



SINGLE TENANT
OFFERING MEMORANDUM

5400 EDGEWOOD RD NE | CEDAR RAPIDS, IA



WSG
CRE

SKOGMAN
COMMERCIAL



PROPERTY OVERVIEW

Offered as a sale-leaseback, 5400 Edgewood Rd NE in Cedar Rapids presents a rare opportunity to acquire a high-visibility restaurant property located directly in front of the Edgewood Road Hy-Vee along one of the city's busiest retail corridors. The asset will be delivered with a new long-term absolute NNN lease in place, providing passive ownership with no landlord responsibilities and a stable NOI of \$150,000 annually under a 10 year lease. Priced at a 7.5% cap rate, this investment offers strong cash flow backed by a creditworthy and experienced restaurant operator committed to the site. Surrounded by national and regional retailers, the property benefits from strong traffic counts, excellent visibility, and long-term retail synergy in a proven Cedar Rapids location.



Property Details

Address	5400 Edgewood Rd NE Cedar Rapids, IA 52402
Building Size	6,667 SF
Year Built	2008
Parcel #	14061-76015-00000
Lot Size	1.51 Acres
Legal Description	NORTH RIVER VILLAGE 4 TH LOT 1
Zoning	Suburban Mixed-Use Community Center
Property Taxes	\$62,660
Net Operating Income	\$150,000
Offering Price	\$2,035,000
CAP Rate	7.5%



TENANT OVERVIEW

La Cantina Bar and Grill is a well-known and locally owned Mexican restaurant with two thriving locations in Cedar Rapids and Marion, Iowa. The restaurant has developed a strong reputation for serving fresh, authentic Mexican cuisine in a lively and welcoming atmosphere. With both indoor and outdoor patio seating, it attracts steady traffic for lunch and dinner throughout the week. La Cantina is a family-friendly destination and a popular choice for casual dining, date nights, and celebrations. The business has received multiple local awards and continues to be a community favorite with strong customer loyalty and consistent foot traffic.



Rent Roll

Tenant	RSF	Lease Type	Lease Term	Rent Escalations	Options	Base Rent	Annual Rent	PSF
La Cantina Dos LLC	6,667 SF	NNN	10 Years	5% / 5 Years	(2) 5 Year	\$12,705	\$152,460	\$22.50

5400 Edgewood Rd NE | Cedar Rapids, IA

PROPERTY PHOTOS



417 1st Avenue SE | Cedar Rapids, IA 52401

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THE FOUNTAINS

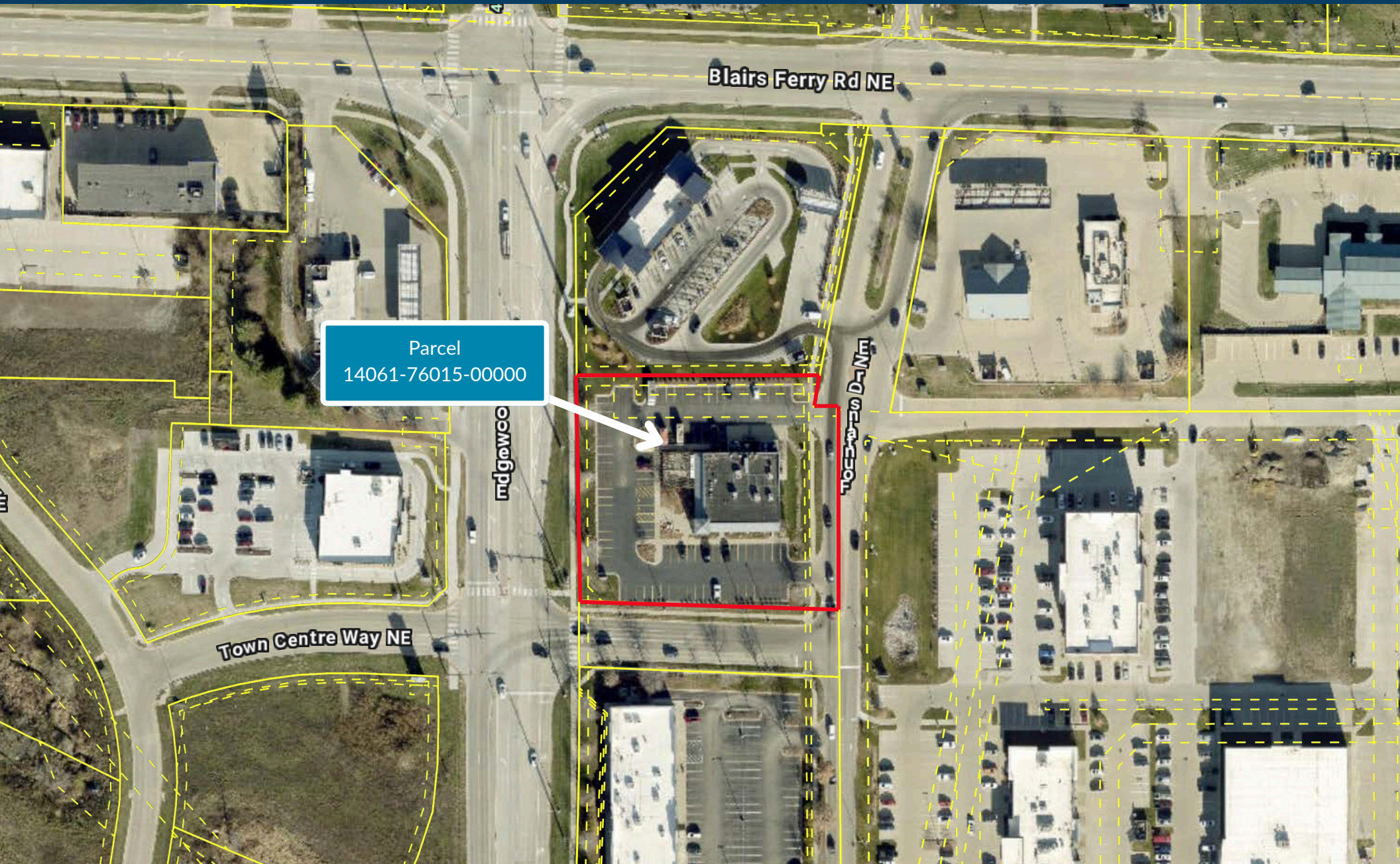
The Fountains is a master-planned, mixed-use development at the intersection of Blairs Ferry and Edgewood Roads in northeast Cedar Rapids. It spans over 19 acres and features retail, dining, fitness, and office spaces. The center includes national brands, local businesses, and professional services. Modern design, outdoor seating, and walkable spaces make it a popular destination. Strong daily traffic comes from nearby neighborhoods and major roads. La Cantina Bar and Grill benefits from the steady flow of visitors drawn to the area for shopping, dining, and services.



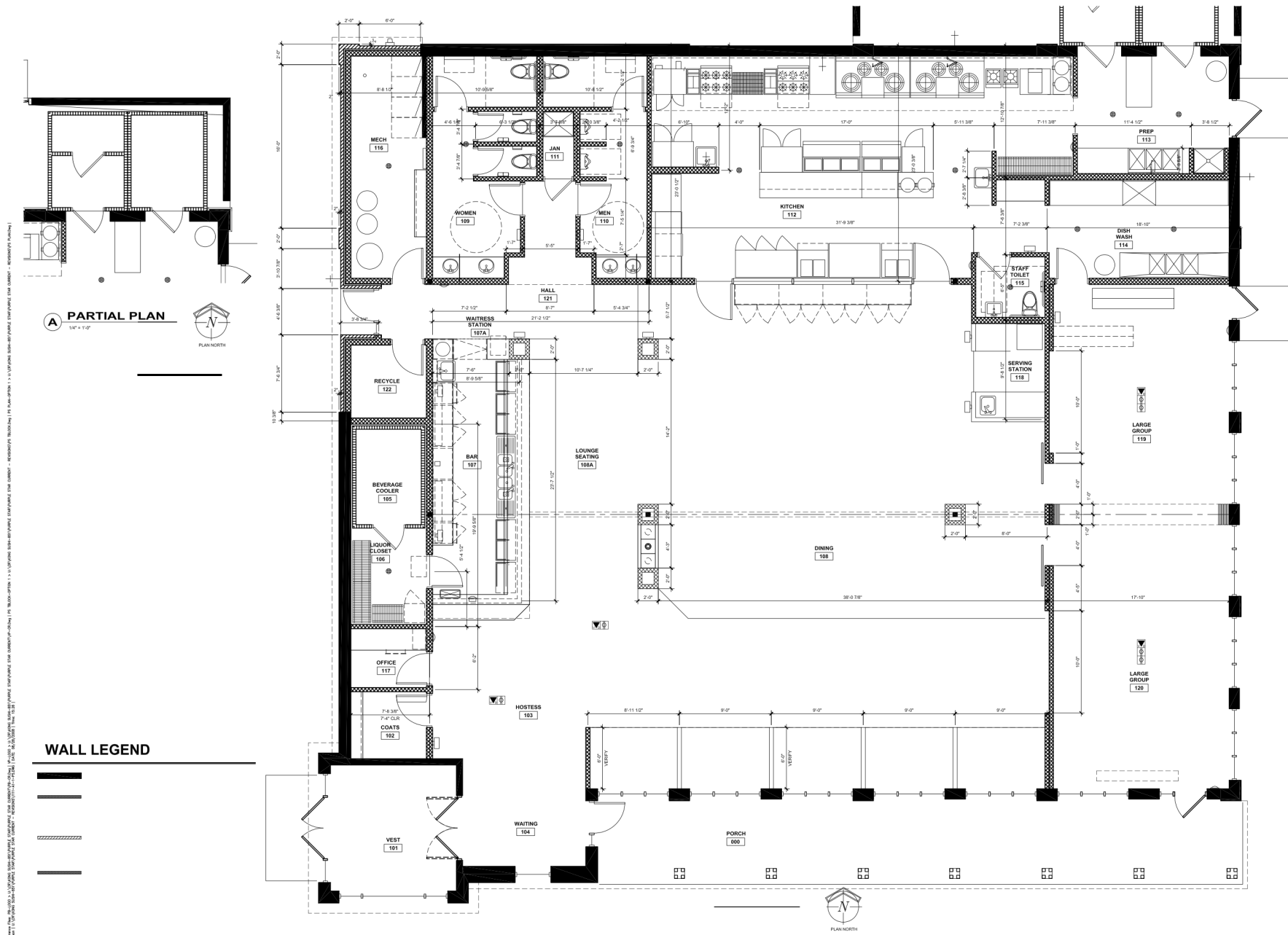
The map displays a commercial corridor in Des Moines, Iowa, centered around the intersection of Highway 380 and Highway 100. A red star indicates a specific 'SITE' at this intersection. The area is densely packed with commercial establishments, including restaurants such as Pancheros, Great Clips, Dunkin', and Starbucks; retail stores like Walmart, Target, and Aldi; and educational institutions like Kennedy High School and St. Pius Elementary. A red line connects the site to a larger map of Iowa, suggesting its location within the state's context. The map also shows surrounding roads like Collins Rd and Highway 380, along with traffic volume data (79,100 VPD and 27,200 VPD).



PARCEL MAP



FLOOR PLAN





CEDAR RAPIDS OVERVIEW

Cedar Rapids, known as the "City of Five Seasons," offers a high quality of life with affordable housing, excellent schools, and a vibrant arts scene. Its strategic location along major transportation routes, including I-380 and the Eastern Iowa Airport, supports business, travel, and community growth. The city's welcoming atmosphere and diverse amenities make it a great place to live, work, and study.



Largest corn-processing city in the world



Second largest producer of wind energy in the U.S.



One of the leading manufacturing regions in the U.S.

Cedar Rapids MSA

Population	276,520
Jobs	134,707
Companies	8,462
Counties	3
Cities	86
School Districts	18
Colleges & Universities	6

Top Employers

Collins Aerospace	9,400
TransAmerica	3,800
Unity Point Health	2,979
Cedar Rapids Community	2,879
Nordstrom Direct	2,150



DEMOGRAPHICS

		1 mile	3 miles	5 miles
	Daytime Population	13,667	31,350	89,079
	2025 Population	6,975	40,299	117,267
	Annual Population Growth Rate	0.08%	0.23%	0.16%
	2025 Median Age	42.2	39.8	38.9
	2025 Total Households	2,954	17,769	49,758
	Annual Household Growth Rate	0.29%	0.42%	0.35%
	2025 Average Household Income	\$105,523	\$109,330	\$100,837
	Daily Traffic Count: 20,300 VPD			





CONTACTS



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