



Hutchinson, KS

Chase

Investment Grade Tenant (S&P: AA-) | \$182B 2025 Revenues
15-Year Corporate Ground Lease | Extremely Low Rent



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



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Chase

1609 E 30th Ave, Hutchinson, KS 67502 ➔

PRICE: **\$1,596,000** CAP RATE: **4.70%**

NOI	\$75,000
LEASE TYPE	Ground
LEASE TERM	15 Years
RENT INCREASES	10% Every 5 Years
OPTIONS	Six, 5-Year
BUILDING SIZE	3,322 SF
LOT SIZE	0.88 AC



New construction ground lease pad located across the street from the #1 ranked Dillons location in terms of annual visits (per Placer.ai)

Brand-new 15-year corporate ground lease at an **extremely low rent** for a new construction Chase building. The lease features 10% rental increases every 5 years throughout the base term and six, 5-year extension options at matching increases.

The entity on the lease is JPMorgan Chase Bank N.A., which features an **investment-grade credit** rating of AA- from S&P and generated over **\$182 billion in total revenue in FY 2025**.



Placer.ai

#1 ranked Dillons for visitation



Subject Property



The Offering

- **Strong Lease Fundamentals:** 15-year corporate ground lease featuring 10% rental increases every 5 years
- **Brand-New Building:** 2026 construction with drive-thru
- **Ideal Location:** Directly across from #1 ranked Dillons location nationwide (per Placer.ai)
- **Seamless Access:** Direct ingress/egress from E 30th Avenue – ~15,000 VPD
- **Best-In-Class Tenant:** Lease signed by JPMorgan Chase Bank, N.A. (see below)

About The Tenant

- **Investment-Grade Credit:** Chase features an investment-grade credit rating of AA- from S&P
- **Staggering Revenues:** \$182.4 billion in FY 2025
- **Global Financial Leader:** \$4.4 trillion in assets under management (as of December 31, 2025)
- **Brand Recognition:** Named in the Top 10 Most Admired Companies for 9 consecutive years by *Fortune Magazine*

Market Highlights

- **Regional Retail & Service Hub:** Hutchinson serves a regional population of approximately 85,000, drawing consumers from throughout South-Central Kansas for shopping, dining, healthcare and entertainment
- **Chase Expansion Validates Market Viability:** Chase's new construction branch represents a significant investment by one of the nation's largest financial institutions and demonstrates confidence in Hutchinson's long-term commercial viability
- **Established Economic Base:** The trade area benefits from a diversified employment base led by healthcare, education, manufacturing, government and food production, including Hutchinson Regional Healthcare System, Hutchinson Community College, and Tyson Prepared Foods

CURRENT		
Price		\$1,596,000
Capitalization Rate		4.70%
Building Size (SF)		3,322
Lot Size (AC)		0.88
Stabilized Income		
Scheduled Rent		\$75,000
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		
		\$75,000

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	Chase
Lease Signed by	JPMorgan Chase Bank, N.A.
Lease Type	Ground
Lease Term Remaining	15 Years
Rent Increases	10% Every 5 Years
Rent Commencement	9/28/2026
Options	Six, 5-Year
Year Built	2026
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	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary			
Tenant Name	SQ. FT.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Cap Rate
Chase	3,322	9/28/2026	9/30/2031	\$75,000	\$6,250	\$75,000	4.70%
	10% Increase	10/1/2031	9/30/2036		\$6,875	\$82,500	5.17%
	10% Increase	10/1/2036	9/30/2041		\$7,563	\$90,750	5.69%
	Option 1	10/1/2041	9/30/2046		\$8,319	\$99,825	6.25%
	Option 2	10/1/2046	9/30/2051		\$9,151	\$109,808	6.88%
	Option 3	10/1/2051	9/30/2056		\$10,066	\$120,788	7.57%
	Option 4	10/1/2056	9/30/2061		\$11,072	\$132,867	8.33%
	Option 5	10/1/2061	9/30/2066		\$12,179	\$146,154	9.16%
	Option 6	10/1/2066	9/30/2071		\$13,397	\$160,769	10.07%
TOTALS:	3,322			\$75,000	\$6,250	\$75,000	4.70%

LEGEND

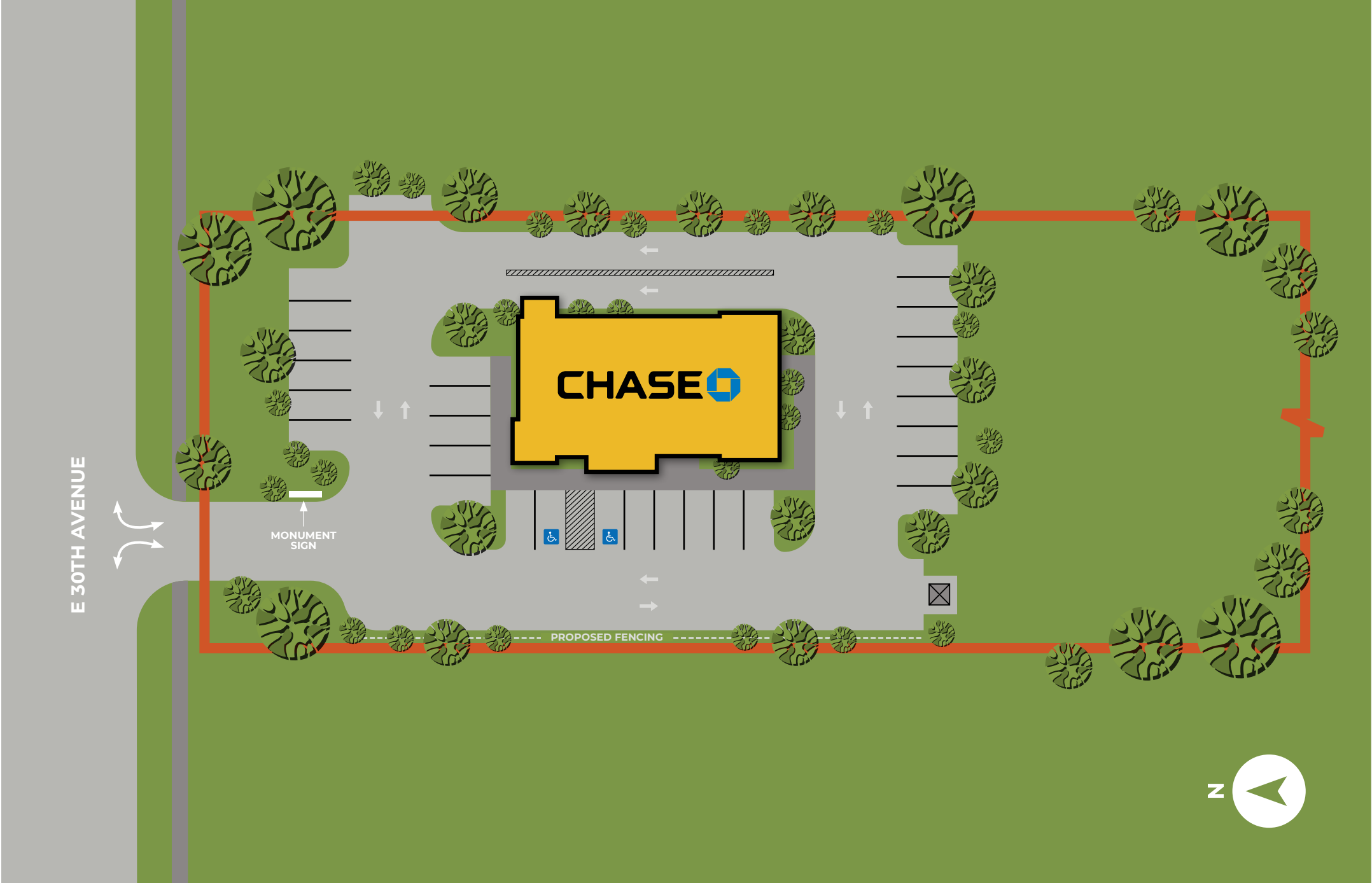

Property
Boundary

3,322
Rentable SF

0.88
Acres

28
Parking Spaces


Egress





Chase

Top 10 Most Admired Companies for 9 Consecutive Years by *Fortune Magazine*

Overview

- Chase is the consumer and commercial banking business of JPMorgan Chase & Co. (NYSE: JPM), one of the leading global financial institutions, headquartered in New York City
- A component of the Dow Jones Industrial Average, JPMorgan Chase & Co. serves millions of customers in the U.S. and many of the world's most prominent corporate, institutional, and government clients
- Chase is the #1 U.S. banking brand, operating the nation's largest branch network with more than 5,000 locations across the 48 contiguous states, alongside the country's leading digital banking platform
- As the #1 retail bank in the U.S., Chase holds an 11.1% national deposit share, an increase of 200 basis points since 2019
- The company continues its expansion through a multiyear growth strategy, with plans to open more than 160 new branches in over 30 states and renovate nearly 600 locations in a single year as part of a broader multibillion-dollar investment

[TENANT WEBSITE](#) ➤



\$182.4 Billion

TOTAL NET REVENUE
(FY 2025)

\$4.4 Trillion

ASSETS UNDER MANAGEMENT



Located in
“The Salt
City” of
Kansas

1.8 Million

ANNUAL VISITS TO THE
NEIGHBORING DILLONS,
THE #1 RANKED LOCATION
NATIONWIDE (PER PLACER.AI)

14,975

VEHICLES PER DAY ALONG
E 30TH AVENUE

50 Miles

TO WICHITA

Immediate Trade Area | 10



14,975 VPD

PLAZA E DRIVE





Kroger
Dillons
Distribution Center

H
Hutchinson Regional Medical Center

LOWE'S
petco

Walmart
Supercenter
Pizza Ranch **ihop**

HOBBY LOBBY
Dunham's
TJ-maxx
bomgaars
Buckle
DOLLAR TREE
Bath & Body Works
THE HOME DEPOT
B&B THEATRES
ULTA
OLLIE'S

Hilton
Garden Inn

ALDI
goodwill
Starbucks
Olive Garden
DUNKIN'
Applebee's
PANDA EXPRESS
BUFFALO WILD WINGS
QDOBA

Holiday Inn Express

Hampton
by Marriott

Fairfield
by Marriott

Comfort
INN & SUITES

AutoZone

TSC **TRACTOR SUPPLY CO.**

KOHL'S

Hutchinson High School



HTeaO
TEXAS BORN & BREWED

Subject Property
CHASE

14,975 VPD

30TH AVENUE

Immediate Trade Area | 12



GOVERNMENT OFFICE



SPORTS COMPLEX



DOWNTOWN HUTCHINSON
(4 MILES)

ATWOODS
Ranch ★ Home



Wendy's
Brand-New 2026
Construction

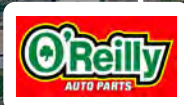


15,490 VPD

E 30TH AVENUE

E 30TH AVENUE

14,969 VPD



Subject Property
CHASE

Hutchinson
VA Clinic



9,363 VPD

N LORRAINE STREET

N LORRAINE STREET



-  GOVERNMENT OFFICE
-  ELEMENTARY/
MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX

 DOWNTOWN WICHITA
(50 MILES)

 Hutchinson
Municipal
Airport

 Prairie Hills
Middle School


Warehouse


Supercenter


PETCO

 Union Valley
Elementary
School




maunices FAMOUS footware
Dunham's DOLLAR TREE Ollie's


ALDI


HUTCHINSON
COMMUNITY COLLEGE

Subject Property

CHASE

Kawasaki

 Lincoln
McCandless
Elementary
School


TRACTOR
SUPPLY CO

 Hutchinson
High School


HUTCHINSON
COMMUNITY COLLEGE

 Graber
Elementary
School


KOHL'S

10,550 VPD


O'Reilly


TOYOTA


CHEVROLET


ATWOODS
Ranch ★ Home

7,925 VPD

1,415 VPD

4,219 VPD

E 4TH AVENUE

N LORRAINE STREET

61

4,386 VPD

E 30TH AVENUE

8,674 VPD

61

4,499 VPD

Hutchinson
Middle School


DOLLAR
TREE


BURGER
KING


DQ


KFC


HUTCHINSON
COMMUNITY COLLEGE


Faris
Elementary
School


ACE
Hardware


KANSAS STATE
FAIRGROUNDS

7,717 VPD


Morgan
Elementary
School

E 30TH AVENUE

11,885 VPD


DOLLAR
TREE


WALGREENS


DOLLAR
GENERAL


CARQUEST


Dillon's


Allen STEM
Magnet
School

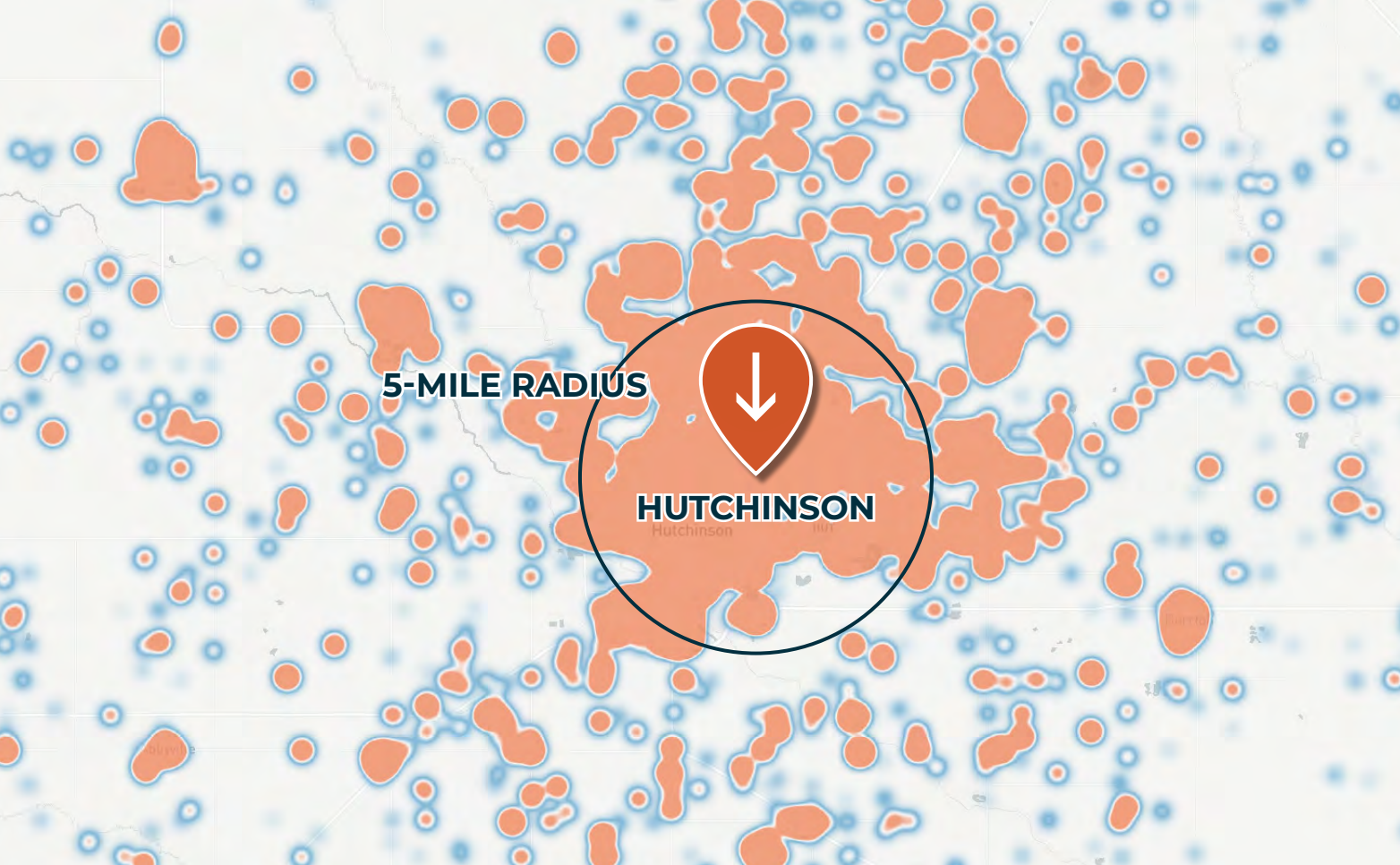

Dillon's


Hutch
Middle School


Wiley
Elementary
School

W 4TH AVENUE
3,742 VPD





Visitation Heatmap

The shading on the map above shows the **home location of people who visited the neighboring Dillons Marketplace** over the past 12 months, signaling strong visitation to the trade area.

Visitation Data

1.8M Visits

OVER THE PAST 12 MONTHS TO
THE NEIGHBORING DILLONS
MARKETPLACE

25 Min

AVERAGE DWELL TIME AT
THE NEIGHBORING DILLONS
MARKETPLACE

*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.

Demographics



Ring Radius Population Data

	1-Mile	3-Mile	5-Mile
2025	5,820	35,831	46,691



Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	\$82,084	\$82,146	\$80,465
MEDIAN	\$64,157	\$65,439	\$63,784

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



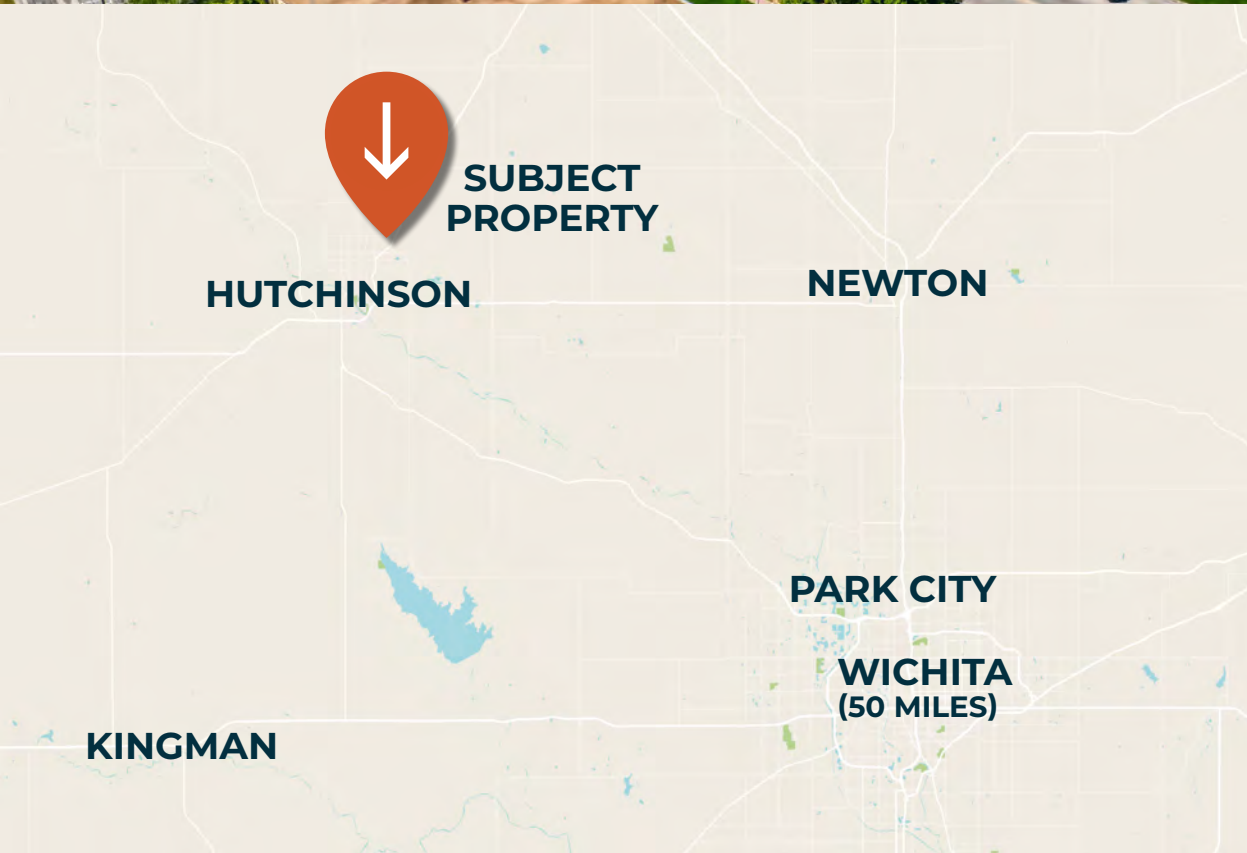
Hutchinson, KS

The Salt City

- Home to an estimated population of 39,595 residents, Hutchinson is the largest city and county seat of Reno County, approximately 39 miles northwest of Wichita
- Spanning over 24.6 square miles, the city is positioned along the Arkansas River and at the intersection of US Hwy 50, K-61, K-96, and K-14
- One of Kansas's major antique districts is located in downtown Hutchinson, where many stores are housed in structures featuring late 19th-century architecture
- Home to Hutchinson Community College, which offers 75 areas of study to over 5,000 students
- Top employers in the region include Siemens Gamesa, Dillons Food Stores, Collins Bus Corporation, and Tyson Prepared Foods

The Hutchinson Salt Mines

- Hutchinson's nickname, "The Salt City," comes from the massive salt deposits discovered in the region in 1887, which became the foundation for a major industry
- Underlying roughly 37,000 square miles of central and south-central Kansas, the Hutchinson Salt Member is among the largest salt deposits in the United States



61,539

RENO COUNTY ESTIMATED
POPULATION (2025)



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