

**CHARLES SCHWAB**

*880 Central Park Ave.*

*Scarsdale, New York 10583*

880

*charles* SCHWAB

ON MARKET:  
**CHARLES SCHWAB IN SCARSDALE, NEW YORK**

**SAB Capital** is pleased to present the exclusive offering of a single-tenant net leased Charles Schwab property located in Scarsdale, New York—just 30 minutes from New York City. Scarsdale is consistently ranked among the wealthiest suburbs in the country and was most recently named the Wealthiest U.S. Suburb by GOBankingRates in March 2025.

The asset is secured by a long-term, 15-year net lease with Charles Schwab, with over 6.5 years of remaining term. The lease features annual rental escalations, including a notable 12% increase in 2026. It is backed by a corporate guaranty from The Charles Schwab Corporation, a \$22.3 billion revenue company ranked #175 on the Fortune 500 list in 2025.

Positioned at the signalized hard corner of Central Park Avenue and Ardsley Road, the property benefits from visibility to over 41,500 vehicles per day. This dense, infill location offers high barriers to entry and exceptional local demographics, with over 311,000 residents earning an average household income exceeding \$217,969 within a five-mile radius.

The property is rated “Very Walkable” by Walk Score®, with most daily errands easily accomplished on foot. It is also situated less than one mile from the Scarsdale Metro-North Train Station on the Harlem Line, which serves over 18 million riders annually and offers direct access to Manhattan.

Central Park Avenue is a dominant retail corridor with over 1 million square feet of commercial space. National retailers in the immediate vicinity include Kohl’s, Planet Fitness, ShopRite, HomeGoods, Best Buy, Chick-fil-A, Chipotle, Starbucks, CVS, Panera, McDonald’s, Bank of America, Chase, and many others.

This prominent corner location, strong credit tenancy, and positioning within one of the most affluent communities in the country make this an exceptional investment opportunity.



ON MARKET:  
**CHARLES SCHWAB IN SCARSDALE, NEW YORK**



CENTRAL PARK AVE



ACTUAL PROPERTY

## INVESTMENT HIGHLIGHTS

- ▶ **Minimal Landlord Responsibilities**  
 TRIPLE NET (NNN) LEASE STRUCTURE
- ▶ **Credit Tenant**  
 OCCUPIED BY CHARLES SCHWAB, A WELL-ESTABLISHED FINANCIAL SERVICES FIRM WITH AN A- S&P CREDIT RATING, INDICATING STRONG FINANCIAL STABILITY
- ▶ **Strong Location Fundamentals**  
 SITUATED ON THE HEAVILY TRAFFICKED RETAIL CORRIDOR WITH PRIME VISIBILITY ON CENTRAL PARK AVENUE, ENSURING MAXIMUM EXPOSURE
- ▶ **Close Proximity to Major Highway**  
 UNDER 1.5 MILES AWAY FROM THE BRONX RIVER PARKWAY
- ▶ **Affluent Demographics**  
 DENSE POPULATION WITH A HIGH CONCENTRATION OF PROFESSIONALS AND EXECUTIVES EARNING AN AVERAGE HOUSEHOLD INCOME EXCEEDS \$180K
- ▶ **Real Estate Fundamentals**  
 SIGNIFICANT PROPERTY APPRECIATION POTENTIAL IN A HIGHLY DESIRABLE AND DENSELY POPULATED LOCATION

# FINANCIAL OVERVIEW

880 CENTRAL PARK AVE  
SCARSDALE, NEW YORK 10583

<b>PRICE</b>	\$10,350,000
<b>CAP RATE</b>	6.25%
<b>NOI</b>	\$646,875
<b>PRICE PER SQUARE FOOT</b>	\$1,380.00
<b>RENT PER SQUARE FOOT</b>	\$86.25
<b>GROSS LEASEABLE AREA</b>	7,500 SF
<b>LAND AREA</b>	10,019 SF
<b>YEAR BUILT</b>	2016
<b>TYPE OF OWNERSHIP</b>	Fee Simple



ACTUAL PROPERTY

RENT SCHEDULE						
LEASE YEAR	TERM	MONTHLY RENT	ANNUAL RENT	RENT PSF	RENT INCREASE	
<b>9</b>	<b>Nov 24 - Nov 25</b>	<b>\$53,906</b>	<b>\$646,875</b>	<b>\$86.25</b>	<b>%</b>	<b>\$</b>
10	Nov 25 - Nov 26	\$54,115	\$649,375	\$86.58	0.39%	\$2,500
11	Nov 26 - Nov 27	\$60,592	\$727,109	\$96.95	11.97%	\$77,734
12	Nov 27 - Nov 28	\$60,801	\$729,609	\$97.28	0.34%	\$2,500
13	Nov 28 - Nov 29	\$61,009	\$732,109	\$97.61	0.34%	\$2,500
14	Nov 29 - Nov 30	\$61,217	\$734,609	\$97.95	0.34%	\$2,500
15	Nov 30 - Nov 31	\$61,426	\$737,109	\$98.28	0.34%	\$2,500

# LEASE SUMMARY

<b>RENT COMMENCEMENT DATE</b>	11/9/2016
<b>EXPIRATION DATE</b>	11/30/2031
<b>INITIAL TERM</b>	15 Years
<b>TERM REMAINING</b>	6.5 Years
<b>STRUCTURE</b>	NNN
<b>BASE TERM INCREASES</b>	Annual Increases
<b>OPTIONS</b>	N/A
<b>LEASE GUARANTOR</b>	The Charles Schwab Corporation
<b>GUARANTOR STRENGTH</b>	A2 (Moody) and A- (S&P)
<b>LANDLORD RESPONSIBILITIES</b>	Roof & Structure



# TENANT OVERVIEW

Charles Schwab has established itself as a pioneering force in the financial services industry since its founding in 1971 by Charles “Chuck” Schwab. What began as a small discount brokerage has evolved into one of America’s most trusted financial institutions, built on the revolutionary principle of making investing accessible to everyday Americans. Through market volatility and economic shifts, Schwab has maintained an unwavering commitment to client service and transparency, consistently ranking highest in investor satisfaction and trust among investment firms.

Under the steady leadership of CEO Walter Bettinger, Schwab has executed a forward-thinking business strategy focused on client-centered innovation and strategic growth. The company’s acquisition of TD Ameritrade in 2020 solidified its position as an industry titan with over \$8 trillion in client assets. Schwab’s diverse business model encompasses brokerage services, banking, asset management, and advisory services, creating multiple revenue streams while providing comprehensive financial solutions for clients at every stage of their financial journey.

Schwab’s corporate culture is defined by its core values of service, integrity, and innovation, fostering an environment where employees are empowered to put clients first. This culture has earned the company recognition as one of Fortune’s “World’s Most Admired Companies” for multiple consecutive years. With a robust digital platform, competitive fee structure, and strong market position, Schwab continues to attract new clients at an impressive rate while maintaining one of the highest client retention rates in the industry, positioning the company for sustained growth in an increasingly competitive financial services landscape.



ACTUAL PROPERTY



OVERVIEW	
<b>TENANT</b>	TD Ameritrade, Inc
<b>OWNERSHIP</b>	Charles Schwab & Co., Inc.
<b>LEASE GUARANTOR</b>	The Charles Schwab Corporation
<b>GUARANTOR STRENGTH</b>	Corporate
<b>SYSTEMWIDE LOCATION COUNT</b>	380
<b>HEADQUARTERS</b>	Westlake, Texas
<b>WEBSITE</b>	<a href="https://www.schwab.com/">https://www.schwab.com/</a>
<b>SALES VOLUME (2024)</b>	\$19.6 billion
<b>STOCK SYMBOL</b>	SCHW
<b>BOARD</b>	New York Stock Exchange
<b>CREDIT RATING</b>	A2 (Moody) and A- (S&P)



ACTUAL PROPERTY

# ABOUT SCARSDALE

A half hour train ride from New York City, the six-square-mile town situated mainly between the Bronx River and Hutchinson River parkways, Scarsdale is a town and village in Westchester County, New York. The Town of Scarsdale is coextensive with the Village of Scarsdale, but the community has opted to operate solely with a village government. As of the 2010 census, Scarsdale's population was 17,166. The town is tucked in between Greenburgh to the northwest, White Plains to the northeast, Mamaroneck to the southeast, and New Rochelle and Eastchester to the south and southwest.

Scarsdale was named the richest town in America, based on its average income, by the website 24/7Wall St in May 2017. The new report cites Scarsdale's median income of \$242,782 as the highest in the nation, over second place Great Falls, Virginia (\$234,091) and Rolling Hills, California (\$216,458) in third. Homes in the Fox Meadow and Greenacres neighborhoods are highly sought after by commuters who want to be able to walk to the Hartsdale or Scarsdale train station. Scarsdale's business district is charming and quiet, with a mix of stores and local restaurants. A stretch of Central Avenue, west of the Bronx River, breaks the mold of the village's calmness with its chain restaurants and congested parking lots.

Scarsdale High School enjoys a national reputation as one of America's finest high schools. The richness of the curriculum, the preparation of the faculty, the achievements of the students, and the track record of college admissions at the nation's leading universities all demonstrate a pattern of excellence.

Education in Scarsdale has historically been the focus of the community, and the combination of highly motivated students, supportive parents, a talented faculty, and appropriate financial resources suggest that Scarsdale High School is a model of what quality public education can be. In its very first selection process, the United States Department of Education named Scarsdale High School as "one of the 144 exemplary schools to which others may look for patterns of success." According to a study done for U.S. News & World Report, Scarsdale High School is in the nation's top 100 for math and science.

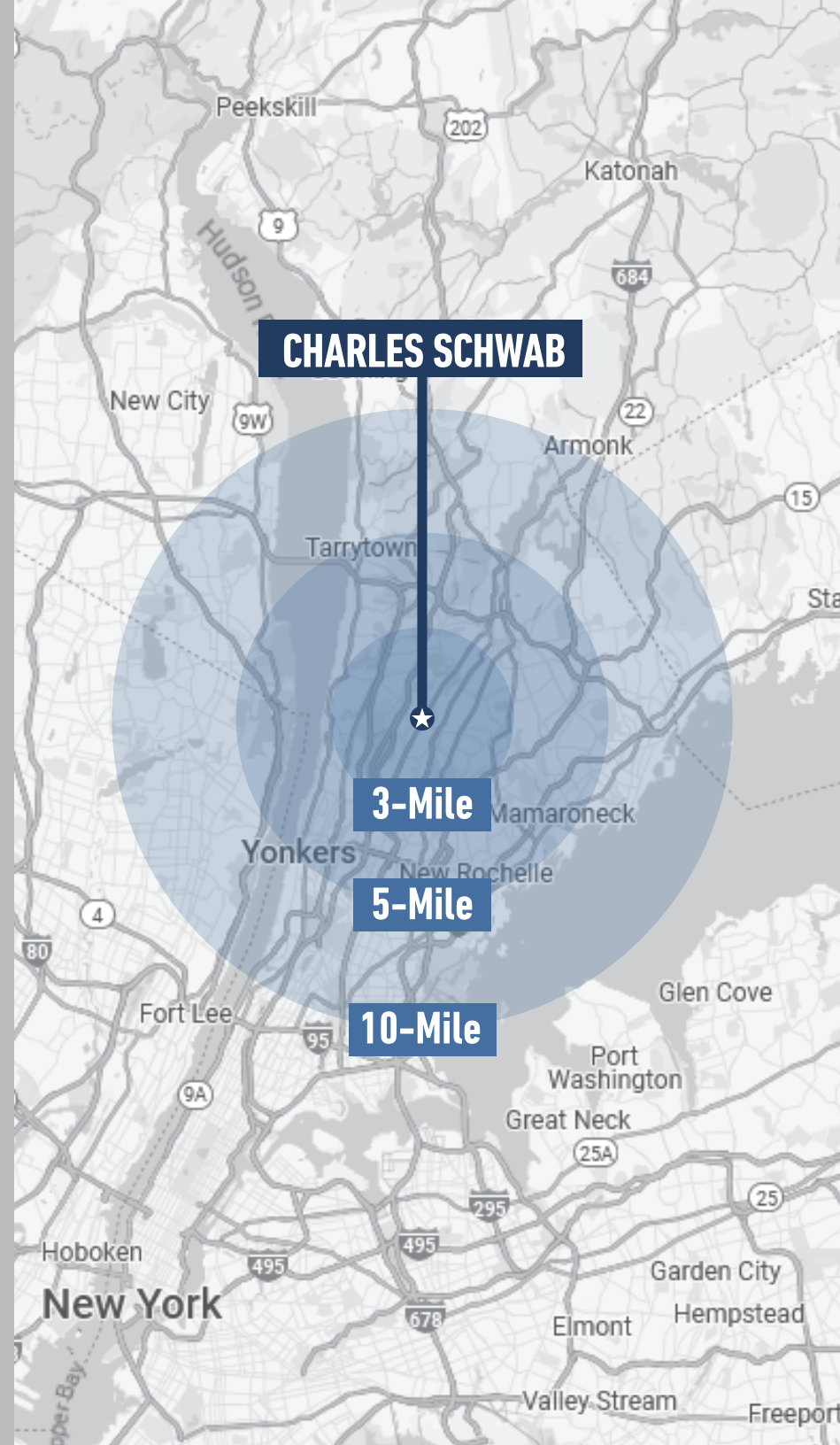
If not for its top-notch public schools, the village's greatest attraction may be its abundance of outdoor activities. Interspersed among the mansions and shops are four picturesque golf clubs, two tennis clubs and two nature centers. Weinberg Nature Center is a 10-acre property that includes a Zen Garden, a hiking trail and a Native American Village. Operated by the Scarsdale Parks, Recreation and Conservation Department, the family-friendly nature center offers weekly programs, summer camps and birthday parties.

The Trailside Museum has a rotating series of exhibits with changing themes, and houses animals including a hedgehog, a chinchilla, turtles, frogs and a bearded dragon.



## AREA DEMOGRAPHICS

	3-Mile	5-Mile	10-Mile
<b>2024 Population</b>	112,830	311,141	1,300,000
<b>GENERATIONS</b>			
<b>Generation Alpha</b>	19.30%	17.50%	18.00%
<b>Generation Z</b>	10.90%	11.20%	12.50%
<b>Millennials</b>	14.70%	17.40%	18.80%
<b>Generation X</b>	22.80%	20.80%	20.00%
<b>Baby Boomers</b>	23.70%	24.40%	22.80%
<b>Greatest Generations</b>	8.70%	8.80%	7.90%
<b>HOUSEHOLDS</b>			
<b>Number of Households</b>	40,801	117,954	497,138
<b>Average Household Income</b>	\$256,317	\$217,969	\$154,548
<b>Median Household Income</b>	\$167,497	\$138,857	\$94,215
<b>HOUSING VALUE</b>			
<b>Median Home Price</b>	\$764,556	\$695,198	\$626,464
<b>HOUSING UNITS</b>			
<b>Average Household Income</b>	77.20%	70.20%	50.90%
<b>Median Household Income</b>	22.80%	29.80%	49.10%
<b>LABOR FORCE</b>			
<b>Employed</b>	95.90%	94.90%	93.00%
<b>Unemployed</b>	4.10%	5.10%	7.00%
<b>TRANSPORT TO WORK</b>			
<b>Drove alone</b>	49.10%	50.20%	44.60%
<b>Worked from home</b>	22.40%	20.30%	14.70%
<b>Public transportation</b>	18.40%	17.10%	27.10%
<b>Carpooled</b>	5.30%	6.70%	6.40%
<b>Taxicab</b>	3.50%	4.00%	4.90%
<b>Walked</b>	0.80%	1.00%	1.10%
<b>Other</b>	0.50%	0.60%	1.00%
<b>Bicycle</b>	<0.5%	<0.5%	<0.5%
<b>Motorcycle</b>	--	<0.5%	<0.5%



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