



Fazoli's
Offering
Memorandum

3553 N. Rock Rd. Wichita, KS

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Executive Summary

Colliers Net Lease Investment Group is pleased to present to qualified investors the opportunity to acquire a ground lease with a recently extended Fazoli's location in Wichita, KS. This is a chance to acquire a single-tenant net lease well known brand just miles from downtown Wichita. Fazoli's is one of the leading Italian fast casual brands in the country.

This 3,653 square-foot property is located on the North East side of busy Wichita. Immediately proximate neighbors include Sam's Club, Kohl's, Planet Fitness, McDonald's, Braum's, FedEx, and more.

North Rock Road brings 15,000+ people by the property daily. There are over 43,000+ people within 3 mile and 98,000+ people within 5 miles of the store.

The single-tenant building is offered at \$1,320,000 corresponding to a 6.25% cap rate



Offering Highlights

Strategic Location

- Located on the busy street of Rock Rd.
- Just West of Colonel James Jabara Airport
- Next to numerous national brands
- In a heavy industrial and business area

Strong Investment Fundamentals

- Brand new lease extension
- Low rent
- Well known brand

Property Details

Address	3553 N. Rock Rd. Wichita, KS
Offering Price	\$1,320,000
Cap Rate	6.25%
NOI	\$82,500
Square Footage	3,653
Lease Expiration	June 22, 2036
Lease Type	Absolute NNN
Options	2, 5 year Options
Escalations	10% every 5 years starting in 2031
Guarantor	Up Properties II, LLC (Call for Details)

Retail Map



SEPHORA KOHL'S

40,650+ VPD

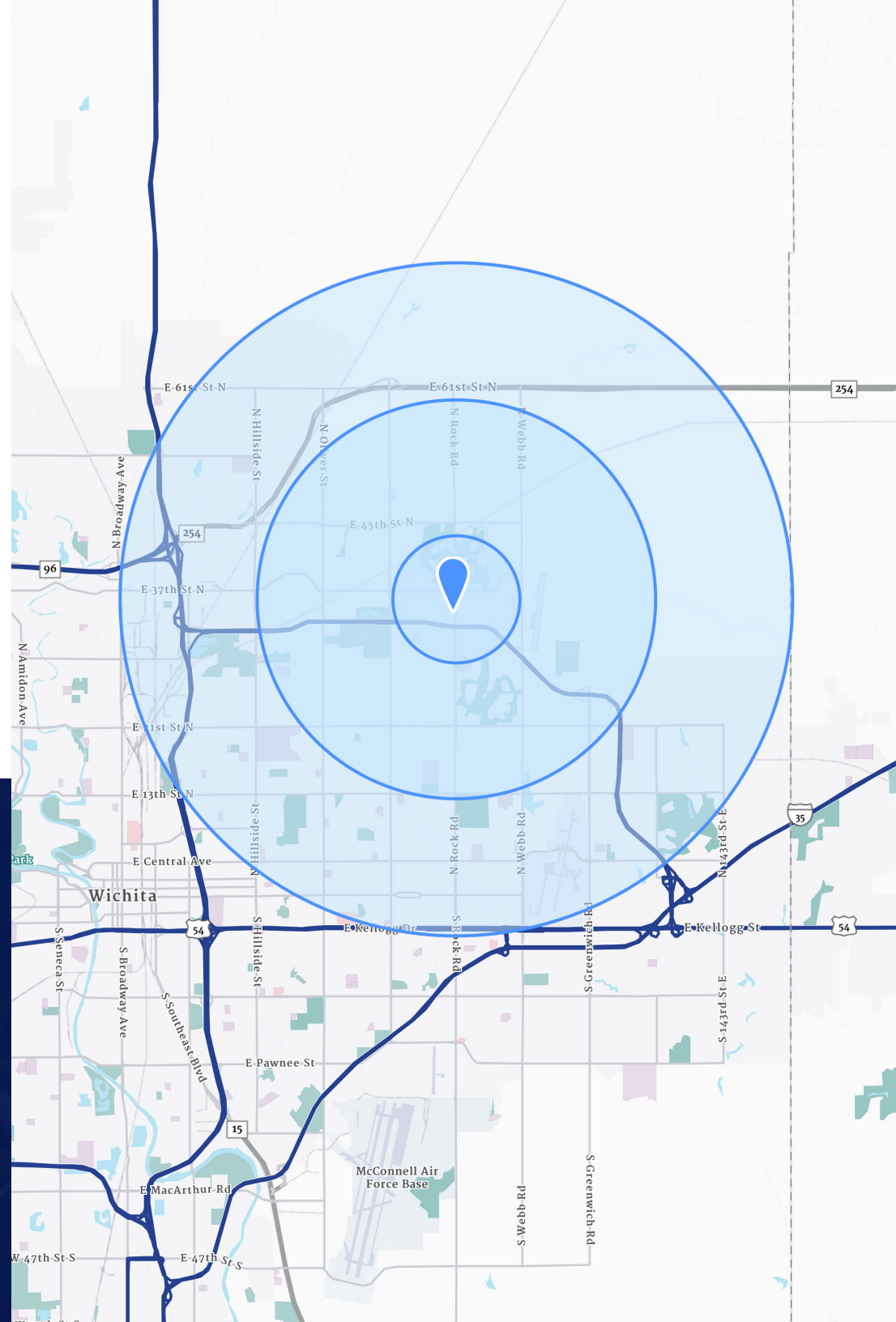
- Valvoline
- IHOP
- Bowlero
- Phillips 66
- T-Mobile
- AMC
- SCOOTERS COFFEE
- MIDAS
- AutoZone
- Buffalo Wild Wings
- DQ
- noodles & COMPANY
- Smoothie King
- POPEYES
- Subway
- AT&T
- CHUCK E. CHEESE'S
- PAPA JOHN'S

gerber
COLLECTION & CARE

Location Overview

Wichita, the largest city in Kansas with a population of 389,965, is the county seat of Sedgwick County. Major highways, including the Kansas Turnpike, US 400, and Interstate I-135, link the city with a large trade area encompassing more than one million people within a 100-mile radius. The nearest large cities are Denver to the west, Kansas City to the northeast, and Oklahoma City to the south, and Tulsa to the southeast.

Wichita is a key economic and cultural hub in the region, known for its diverse industries, including aviation, healthcare, and manufacturing. The city boasts a vibrant downtown area with numerous attractions such as museums, theaters, and a variety of dining and shopping options.



Demographics

	1 mile	3 miles	5 miles
Total Population	7,942	43,019	98,021
Number of Households	3,729	18,592	39,642
Average Household Income	\$94,693	\$109,048	\$114,389

About the Tenant



Fazoli's was Founded in 1988 in Lexington, Kentucky, Fazoli's owns and operates over 210+ restaurants across 28 states, making it the largest QSR Italian chain in America. Fazoli's prides itself on serving quality Italian food, fast, fresh, and friendly. Menu offerings include freshly prepared pasta entrees, sub sandwiches, salads, pizza, and desserts – along with its unlimited signature breadsticks.

In a crowded industry filled with burgers, chicken and tacos, it's not easy to stand out, until now! Our fast, made-to-order Italian dishes set us apart as leaders in the premium, quick service restaurant segment. All this goodness comes served in a warm, welcoming, and laid-back setting, because that's just how we roll. Fazoli's is an ever-growing brand with scalable opportunities in desirable locations, offering competitive start-up costs, attractive food costs, and best-in-class franchisee support.

At Fazoli's, we promise more than just a meal; we offer an experience where every guest is an integral part of our family. Here, breaking breadsticks is not just a tradition; it's an invitation to savor every delicious moment. Join us at Fazoli's, where every visit is a memorable chapter in our shared story of Italian delight.



210+

Total Units



55+

Corporate-Owned
Units



26

States



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