



NET LEASE INVESTMENT OFFERING



Wesley Roger's Steak and Buffet

3601 Jeffco Blvd
Arnold, MO 63010 (St. Louis MSA)



Table of Contents

Offering 1

Executive Summary
Investment Highlights
Property Overview

Market 4

Photographs
Aerial
Site Plan

Location 7

Map
Location Overview
Demographics
MSA Overview

Tenant 10

Tenant Overview





Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Wesley Roger's Steak and Buffet located within the St. Louis MSA in Arnold, Missouri. The property has operated successfully as a restaurant since 1988 and is leased through December 2031. The absolute triple net lease carries zero landlord responsibilities and features 2% annual rental escalations throughout the primary term (next bump Nov 2026), along with two five-year renewal options. The lease is further backed by a personal guaranty from the operator.

The 7,857 square-foot property is situated on a 2.2-acre parcel at a signalized hard corner along Jeffco Boulevard (17,000 VPD) and Richardson Road (26,000 VPD), with immediate access to Interstate 55 (62,000 VPD). The site is surrounded by national retailers including Target, The Home Depot, Goodwill, Schnucks, Walgreens, McDonald's, Culver's, Dollar Tree, and several others. The property is also just minutes from The National Geospatial-Intelligence Agency (NGA) Arnold Campus, a federal facility employing over 900 workers, and stands to benefit from a \$75 million municipal infrastructure investment. The project will get a new arterial road that will directly enhance access to the Jeffco Boulevard retail corridor and underscores the municipality's long-term commitment to this trade area. There are more than 92,000 residents and 36,000 households located within a five-mile radius, where the average household income exceeds \$128,000.

Wesley Rogers Steak and Buffet is an independent restaurant that has served the Arnold, Missouri community since 1988, originally operating under the Ponderosa Steakhouse franchise for over 30 years before rebranding under its current identity in 2020. The restaurant offers a buffet format with a full a la carte menu including steaks and seafood, operating seven days per week with approximately 45 employees. The current operator, Justin Price, acquired the business in October 2021 and has continued the restaurant's community-focused mission; the lease is personally guaranteed in full by Justin Price and Laura Price on a joint and several basis.

Investment Highlights

- » Positioned within the St. Louis MSA – Ranked #23 in the United States for population size
- » NNN – Zero landlord responsibilities
- » 2% annual rental escalations, next occurring November 2026
- » Successful 35-year operating history since 1988
- » Large 2.2-acre parcel at a signalized intersection
- » Signalized hard corner along Jeffco Boulevard (17,000 VPD) & Richardson Road (26,000 VPD)
- » Immediate access to Interstate 55 (62,000 VPD)
- » Surrounded by national retailers including Target, The Home Depot, Goodwill, Schnucks, Walgreens, McDonald's, Culver's, Dollar Tree, & several others
- » Six-Figure Income - Average household income exceeds \$128,000 within five miles
- » More than 92,000 residents and 36,000 households are located within five miles of the subject property
- » Minutes from The National Geospatial-Intelligence Agency (NGA) Arnold Campus, a federal facility employing over 900 workers
- » \$75 Million Municipal Infrastructure Investment, a new arterial road that will directly enhance access to the Jeffco Boulevard retail corridor, underscoring the municipality's long-term commitment to this trade area





Property Overview



PRICE
\$2,922,562



CAP RATE
8.00%
(8.16% - Nov 2026)



NOI
\$233,805

LEASE COMMENCEMENT DATE:	10/26/2021
LEASE EXPIRATION DATE:	12/31/2031
RENEWAL OPTIONS:	Two 5-year
RENTAL ESCALATION:	2% annual (Next: Nov 2026)
LEASE TYPE:	NNN
GUARANTY:	Personal
YEAR BUILT:	1993
BUILDING SIZE:	7,857 SF
LAND SIZE:	2.20 AC

Photographs



RICHARDSON SQUARE







RICHARDSON SQUARE









RICHARDSON SQUARE



Aerial



Site Plan



Map



Location Overview

ARNOLD, MISSOURI

Arnold, Missouri is a city in northeastern Jefferson County, situated near the confluence of the Meramec and Mississippi rivers. A suburb of St. Louis within the Greater St. Louis metropolitan area, it is the most populous community in Jefferson County. Incorporated in 1972 through the merger of several villages (including Flamm City, Maxville, and others), the city covers about 11.5 square miles and had a 2020 census population of 20,858, which has grown modestly to an estimated 20,994–21,059 by 2025. It features a predominantly White population (around 89–91%), with a median household income of approximately \$78,370, a median age in the low 40s, and major employers including the Fox C-6 School District, Convergys, Walmart, and a large Anheuser-Busch InBev aluminum can manufacturing facility. Arnold offers a mix of residential, commercial, and recreational opportunities in the rolling hills of the region.



Demographics

	 POPULATION	 HOUSEHOLDS	 MEDIAN INCOME	AVERAGE INCOME
1-MILE	7,793	3,314	\$98,630	\$113,782
3-MILE	50,766	20,016	\$96,656	\$115,072
5-MILE	92,675	36,346	\$104,611	\$128,205



MSA Overview

ST. LOUIS, MISSOURI MSA

The St. Louis, MO-IL Metropolitan Statistical Area (MSA), also known as Greater St. Louis, is a major urban region centered on the city of St. Louis at the confluence of the Mississippi and Missouri rivers, spanning parts of Missouri and Illinois. As of 2025, the MSA has an estimated population of approximately 2.81–2.82 million, making it the 21st–23rd largest metropolitan area in the United States and the largest in Missouri. Historically rooted in French fur trading (founded 1764) and key to westward expansion as the launch point for the Lewis and Clark expedition, it grew rapidly in the 19th century through immigration and industry, hosting the 1904 World's Fair and Olympics. Today, the region features a diverse economy driven by trade, transportation, utilities, healthcare, education, manufacturing (including a major Anheuser-Busch presence), and professional services, with a 2022 GDP around \$210 billion. It encompasses suburban communities like Arnold and faces typical metro challenges, including modest recent population growth amid national migration trends.

STLOUIS-MO 

Tenant Overview

WESLEY ROGER'S STEAK AND BUFFET

Wesley Roger's Steak and Buffet - trading under the legal entity Thanks Wes, LLC - is an independently owned steakhouse and buffet restaurant that has anchored the Arnold, Missouri community since 1988. The restaurant was originally established by Wesley Roger Griffith as a Ponderosa Steakhouse franchise location, providing Arnold residents with an accessible family dining destination for over three decades. Following Mr. Griffith's passing in October 2016 and the restaurant's departure from the Ponderosa franchise system in 2020, the concept was rebranded as Wesley Rogers Steak and Buffet in tribute to its founder. The restaurant maintains its signature buffet format complemented by a full a la carte menu featuring steaks, seafood, soups, salads, and house-made desserts, and operates seven days per week from its long-standing building on Jeffco Boulevard.

Justin Price, the current owner and operator, acquired the restaurant in October 2021 following a formative personal history with the business - Price began working at the location as a server at age 16 and later returned as general manager in the years prior to the acquisition. Price, along with co-owner Laura Price, has preserved the restaurant's commitment to community-focused operations, retaining the experienced management team including General Manager Diane Gokin, who brings over 35 years of tenure at the location, and approximately 45 employees. The lease is personally guaranteed by Justin Price and Laura Price on a joint and several basis under a full, unconditional guaranty that extends through the initial term, any exercised renewal options, and any modifications to the lease.

Company Type	Private
Headquarters	Arnold, MO
Website	www.wesley-rogers.com



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



www.bouldergroup.com



EXCLUSIVELY LISTED BY:

JOHN FEENEY

Senior Vice President
847-562-9280
john@bouldergroup.com

RANDY BLANKSTEIN

President
847-562-0003
randy@bouldergroup.com

BRIAN BROCKMAN

Bang Realty-Missouri, Inc.
License: #2017032771 | 513-898-1551
BOR@bangrealty.com

CONNECT
WITH US



The Boulder Group | 3520 Lake Avenue, Suite 203
Wilmette, Illinois 60091