



REPRESENTATIVE PHOTO



COSTCO | ABSOLUTE NNN LEASE | ZERO CASH FLOW

3705 HAMPTON RD, OCEANSIDE, NY 11572

Presented By:

JORDAN LIEBOWITZ | BROKER OF RECORD

O: (201) 560-1800 C: (201) 390-0656

E: LL@LandmarkRECO.com

KYLE STAR | ASSOCIATE

O: (201) 560-1800 C: (908) 477-1457

E: KYLE@LandmarkRECO.com

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LAURENCE LIEBOWITZ | BROKER OF
RECORD O: (201) 560-1800 C: (201) 390-8383
E: LL@LandmarkRECO.com

KYLE STAR | ASSOCIATE
O: (201) 560-1800 C: (908) 477-1457
E: KYLE@LandmarkRECO.com

INVESTMENT OVERVIEW

The subject property is 150,000 SF Costco Wholesale retail building located in Oceanside, New York. The ground lease opportunity with Costco is a 12.97 acre property with 18 gas pumps. The long term ground lease ends in 2041 and the tenant has two 5 year options to renew.

The surrounding area is densely populated and boasts high income demographics. The site is nearby many national retailers including Bed Bath & Beyond, Kohl's, Staples, Trader Joe's, Marshall's and several others.



DEAL POINTS

ABSOLUTE NNN GROUND LEASE

ZERO LANDLORD OBLIGATIONS

NEW HIGH QUALITY 2017 CONSTRUCTION

SCHEDULED INCREASES IN RENT

ZERO CASH FLOW

STRONG TRAFFIC COUNTS (60,000 VPD)

LOCATED IN A MAJOR RETAIL CORRIDOR - SURROUNDING RETAILERS
INCLUDE KOHL'S, STAPLES, MARSHALL'S, AND TRADER JOE'S

OFFERING SPECIFICATIONS

NET OPERATING INCOME	\$1,200,000
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SQUARE FOOTAGE	150,000
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LAND SIZE	12.97 AC
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YEAR BUILT	2017
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FINANCIAL SUMMARY

COSTCO |ABSOLUTE NNNLEASE| ZERO CASH FLOW

3705 HAMPTON RD, OCEANSIDE, NY 11572 FEE SIMPLE OWNERSHIP

PRICING OVERVIEW

\$31,000,000

SUMMARY

TENANTNAME	COSTCO
SQUAREFOOTAGE	150,000
LEASEBEGINS	12/01/2016
LEASEENDS	12/01/2041
ANNUALRENT	\$1,200,000
OPTIONS	TWO, 5 YEAR
INCREASES	IN OPTIONS

OPERATING SUMMARY

	NET OPERATING INCOME
CURRENT	\$1,200,000
OPTION 1	\$1,260,000
OPTION 2	\$1,323,000

LOCATION AERIAL



TOTALPOPULATION	128,828	340,028	1,467,249
TOTALHOUSEHOLDS	49,712	119,044	479,596
AVERAGE HOUSEHOLDINCOME	\$97,910	\$99,243	\$83,495
AVERAGEAGE	42.10	40.50	39.30



AREA OVERVIEW

OCEANSIDE, NEW YORK

Oceanside is a hamlet and census-designated place (CDP) located in the southern part of the town of Hempstead, Nassau County, New York. The population was 32,109 at the 2010 census. Long Beach Road, Oceanside Road, Lawson Boulevard and, Atlantic Avenue are some of the main roads in Oceanside. Other roads such as Brower Avenue and Waukena Avenue, which were built as residential streets, also carry major traffic.

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	49,712	119,044	479,596
TOTAL POPULATION	128,828	340,028	1,467,249
PERSONS PERHOUSEHOLD	2.50	2.80	3.00
AVERAGE HOUSEHOLDINCOME	\$97,910	\$99,243	\$83,495
AVERAGE HOUSEVALUE	\$451,558	\$436,368	\$436,157
AVERAGE AGE	42.10	40.50	39.30
POPULATION WHITE	112,015	253,783	752,112
POPULATION BLACK	9,001	60,251	507,001
POPULATION AM. INDIAN & ALASKAN	420	1,968	13,077
POPULATION ASIAN	5,377	17,433	156,061
POPULATION HAWAIIAN & PACIFIC	102	448	2,627
POPULATION OTHER	1,912	6,144	36,371



392 Main Street | Wyckoff, NJ | 07481

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