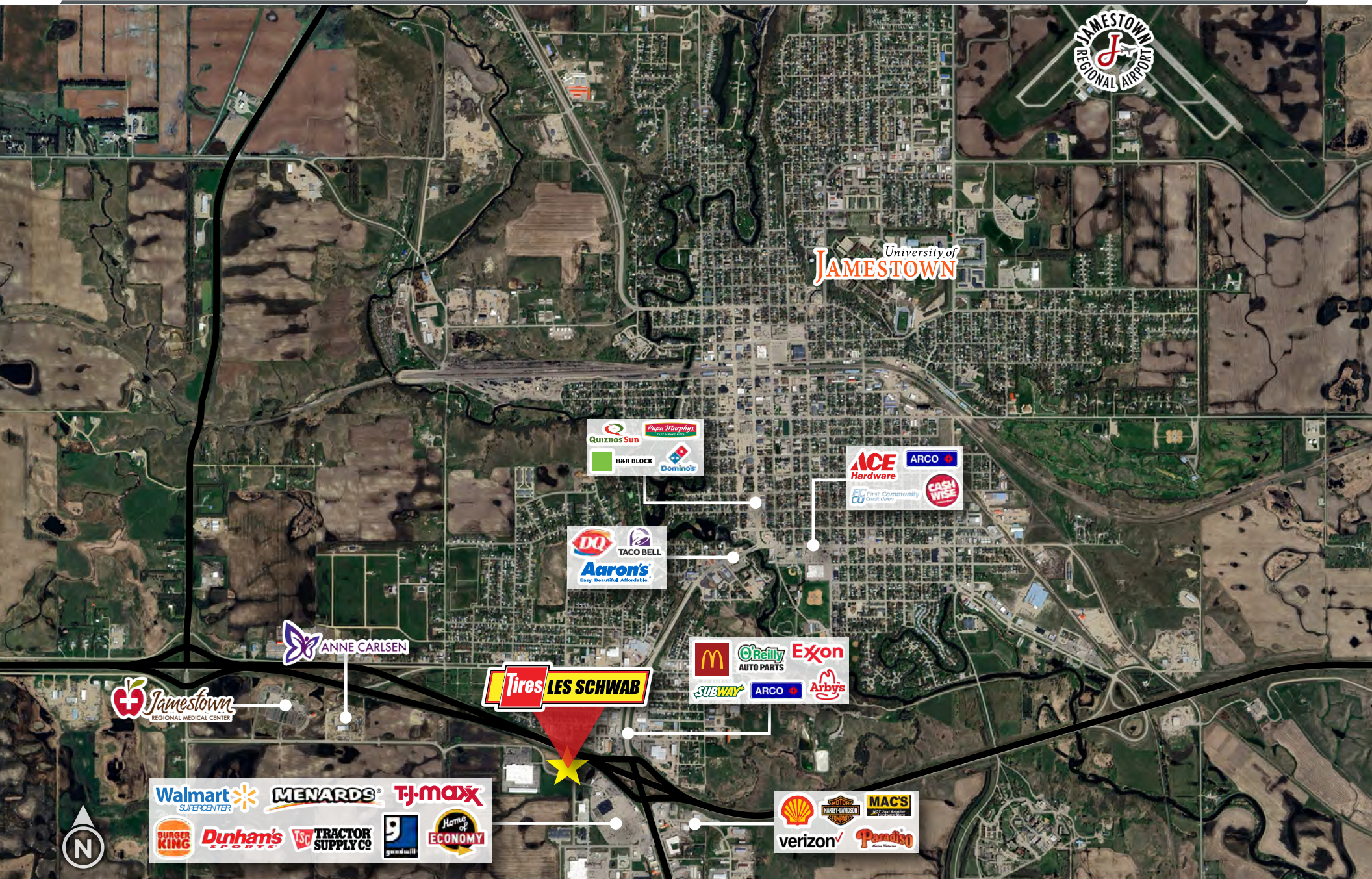
- Adjacent to Buffalo Mall, a 182,384 SF shopping mall including Five Below, T.J. Maxx, Dunham’s Sports, and more
- **Retail hub with national tenants such as Walmart Supercenter, Menard’s Home Improvement, McDonald’s, Dollar Tree, and more**
- Located at the intersection of two major Jamestown arterials, I-94 and Highway 281













Les Schwab Tire Center is a well-established tire and automotive service provider known for its high-quality products and exceptional customer service. Founded in 1952 in Prineville, Oregon, Les Schwab has grown into one of the largest independent tire dealers in the United States, with over 500 locations across the western United States.

Les Schwab Tire Center specializes in tires, brakes, batteries, alignments, and related automotive services. Their business model focuses on customer service and community involvement, fostering a loyal customer base across multiple regions. Les Schwab is one of the most financially stable tire and auto service retailers in the U.S., with a solid reputation and a long history of profitability.

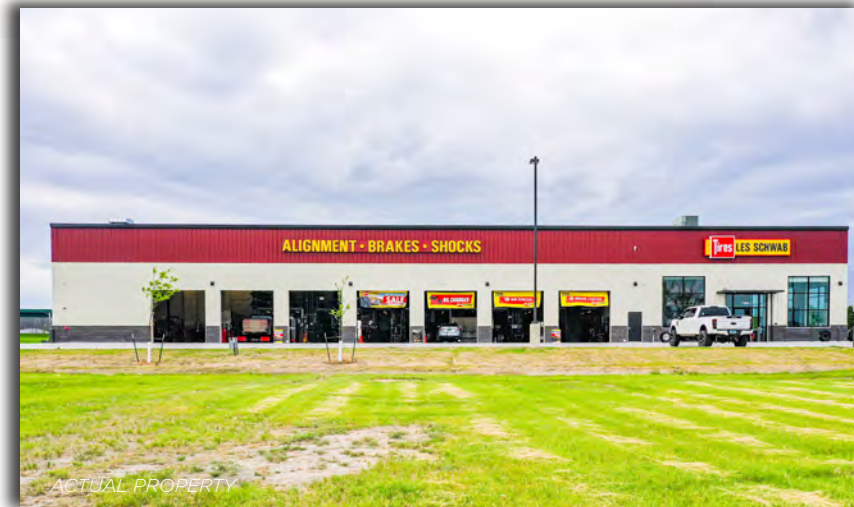
Les Schwab is known for its customer-centric philosophy. Their “World-Class Customer Service” commitment is exemplified through highly trained staff and quick, efficient service. This dedication has earned the company a strong reputation and numerous industry awards. Les Schwab is especially recognized in smaller communities where dependable tire and auto services are crucial for residents.

YEAR FOUNDED: 1952

NUMBER OF EMPLOYEES: ±7,000

NUMBER OF LOCATIONS: ±500

2023 ANNUAL SALES: ±\$2B



ACTUAL PROPERTY

JAMESTOWN, NORTH DAKOTA

POPULATION



	1 MILE	3 MILE	5 MILE
2024	2,270	15,287	16,770

DAYTIME POPULATION

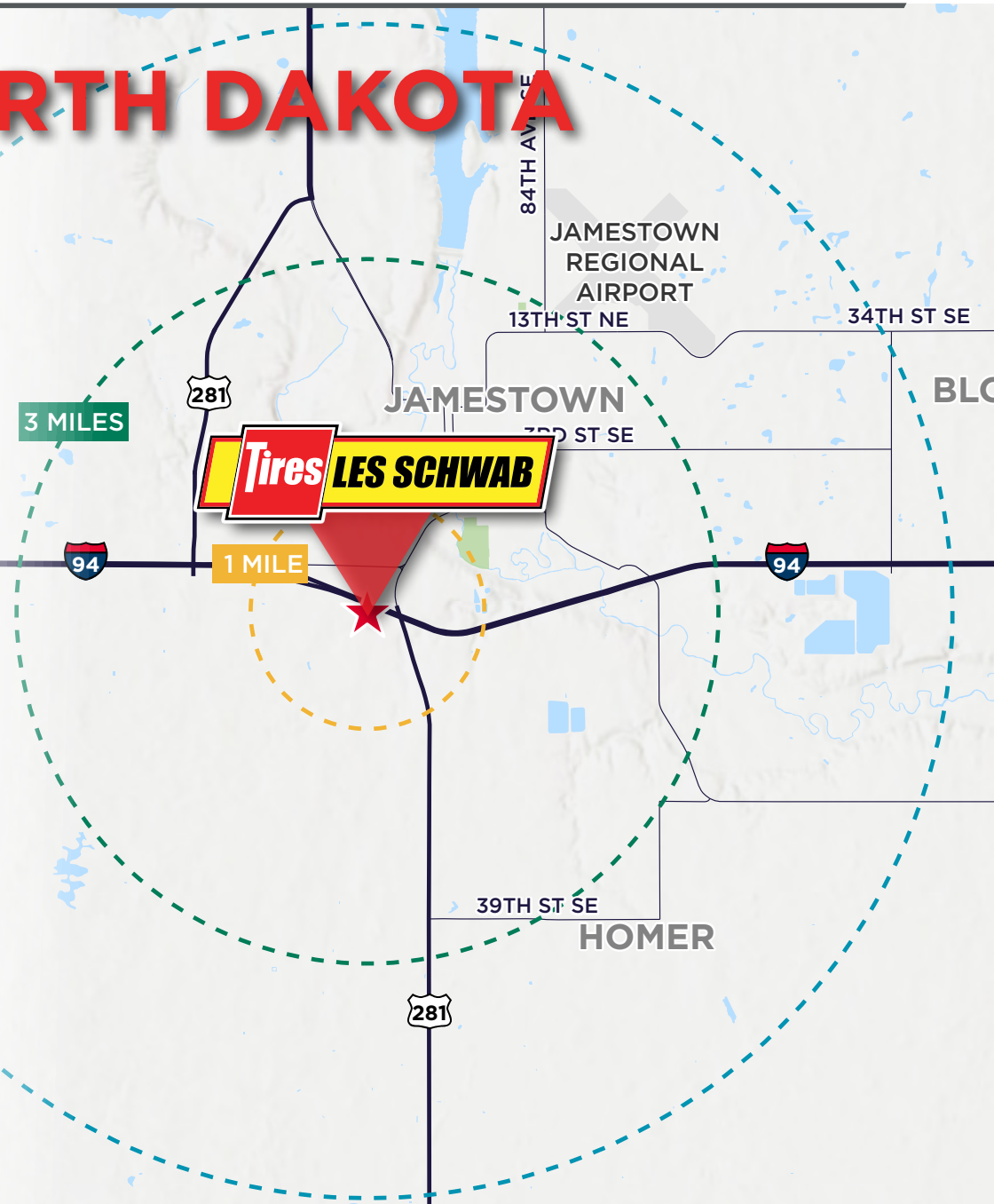


	1 MILE	3 MILE	5 MILE
2024	3,304	16,561	17,731

AVERAGE HH INCOME



	1 MILE	3 MILE	5 MILE
2024	\$79,327	\$81,667	\$83,845



Located in the heart of North Dakota, Jamestown is a historic city with a unique blend of natural beauty, cultural attractions, and a strong agricultural economy. It serves as the county seat of Stutsman County and has a population of approximately 15,000 residents. Known as the "Pride of the Prairie," Jamestown offers both locals and visitors a range of recreational activities, historical sites, and community events.

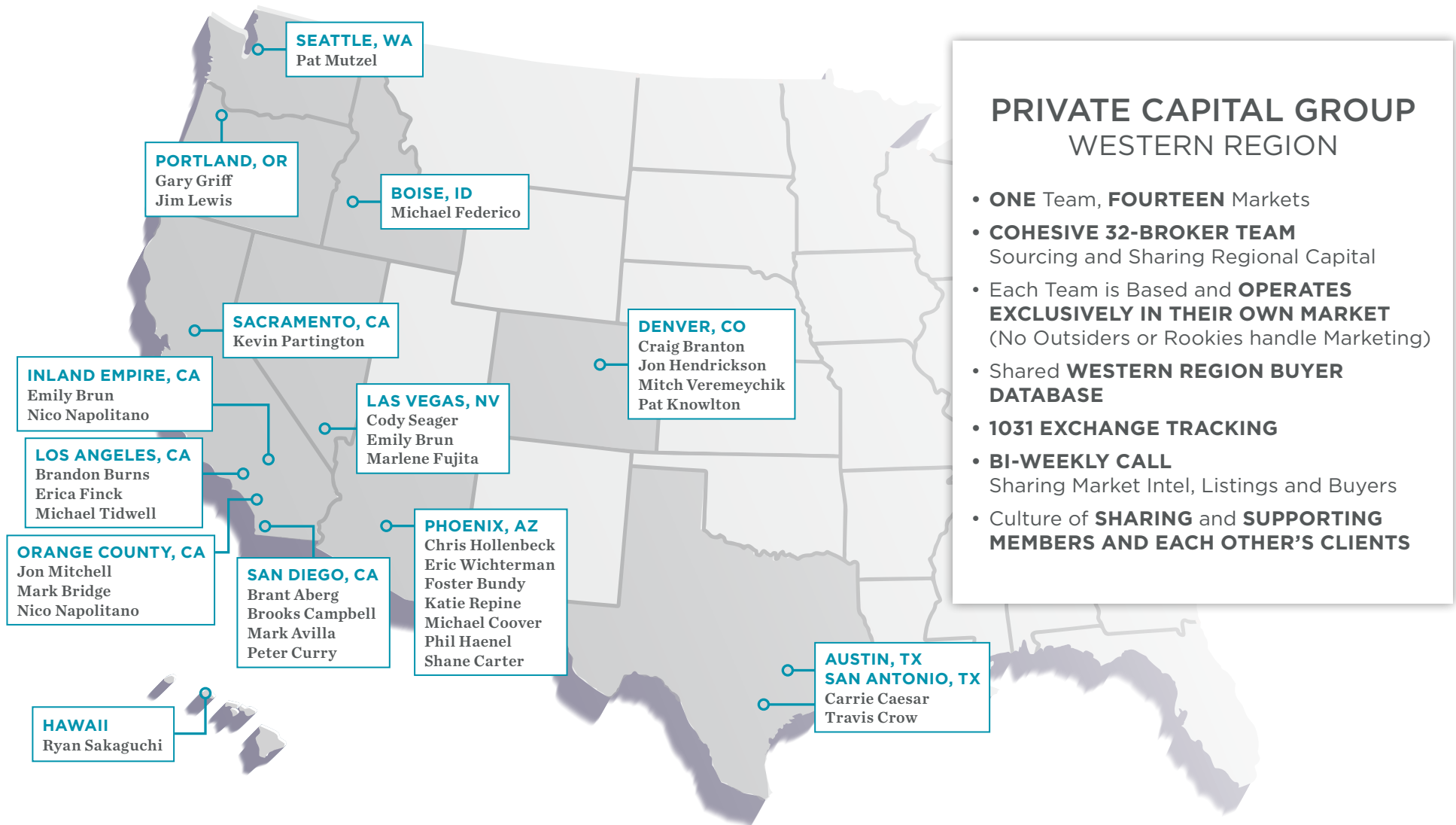
Agriculture has been the backbone of Jamestown's economy since its founding. The region's fertile soil supports a variety of crops, including wheat, corn, soybeans, and sunflowers. In recent years, Jamestown's economy has diversified to include industries like manufacturing, healthcare, and energy production. The Spiritwood Energy Park, a nearby industrial park, houses a bio-refinery and other facilities that contribute to North Dakota's growing renewable energy sector.

Additionally, healthcare and education are significant employers in Jamestown. The city is home to the Jamestown Regional Medical Center, which serves the surrounding rural areas, and the University of Jamestown, a private liberal arts university known for its strong academic programs and athletic teams. Other key employers include the Cavendish Farms and UTC Aerospace Systems.

Jamestown, North Dakota, is a city that blends historic charm with modern development. Its deep-rooted agricultural base and expanding industries, alongside its cultural attractions and outdoor recreation, make it a distinctive and appealing place to live or visit. Whether you're drawn by its history, outdoor activities, or small-town charm, Jamestown has something for everyone.



PRIVATE CAPITAL GROUP, WESTERN REGION
 ONE Team, FOURTEEN Markets



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