



## KOHL'S

2310 E Kansas Ave. Garden City, KS 67846

6.75% Cap Rate | Growing Population | Ideal Retail Location



**EMBREE**  
CAPITAL MARKETS

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# KOHL'S



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**JOSIAH BYRNES**  
PRESIDENT

# PROPERTY & LEASE DETAILS

## THE OFFERING

Address	2310 E Kansas Ave. Garden City, KS 67846
Tenant	KIN, Inc. a Nevada Corporation
Guarantor	Corporate

## SITE DESCRIPTION

Year Renovated	2023
Building SF	Approx. 42,219 Sq. Ft.
Lot Size	Approx. 0.97 Acres

## INVESTMENT SUMMARY

Asset Class	Single-Tenant, Net-Lease Retail
Ownership Interest	Fee Simple
Monthly Rent	\$28,500
Rent Commencement	11.03.2023
Lease Expiration	01.31.2034
Lease Term	10 Years & 3 Months
Renewal Options	Four, 5-Year
Lease Escalations	5% at Options
ROFR	None
Estoppel	30-Days
CAM Percentage	62.37%
CAM	Self Maintain
Taxes	Pro Rata
Insurance	Pro Rata



PURCHASE PRICE

**\$5,067,000**



ANNUAL RENT

**\$342,000**



CAP RATE

**6.75%**



LEASE TYPE\*

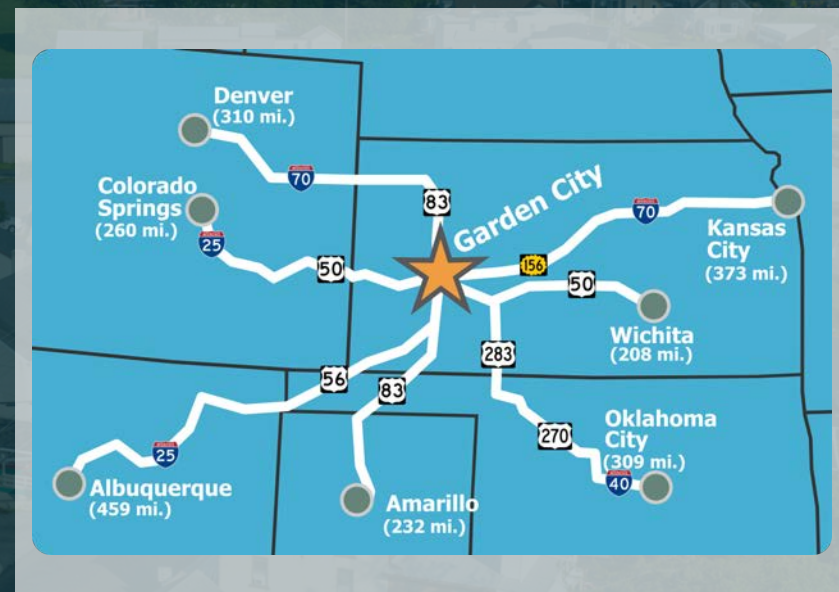
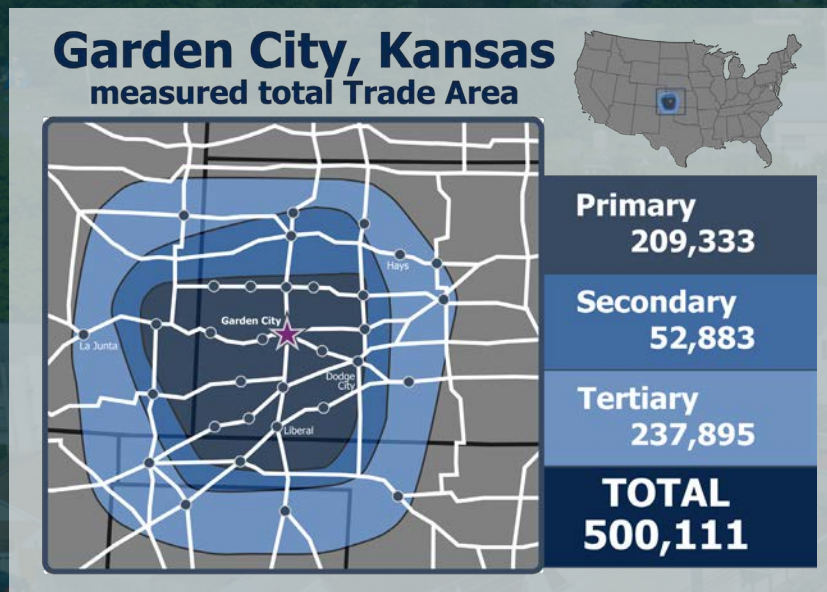
**MODIFIED NNN**

\*Landlords Repair Obligations: Foundation, Roof, Joists, Exterior, and Structural Components

Garden City, located in Finney County in southwestern Kansas, is a vibrant and diverse community known for its rich history and welcoming atmosphere. The town's economy is primarily driven by agriculture, given its location in the fertile plains of Kansas. Additionally, Garden City is a significant player in the meatpacking industry, with major companies like Tyson Fresh Meats operating large plants in the area. Besides these primary industries, education and healthcare are vital sectors, with institutions such as Garden City Community College and St. Catherine Hospital offering essential services and employment.

Garden City is strategically located with accessibility to major cities. It is approximately 200 miles west of Wichita, Kansas, and around 300 miles southeast of Denver, Colorado. This location provides residents with the advantage of a small-town feel while being within reasonable distance of larger urban centers.

The population of the Garden City metro area has been steadily growing, reaching around 500,111 in the total trade area. Overall, Garden City, Kansas, is a thriving community with a strong economic base, a steadily growing population, and a commitment to embracing diversity and progress. It offers a high quality of life with a mix of urban amenities and rural charm, making it a desirable place to live and work.



Due to Finney County's unique positioning in the southwest corner of Kansas, they have positioned themselves as a regional hub for the area, drawing consumers from Kansas, Colorado, New Mexico, Oklahoma, and the Texas Panhandle. Many consumers from the surrounding rural areas travel to Finney County for supplies and recreation. In doing so they bring money and jobs to the community.

While Finney County benefits from being the trade center for the surrounding region, it also has the benefit of being relatively close to numerous growing metropolitan cities. 4 hours from Wichita and Amarillo, and 5 hours from Denver, Finney County is within a comfortable driving distance of many services and businesses that aren't available outside of a large metropolis, while being distant enough to avoid competition.

# COMPANY OVERVIEW

## KOHL'S



With a commitment to inspiring and empowering families to lead fulfilled lives, Kohl's offers amazing national and exclusive brands, incredible savings and an easy shopping experience in our stores, online at Kohls.com and on Kohl's mobile app. Since its founding, Kohl's has given more than \$750 million to support communities nationwide, with a focus on family health and wellness.

The first Kohl's department store opened in Brookfield, Wisconsin in 1962. When the company went public in 1992, there were 76 Kohl's stores in the Midwest. Kohls.com launched in 2001, giving Kohl's an online presence that has grown and evolved over the years. In 2003, we opened 28 stores in California, giving Kohl's a coast-to-coast presence for the first time in our history. That growth and expansion continued over the years and Kohl's now operates more than 1,100 stores in 49 states, along with the powerful e-commerce platform of Kohls.com.

In March 2022, Kohl's provided an update on the Company's strategy to drive growth and become the retailer of choice for the Active and Casual lifestyle, setting the business up for long-term profitable growth and strong return to shareholders.

Kohl's continues to build and foster compelling partnerships that are unique in the industry and leverage its omnichannel power. **The new partnership launched in 2021 with Sephora will grow to a \$2B business**, and the partnership with Amazon is bringing in millions of new customers. Additionally, the ongoing partnerships with iconic national brands continues to position Kohl's as a leading destination for product people love.

As the company continues to drive growth, it is also expanding its reach with 100 new small-format stores planned in the next several years. Kohl's is also driving a data-centric approach and taking additional steps to increase its data-science capabilities to provide greater relevance to our customers.

# SEPHORA + amazon

### Company Summary

Headquarters: **Menomonee Falls, Wisconsin**

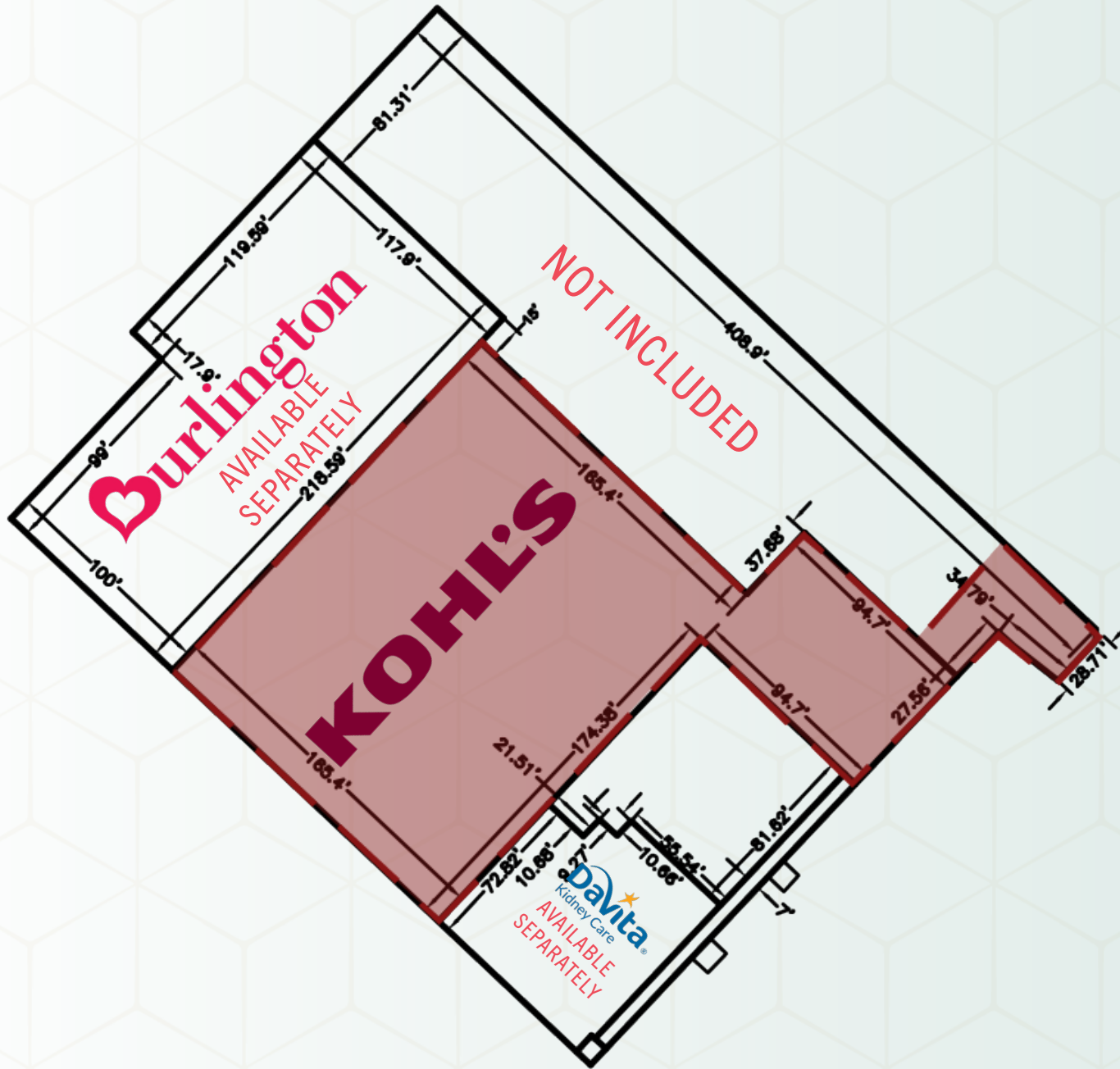
NYSE: **KSS**

Fiscal 2021 Net Sales:  
**\$19.4Billion + \$1.4Billion Sephora**

Stores: **1,100+**



States **49**





## KOHL'S

2310 E Kansas Ave.  
Garden City, KS 67846

-  SUBJECT PROPERTY
-  SUBJECT PLOT

# SURROUNDING AERIAL





# LOCATION



**COUNTRY**  
INN & SUITES  
BY RADISSON

**Burlington**

**Davita**  
Kidney Care

**Best Western**  
PLUS

**claire's**

**GRAND CHOICE**  
DESIGNS

**Famous**  
Footwear

**TRADEHOME SHOES**  
Enjoy Life. Feet First.™

**KOHL'S**

**SALLY BEAUTY**

**OLLIE'S**  
GOOD STUFF CHEAP

**KFC**

**TEQUILAS**

**Advance**  
Auto Parts

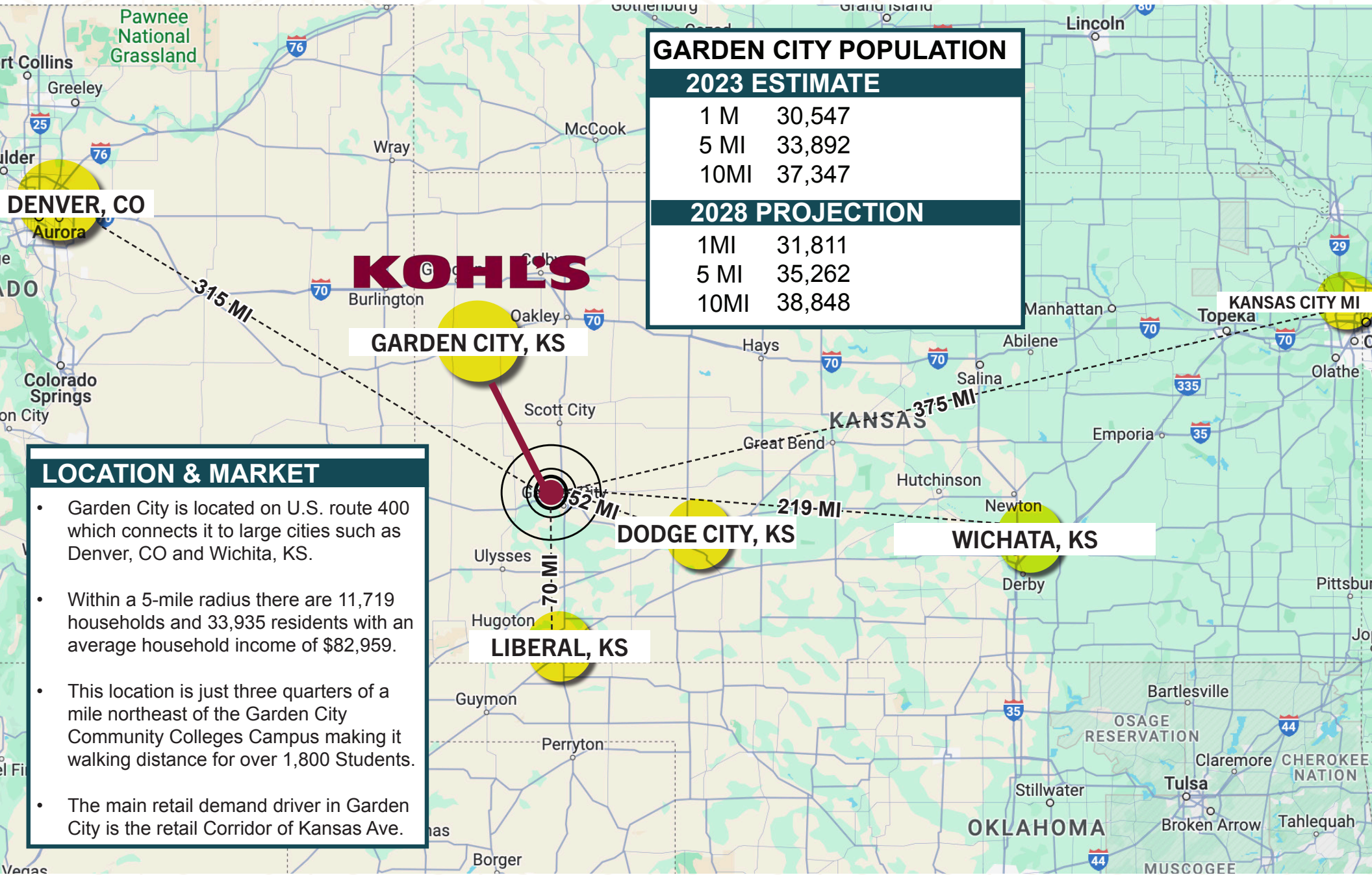
**WALK-ON'S**  
SPORTS BISTREAUX

**AVD 9,034**

**E Kansas Ave**

# LOCATION AERIAL





### GARDEN CITY POPULATION

#### 2023 ESTIMATE

1 M	30,547
5 MI	33,892
10MI	37,347

#### 2028 PROJECTION

1MI	31,811
5 MI	35,262
10MI	38,848

### LOCATION & MARKET

- Garden City is located on U.S. route 400 which connects it to large cities such as Denver, CO and Wichita, KS.
- Within a 5-mile radius there are 11,719 households and 33,935 residents with an average household income of \$82,959.
- This location is just three quarters of a mile northeast of the Garden City Community Colleges Campus making it walking distance for over 1,800 Students.
- The main retail demand driver in Garden City is the retail Corridor of Kansas Ave.

# DEMOGRAPHIC ANALYSIS



## POPULATION

	1 MILE	5 MILES	10 MILES
2028 Projection	31,811	35,262	38,848
2023 Estimate	30,547	33,892	37,347
2023 - 2028 Growth	4.14%	4.04%	4.02%



## HOUSEHOLDS

2028 Projection	10,836	11,932	13,081
2023 Estimate	10,396	11,456	12,561
2023-2028 Growth	4.23%	4.16%	4.14%



## AVG. HOUSEHOLD INCOME

Average Household Income	\$74,447	\$74,330	\$75,188
Less than \$25,000	1,684	1,847	1,972
\$25,000 - \$50,000	2,452	2,742	2,943
\$50,000 - \$75,000	1,913	2,158	2,412
\$75,000 - \$100,000	1,598	1,717	1,898
\$100,000 - \$125,000	1,418	1,522	1,692
\$125,000 - \$150,000	695	763	824
\$150,000 - \$200,000	411	452	532
More than \$200,000	225	257	289



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