

# ASPEN DENTAL & SLEEP NUMBER

ARLINGTON, TX  
(DFW MSA)



STRIVE

# Aspen Dental

1690 W I-20  
Arlington, TX 76017

## OFFERING SUMMARY

<b>Price</b>	\$3,280,000
<b>Cap Rate</b>	5.50%
<b>Net Operating Income</b>	\$180,249
<b>Year Built</b>	2021
<b>Gross Leasable Area</b>	3,500 SF
<b>Lot Size</b>	1.11 Acres

## LEASE SUMMARY

<b>Lease Term</b>	10 Years
<b>Lease Commencement</b>	12/02/2021
<b>Lease Expiration</b>	12/01/2031
<b>Remaining Term</b>	7 Years
<b>Lease Type</b>	NNN
<b>Roof &amp; Structure</b>	Tenant
<b>Increases</b>	10% Every Five Years
<b>Options</b>	4 x 5 Years

## ANNUALIZED OPERATING DATA

Year(s)	Commencement	Annual	Increase
<b>1-5</b>	12/02/2021	\$180,249	-
<b>6-10</b>	12/02/2026	\$198,275	10.00%
<b>Option 1: 11-15</b>	12/02/2031	\$218,103	10.00%
<b>Option 2: 16-20</b>	12/02/2036	\$239,914	10.00%
<b>Option 3: 21-25</b>	12/02/2041	\$263,906	10.00%
<b>Option 4: 26-30</b>	12/02/2046	\$290,298	10.00%
<b>NET OPERATING INCOME</b>		\$180,249	



# Sleep Number

1670 W I-20  
Arlington, TX 76017

## OFFERING SUMMARY

<b>Price</b>	\$3,600,000
<b>Cap Rate</b>	5.50%
<b>Net Operating Income</b>	\$197,969
<b>Year Built</b>	2021
<b>Gross Leasable Area</b>	3,500 SF
<b>Lot Size</b>	1.70 Acres

## LEASE SUMMARY

<b>Lease Term</b>	10 Years
<b>Lease Commencement</b>	01/31/2022
<b>Lease Expiration</b>	01/31/2032
<b>Remaining Term</b>	7 Years
<b>Lease Type</b>	NNN
<b>Roof &amp; Structure</b>	Tenant
<b>Increases</b>	2% Annually
<b>Options</b>	2 x 5 Years

## ANNUALIZED OPERATING DATA

<b>Year(s)</b>	<b>Commencement</b>	<b>Annual</b>	<b>Increase</b>
<b>1</b>	01/31/2022	\$186,549	-
<b>2</b>	02/01/2023	\$190,281	2.00%
<b>3</b>	02/01/2024	\$194,087	2.00%
<b>4</b>	02/01/2025	\$197,969	2.00%
<b>5</b>	02/01/2026	\$201,929	2.00%
<b>6</b>	02/01/2027	\$205,968	2.00%
<b>7</b>	02/01/2028	\$210,088	2.00%
<b>8</b>	02/01/2029	\$214,290	2.00%
<b>9</b>	02/01/2030	\$218,576	2.00%
<b>10</b>	02/01/2031	\$222,948	2.00%
<b>Option 1: 11-15</b>	02/01/2032	\$227,408	2.00%
<b>Option 2: 16-20</b>	02/01/2037	\$231,957	2.00%
<b>NET OPERATING INCOME</b>		<b>\$197,969</b>	

# AspenDental

You have a lot of choices when it comes to dental care. At Aspen Dental, we're dedicated to providing the most supportive and skilled dental care possible, so you can enjoy excellent oral health. Aspen Dental practices are committed to treating patients with the compassion and respect they deserve. The practices believe in providing comprehensive care that addresses both your short and long-term dental care needs, from dental implants to general dental services, and promise to provide an honest, judgment-free environment where it all comes down to great care.

# sleep number

Sleep Number is a company that specializes in adjustable air mattresses designed to enhance sleep quality by allowing users to customize the firmness and support of their beds. Founded in 1987, the brand is known for its innovative Sleep Number beds, which feature dual air chambers that can be adjusted independently for each side of the mattress, catering to different sleep preferences. One of the standout features of Sleep Number beds is the SleepIQ technology, which tracks sleep patterns and provides insights to help users improve their sleep quality. This smart technology can monitor various metrics, including heart rate and movement, and is accessible via a mobile app. In addition to mattresses, Sleep Number offers a range of sleep-related products, including pillows, adjustable bases, and bedding accessories, all aimed at creating a personalized sleep environment.

## COMPANY SUMMARY

<b>Company</b>	Aspen Dental Management, Inc
<b>Ownership</b>	Private
<b>Number of Locations</b>	1,000+ Locations
<b>Years in Business</b>	30 Years
<b>Headquarters</b>	Chicago, IL
<b>Website</b>	<a href="http://www.aspendental.com">www.aspendental.com</a>

## COMPANY SUMMARY

<b>Company</b>	Sleep Number Corporation
<b>Ownership</b>	Public (NASDAQ: SNBR)
<b>Number of Locations</b>	570+ Locations
<b>Years in Business</b>	37 Years
<b>Headquarters</b>	Minneapolis, MN
<b>Website</b>	<a href="http://www.sleepnumber.com">www.sleepnumber.com</a>

- Rare Opportunity to Acquire 2 Single Tenant Buildings on one of the busiest thoroughfares in DFW - Interstate 20/S. Cooper St.
- Both Tenants are on NNN Leases and allow for a full pass through of expenses - Passive Investment Vehicle.
- Both Tenants are on NNN Leases and allow for a full pass through of expenses, Including management, to allow as a Passive Investment Vehicle
- Sleep Number has already been established in the market for 14 years and relocated from within the Parks Mall to free standing retail site in 2020.
- Sleep Number has 2% Annual Increases in their Lease, allowing Compound Return year over year.
- Aspen Dental has a Scheduled 10% rental increase in 2026 and every 5 years.
- Combined Vehicle Traffic over 255,000 along Cooper and Interstate 20 make this one of the most desirable corners in Dallas-Fort Worth MSA.

SNAPSHOT



255,637

Estimated Vehicle Per Day



\$97,911

Average Household Income



3.00%

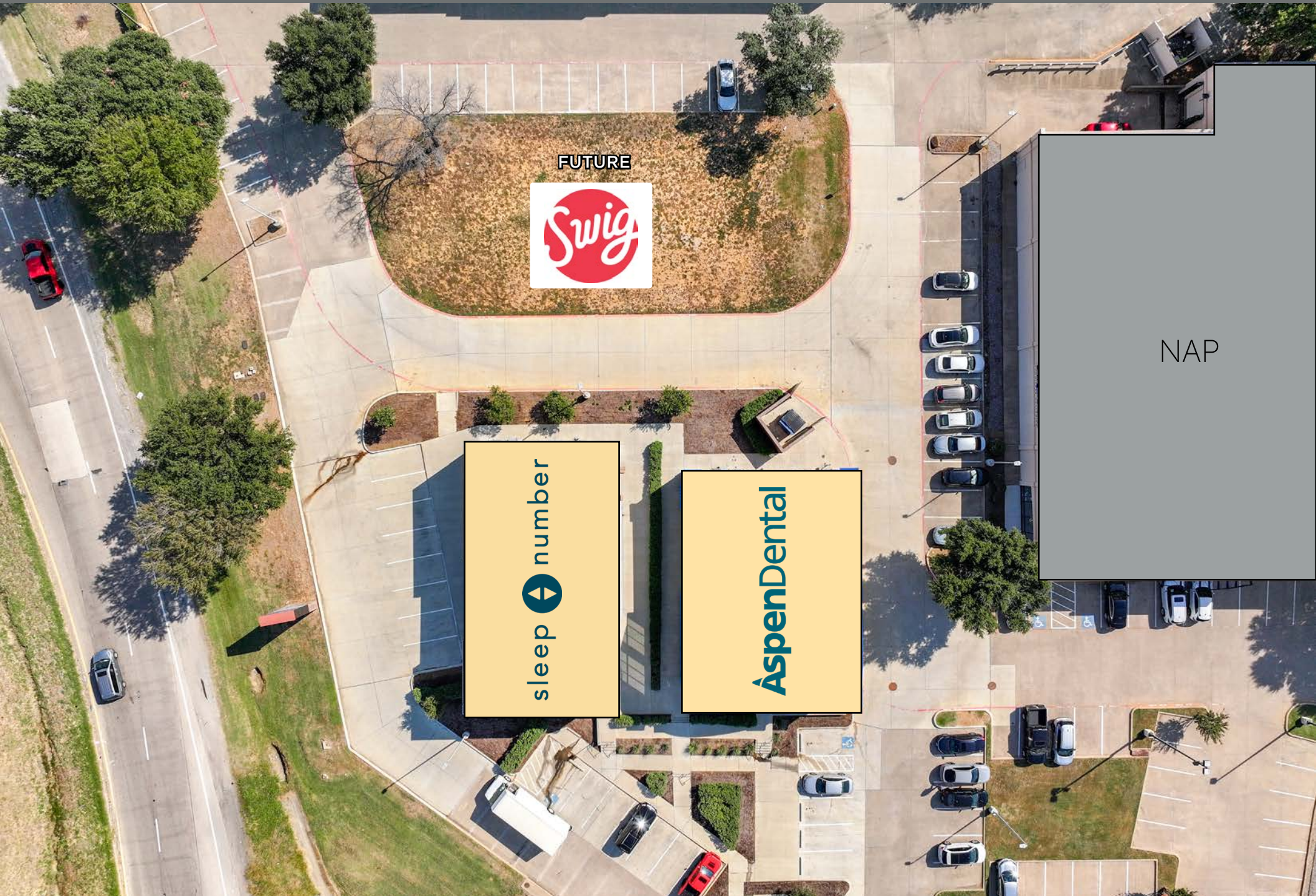
Population Growth 2014-2024

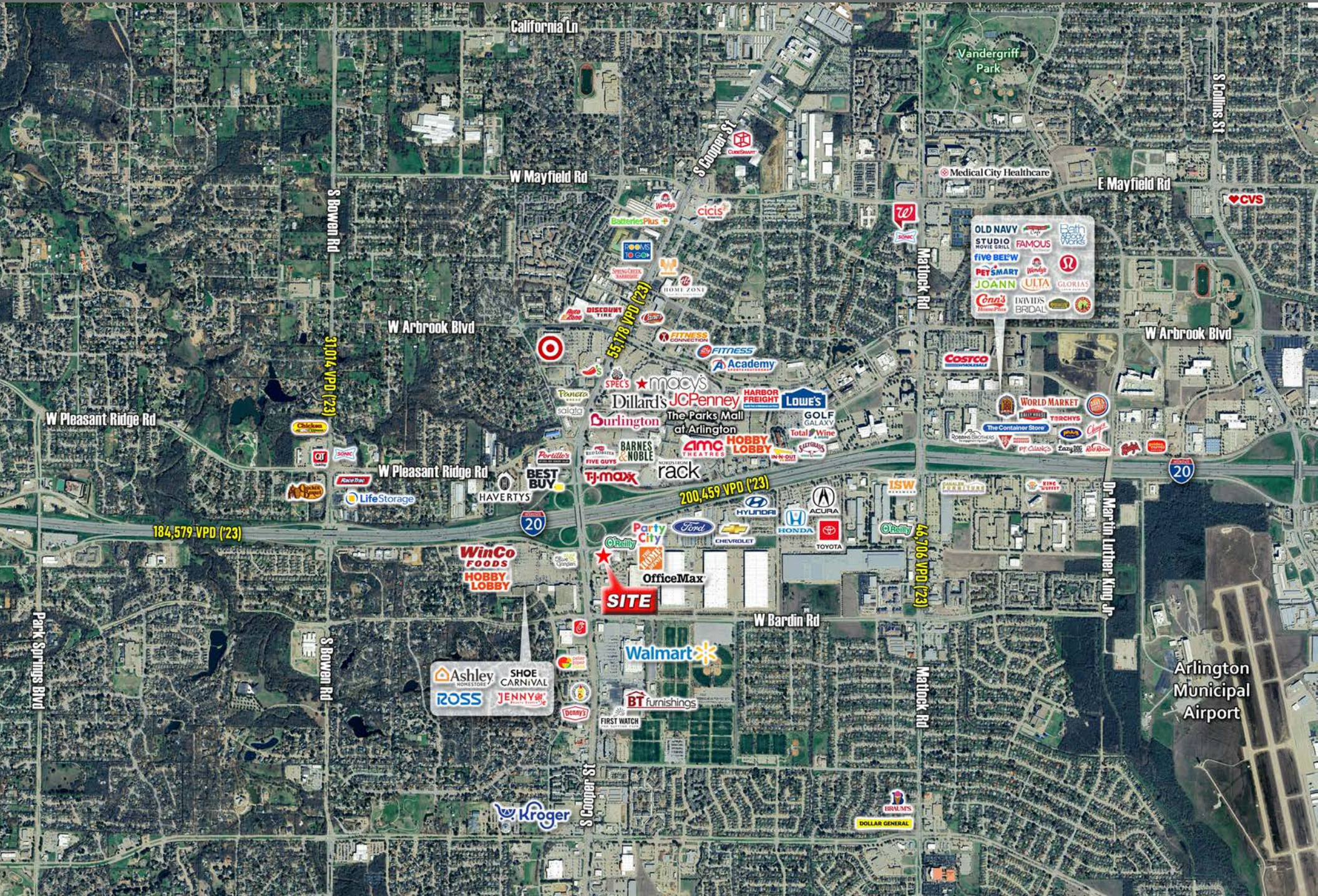


337,117

Population: 5 Mile Radius













COWBOYS STADIUM

THE PARKS MALL AT ARLINGTON

200,459 VPD



55,178 VPD

SCOOPER ST



BEST BUY

Panera BREAD

CHASE

Burlington

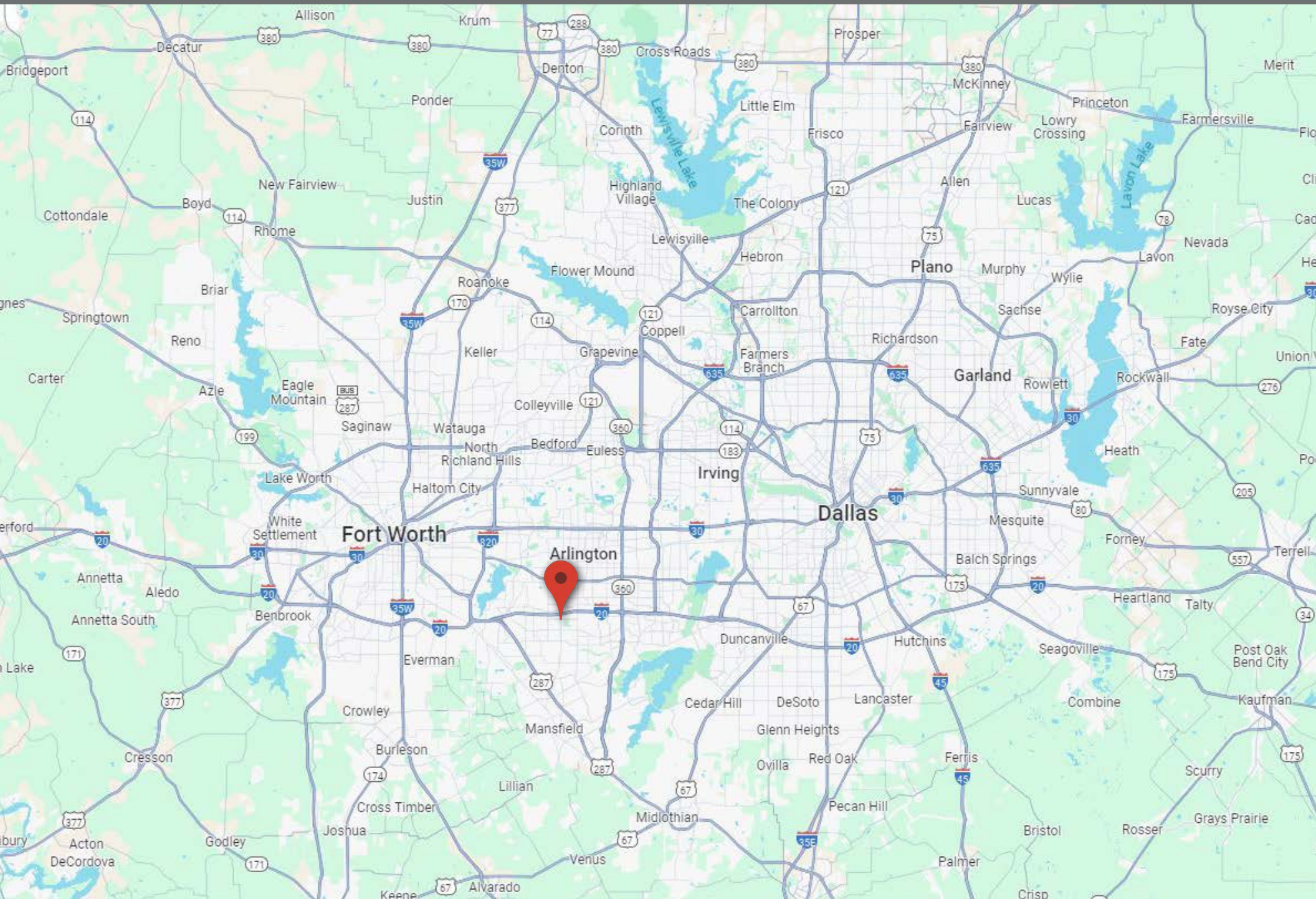
FIVE GUYS

T.J. MAXX

HIBBETT SPORTS



LA 2 BOY





# Dallas - Fort Worth, TX

## OVERVIEW

Dallas encompasses half of the Dallas-Fort Worth Metroplex and is the third-largest city in Texas and the ninth-largest city in the United States. Dallas is home to the third-largest concentration of Fortune 500 companies in the country and is the largest economic center of the Dallas-Fort Worth metropolitan area. The Metroplex has strong submarket occupancy rates, is home to more shopping centers per capita and has one of the largest concentrations of corporate headquarters for publicly traded companies in the United States.

The city is the largest economic center of the 12-county Dallas-Fort Worth-Arlington metropolitan area, which had a population of 7,573,136 according to the U.S. Census Bureau's 2019 population estimates. From 2010 to 2019, the DFW Metroplex had the largest numerical population growth of any MSA in the United States.

The metropolitan economy is the fourth-largest and third-fastest growing in the United States, with a 2017 real GDP of \$535.5 billion. In 2018, Dallas had both the highest job growth rate and the most jobs added in the nation, and is the fourth-largest employment center in the nation (behind New York

City, Los Angeles, and Chicago) with more than three million non-farm jobs. In the latest rankings released in 2018, Dallas was rated as a "beta plus" world city by the Globalization and World Cities Study Group & Network. Dallas is also ranked 14th in world rankings of GDP by the Organization for Economic Co-operation and Development. The DFW Metroplex has one of the largest concentrations of corporate headquarters for publicly traded companies in the United States. As of 2020, the city of Dallas has 10 Fortune 500 companies, and the DFW region as a whole has 25.

Dallas is the best-ranked city on the Regulatory Climate Index thanks to its efficient local regulations. Entrepreneurs and small businesses can expect a welcoming business environment across all five areas of local regulation. Dallas scores above average across each meaningful measure of an interaction that a business has with a local government agency through procedure, time, and cost. These rankings reflect the city's continuing efforts to develop programs and initiatives to strengthen the business environment, provide access to capital, and encourage economic growth at the local level.

## QUICK STATS

- No. 1** Fastest Growing MSA in the U.S. from 2010 to 2019 (*U.S. Census Bureau*)
- 4<sup>th</sup>** Largest Metropolitan Area in the United States
- 5<sup>th</sup>** Fastest Growing Economy in the U.S. (*Forbes*)
- 25** Fortune 500 Companies Call DFW Home (*American City Business Journals*)
- 10K** Home to over 10,000 corporate headquarters, making it the largest concentration in the U.S.

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2020 Population	8,837	119,748	334,915
2024 Population	8,939	119,237	337,117
2028 Population Projection	9,405	125,103	354,382
Annual Growth 2024-2028	1.00%	1.00%	1.00%
Median Age	37.8	36.8	35.2
Bachelor's Degree or Higher	33%	29%	29%
U.S. Armed Forces	15	90	318
<b>Population by Race</b>			
White	3,816	49,155	133,954
Black	1,923	27,321	77,149
American Indian/Alaskan Native	76	895	2,666
Asian	567	9,236	28,172
Hawaiian & Pacific Islander	17	172	506
Two or More Races	2,540	32,458	94,669
Hispanic Origin	2,696	34,947	102,817
<b>Housing</b>			
Median Home Value	\$242,212	\$241,204	\$249,646
Median Year Built	1985	1985	1985

Demographic data © CoStar 2024

	1 Mile	3 Mile	5 Mile
<b>Households:</b>			
2020 Households	3,451	42,623	116,155
2024 Households	3,407	42,299	116,802
2028 Household Projection	3,572	44,395	122,881
Annual Growth 2014-2024	1.20%	0.60%	0.80%
Annual Growth 2024-2028	1.00%	1.00%	1.00%
Owner Occupied	1,942	26,356	71,867
Renter Occupied	1,630	18,039	51,014
Avg Household Size	2.6	2.8	2.8
Avg Household Vehicles	2	2	2
Total Consumer Spending	\$111.2M	\$1.4B	\$3.7B
<b>Income</b>			
<b>Avg Household Income</b>	<b>\$97,911</b>	<b>\$91,753</b>	<b>\$88,562</b>
Median Household Income	\$79,228	\$72,415	\$69,426
< \$25,000	258	5,701	16,511
\$25,000 - 50,000	692	8,404	25,084
\$50,000 - 75,000	640	7,763	21,516
\$75,000 - 100,000	677	6,733	16,913
\$100,000 - 125,000	327	3,747	11,902
\$125,000 - 150,000	314	3,631	9,059
\$150,000 - 200,000	217	3,457	8,442
\$200,000+	284	2,861	7,375

## **CONFIDENTIALITY AGREEMENT**

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 STRIVE and it should not be made available to any other person or entity without the written consent of STRIVE. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to STRIVE.

This offering memorandum has been prepared to provide summary, unverified financial and physical 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. STRIVE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, STRIVE has not verified, and will not verify, any of the information contained herein, nor has STRIVE 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT STRIVE AGENT FOR MORE DETAILS.**

## Net Lease Disclaimer

**STRIVE hereby advises all prospective purchasers of Net Leased property as follows:**

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, STRIVE has not and will not verify any of this information, nor has STRIVE conducted any investigation regarding these matters. STRIVE makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. STRIVE expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

**By accepting this Marketing Brochure you agree to release STRIVE and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.**



## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

exclusively listed

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**STRIVE**

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