

TWIN PEAKS

19821 EAST JACKSON DRIVE
INDEPENDENCE | MISSOURI 64057

**HIGH SALES
VOLUME LOCATION**
Kansas City MSA



ACTUAL SITE

ADVISORY TEAM

JUSTIN ZAHN

VICE PRESIDENT

justin@ciadvisor.com
480.718.5555 - direct
402.730.6021 - cell

IN STATE BROKER

Brian King

King Realty Advisors
LIC # 2008036027

CIA commercial
investment
advisors

**COMMERCIAL INVESTMENT ADVISORS
CIA BROKERAGE COMPANY**

9383 East Bahia Drive, Suite 130
Scottsdale, Arizona 85260
480.214.5088
www.ciadvisor.com





PRICE

\$4,295,000

CAP RATE

7.00%

NOI

\$300,617

POINTS OF INTEREST

Retailers | Entertainment: Nearby major retailers include Costco, Bass Pro Shops, Walmart, Target, Sam's Club, Menards, Lowe's, Hobby Lobby, Kohl's, Ross, Marshalls, Shoe Carnival, World Market, Ulta Beauty, Best Buy, PetSmart, Petco, Five Below, ALDI, Hy-Vee, Price Chopper, Cash Saver, Tractor Supply, Harbor Freight, Half Price Books, Guitar Center, AMC Theatres

Higher Education: 4 miles from **Metropolitan Community College (MCC) Blue River** - this campus is home to the Public Safety Institute, which includes programs for fire & police academies, as well as other vocational & academic programs serving 825 students

Healthcare: Less than 1 mile from **Centerpoint Medical Center** - featuring 285 beds, state-of-the-art equipment & technology, providing Level II Trauma Center, Chest Pain Center, Stroke Center & much more

*Less than 1 mile from **Independence Center** - one of the largest & fully enclosed regional shopping centers in the Kansas City Metro area, boasting more than 1 million SF of retail space & 12 million visitors annually, anchored by Dillard's & Dick Sporting Goods with more than 100 popular retail stores.*

ABSOLUTE NNN LEASE | PERCENTAGE RENT

4 years remaining on initial 15-year Absolute NNN lease with ATTRACTIVE CPI rental escalations every 5 years! In addition to Base Rent, Tenant is to pay **5% of Gross Sales** above the natural breakpoint. ****See Financial Analysis page****

TENANT | EXCEPTIONALLY STRONG SALES PERFORMANCE

B3 Lodge II, LLC owns & operates five Twin Peaks locations in Kansas City & Wichita. 3B Lodge is comprised of brothers (Personal Guarantors) Brent & Brad Steven, who serve as Chief Executive Office & Chief Operating Officer, along with Brian Carduff, the group's Chief Financial Officer. All three are from the Midwest & have experience working in various restaurant, sports and entertainment ventures. ****See Tenant Overview page****

DOMINANT RETAIL CORRIDOR | TRAFFIC COUNTS

Well-positioned on a large ±1.66-acre lot (pad site to a 222,000 SF power center) - just minutes from Independence Center (1,000,000+ SF super regional shopping mall), Costco, Walmart, Sam's Club, Target, Bass Pro Shops & Lowe's. Offering excellent visibility north of I-70, with **impressive traffic counts of 109,462 CPD!**

AFFLUENT 2025 DEMOGRAPHICS

Population (5-mi)	127,164
Households (5-mi)	52,209

Average Household Income (3-mi) \$106,008

Financial Analysis

SITE ADDRESS

19821 East Jackson Drive
Independence, Missouri 64057 (Kansas City MSA)

TENANT

B3 Lodge II, LLC

GUARANTORS

Former Tenant/Operators (KC Lodge Ventures LLC with Personal Guarantors - Paul W. Khoury, Jon P. McGee & Thomas A. Peterson) and existing Operator Personal Guarantors (Bradley Steven, Brent Steven & Brian Carduff)

ENTITY TYPE

Franchise

GROSS LEASABLE AREA

±6,800 SF

LOT SIZE

±1.66 acres

YEAR BUILT

2002

OWNERSHIP

Fee Simple (Building & Land)

EXPENSE REIMBURSEMENT

This is an **Absolute NNN lease**. Tenant is responsible for all expenses. *Landlord to reimburse for CapEx (\$25,000 or more) in the last 12 months of the lease.

LEASE TERM

4 years remaining

RENTAL INCREASES

CPI rental escalations every 5 years (NO CAP)

RENT COMMENCEMENT DATE

April 1, 2014

EXPIRATION DATE

June 30, 2029

OPTIONS

Three 5-Year Renewal Options

FINANCING

All Cash or Buyer to obtain new financing at Close of Escrow.

Percentage Rent/Sales Table

TERM	ANNUAL RENT	TOTAL SALES	5% SALES	% RENT OWED
04/01/14 to 03/31/15	\$228,000	\$3,877,532	\$193,877	\$0
04/01/15 to 03/31/16	\$228,000	\$4,025,011	\$201,251	\$0
04/01/16 to 03/31/17	\$228,000	\$4,217,356	\$210,868	\$0
04/01/17 to 03/31/18	\$228,000	\$4,455,011	\$222,751	\$0
04/01/18 to 03/31/19	\$228,000	\$4,526,611	\$226,331	\$0
04/01/19 to 03/31/20	\$245,346	\$4,633,934	\$231,697	\$0
04/01/20 to 03/31/21	\$245,346	\$3,907,710	\$195,386	\$0
04/01/21 to 03/31/22	\$245,346	\$4,807,725	\$240,386	\$0
04/01/22 to 03/31/23	\$245,346	\$5,572,594	\$278,630	\$33,284
04/01/23 to 03/31/24	\$245,346	\$5,795,835	\$289,792	\$44,446
04/01/24 to 03/31/25	\$300,618	\$5,581,893	\$279,095	\$0
04/01/25 to 03/31/26	\$300,618	TBD	TBD	TBD

Tenant Profile



Twin Peaks is an award-winning sports bar and restaurant founded in 2005, now with 115 locations across 27 U.S. states and Mexico, known for its scratch-made food, ice-cold beer, and immersive sports-lodge atmosphere. Each location features engaging service, wall-to-wall TVs, and a menu ranging from seared-to-order burgers to in-house smoked brisket and wings.

About the Tenant

B3 Lodge II, LLC owns & operates five Twin Peaks locations in Kansas City and Wichita. 3B Lodge is comprised of brothers (Personal Guarantors) Brent and Brad Steven, who serve as Chief Executive Officer and Chief Operating Officer, along with Brian Carduff, the group's Chief Financial Officer. All three are from the Midwest and have experience working in various restaurant, sports and entertainment ventures.

The Steven brothers also own Steven Hospitality Group. The Wichita-based company has revitalized the food and beverage scene in the city, opening award-winning restaurants The Hill Bar and Grill, Wine Dive and Vora Restaurant European as well as popular bar district hot spot, Industry Old Town. Steven Hospitality Group recently expanded its outreach in Kansas with Wine Dive + Kitchen concepts in the university towns of Lawrence and Manhattan.

TWIN PEAKS

Corporate Profile

Twin Hospitality Group Inc. (NASDAQ: TWNP) is a restaurant franchisor and operator that strategically develops and operates specialty casual dining restaurant concepts in the U.S. and internationally. Twin Hospitality's goal is to redefine the casual dining category with its experiential driven brands, Twin Peaks and Smokey Bones.

Awards & Recognition

2023
Franchise Innovation Award Recipient
Selected as Most Innovative Use of
Customer-Facing Digital Tools (Menu).



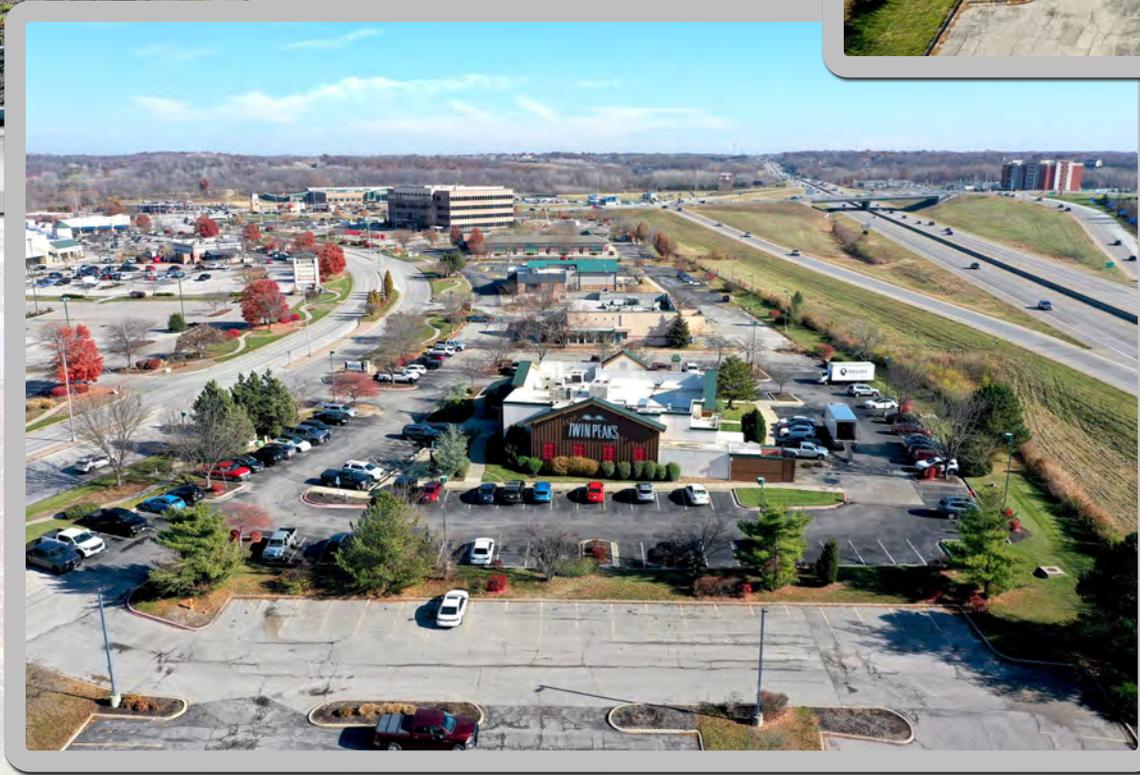
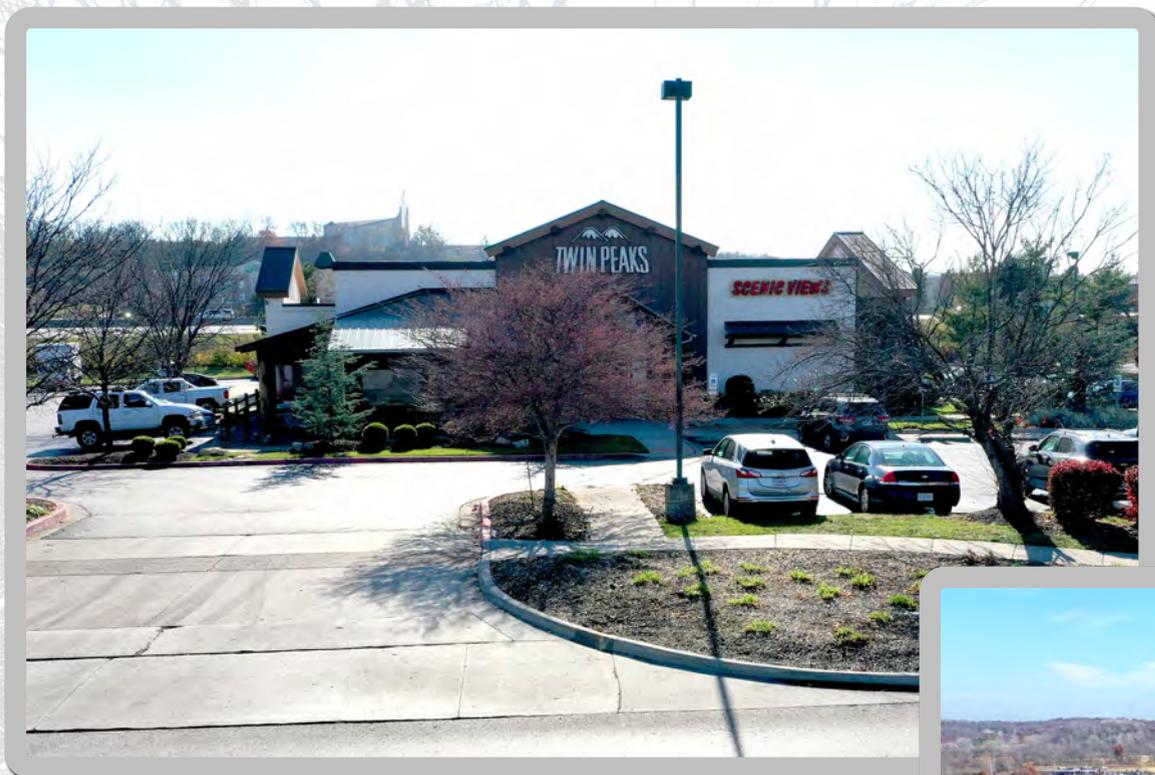
2024
Twin Peaks ranked in Technomic's Top
500 Chain Restaurants.

2025
Twin Peaks Restaurants earns the Full
Service Best Practices Award: Voice of the
Customer winner



Actual Site Photos

As of November 2025



Site Plan

 Pad site to a 222,000 SF power center

 Just minutes from Independence Center (1,000,000+ SF super regional shopping destination), Costco, Walmart, Sam's Club, Target, Bass Pro Shops & Lowe's

 GLA: ±6,800 SF

 Lot Size: ±1.66 acres



Northwest

As of November 2025

2025 AVERAGE HOUSEHOLD INCOME (3-MI)
\$106,008

KOHL'S **five BELOW** **BEST BUY** **SALLY.** **ULTA BEAUTY**
Marshalls Bath & Body Works® **SHOE CARNIVAL** **BOB'S Discount Furniture** **ROSS**

AMC THEATRES

HCA Midwest Health
CENTERPOINT MEDICAL
285 BEDS

AZURE LUXURY
280 UNITS

Dillard's **FINISH LINE** **DICK'S**
Kirkland's Home **Foot Locker** **HOT TOPIC**
CHAMPS SPORTS **ICING** **H&M**
AÉROPOSTALE **JARED** **zumiez**
AMERICAN EAGLE **Petland** **Buckle**
BUILD-A-BEAR **rue21** **claire's**
Bath & Body Works® **TORRID**
Victoria's Secret

Hilton Garden Inn

Kanga's
Indoor Playground

WORLD MARKET

HALF PRICE BOOKS

HEREFORD HOUSE

TWIN PEAKS
EATS + DRINKS + SCENIC VIEWS

PATIO
RESTAURANT & LOUNGE

BD's
MONTELIAN CHILI

Kiku Steakhouse & Sushi Bar

INTERSTATE
75

I-75 | 109,462 CPD

East

As of November 2025



INTERSTATE
75
I-75
109,462 CPD

Southwest

As of November 2025



FIRST
BAPTIST CHURCH BLUE SPRINGS

Comfort
INN & SUITES

Catina's
PIZZA & PASTAS

CANDLEWOOD
SUITES BY IHG

H Holiday Inn
Express & Suites

Koko Steakhouse & Sushi Bar

BD's
MONGOLIAN GRILL

PATIO
RESTAURANT & LOUNGE

LOWE'S

COSTCO
WHOLESALE

CARMAX

CABLE DAHMER
ARENA

golden corral

Hilton
Garden Inn

HEREFORD
HOUSE

Kanga's
Indoor Playcenter

INTERSTATE
75

I-75 | 109,462 CPD

TWIN PEAKS
EATS + DRINKS + SCENIC VIEWS

WORLD MARKET

CenterWell
Home Health





LOWE'S

COSTCO
WHOLESALE

CARMAX

golden corral

BD's
MONGOLIAN CHILL

PATIO
RESTAURANT & LOUNGE

Kobe Steakhouse & Sushi Bar

INTERSTATE
75

I-75 | 109,462 CPD

HEREFORD
HOUSE

Hilton
Garden Inn

MAIN EVENT

Bass Pro Shops

HOBBY LOBBY
MARDEL

CABLE DAHMER
ARENA

sam's club

PETSMART

KANSAS CITY

Walmart

INDEPENDENCE CENTER
Dillard's
Kirkland's Home
CHAMPS SPORTS
AÉROPOSTALE
AMERICAN EAGLE
Bath & Body Works
Victoria's Secret
FINISH LINE
Foot Locker
HOT TOPIC
ICING
JARED
Petland
rue 21
TORRID
DICK'S
H&M
zumiez
Buckle
claire's

Kanga's
Indoor Playground

TWIN PEAKS
EATS • DRINKS • SCENIC VIEWS

Independence



target

KOHL'S
Marshall's
five BELOW
SHOE CARNIVAL
Bath & Body Works
BEST BUY
SALLY'S
BOB'S Discount Furniture
ULTA BEAUTY
ROSS

HCA Midwest Health
CENTERPOINT MEDICAL
285 BEDS

Progress Rail
A Caterpillar Company

GENESIS
DOLLAR TREE

pepperoni's
McALISTER'S DELI
STARBUCKS
Great Clips
AT&T
GameStop

AMC THEATRES

Auto Zone
T
LONGHORN STEAKHOUSE

E 39TH ST | 15,469 CPD

Guitar Center
McDonald's

Walmart

Perkins
AMERICAN FOOD CO.

TWIN PEAKS
EATS + DRINKS + SCENIC VIEWS

WORLD MARKET
HALF PRICE BOOKS
BUFFALO WILD WINGS
Hilton Garden Inn

QT QuikTrip

INTERSTATE 75

I-75 | 109,462 CPD

sam's club

I-470/MO-291 | 87,749 CPD

HOBBY LOBBY
MARDEL

INDEPENDENCE CENTER
Dillard's
Kirkland's Home
CHAMPS SPORTS
AÉROPOSTALE
AMERICAN EAGLE
BUILD-A-BEAR
Bath & Body Works
Victoria's Secret
FINISH LINE
Foot Locker
HOT TOPIC
ICING
JARED
Petland
rue21
TORRID
DICK'S
H&M
zumiez
Buckle
claire's

DO
Grill & Chill
Block Deer Diner
MCBEE'S COFFEE N CARWASH

MENARDS

Bass Pro Shops

stoney creek

DUTCH BROS

O'Reilly AUTO PARTS

SLIM CHICKENS

MAIN EVENT

IHOP

Arby's

DRURY HOTELS

INTERSTATE 75

40

US-40 | 26,628 CPD

Pizza Ranch

LOWE'S

Panera BREAD
Red Robin
CHIPOTLE MEXICAN GRILL
WHATABURGER
McDonald's
SUBWAY
EXPRESS OIL CHANGE
crumbl
SportClips
GET AIR
Concentra urgent care

MY PLACE

Calver's

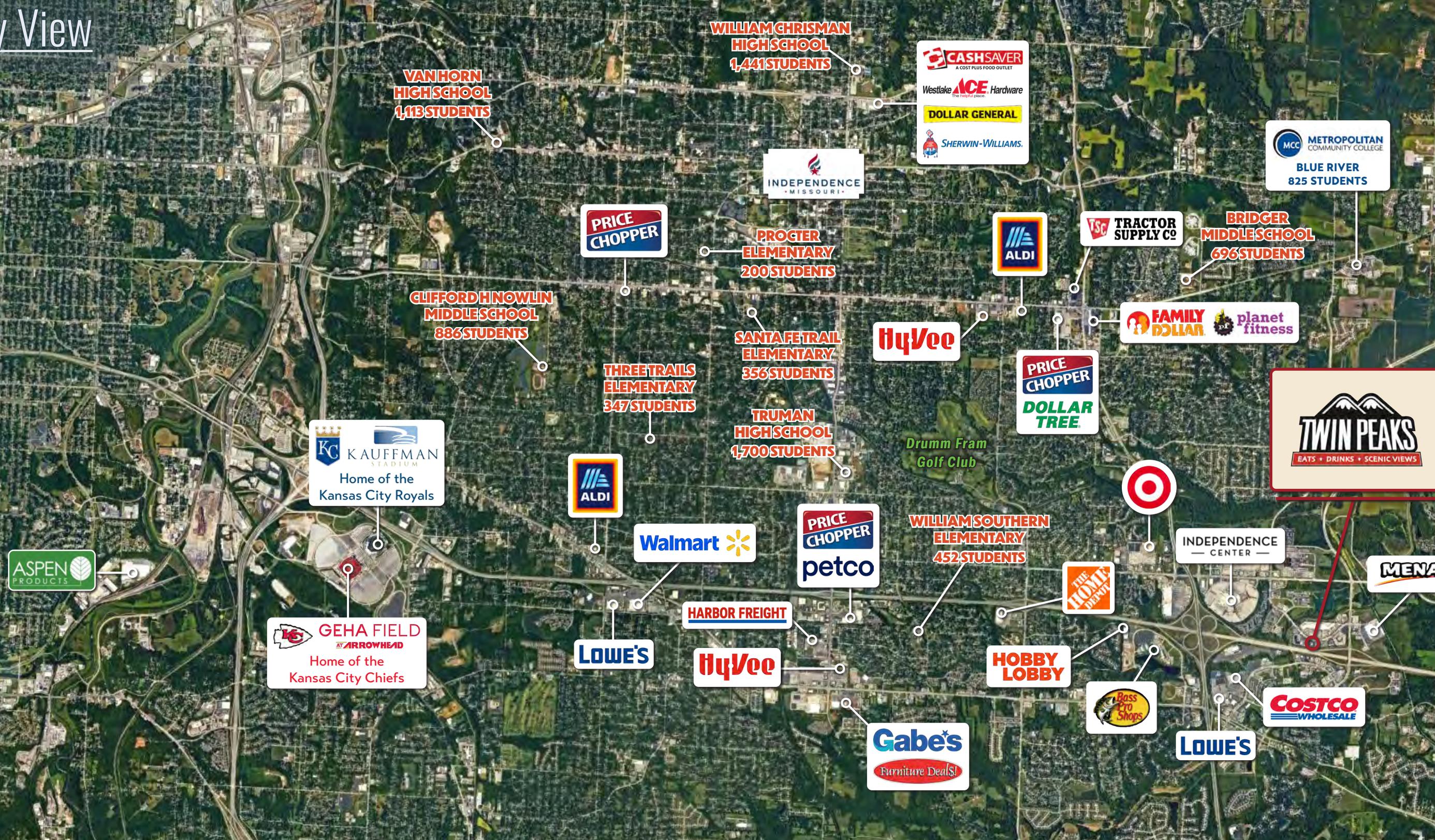
CORNER CAFE

Children's Mercy
EAST INDEPENDENCE
72 BEDS

Cheddar's
SCRATCH KITCHEN

TWISTED TENDERS

City View



Independence Synopsis

Independence is the fifth largest city in the state of Missouri and encompasses over 78 square miles. It lies within Jackson County, of which it is the county seat. Independence is a satellite city of Kansas City, Missouri, and is part of the Kansas City metropolitan area. The city is positioned strategically at the crossroads of I-70 and I-470, the City has become the regional retail, office and medical power center of Eastern Jackson County.

Four school districts have areas within the city: Independence, Blue Springs, Fort Osage Schools, and Raytown. The Independence School District is one of the fastest growing school districts in the area, currently serving 14,500 students. It is also the city's largest employer with over 2,200 employees.

Centerpoint Medical Center includes the medical center itself and a medical office building/outpatient services center connected to the hospital. Centerpoint Medical Center features 285 beds, state-of-the-art equipment and technology, and some of the latest clinical services available to patients.

Metropolitan Community College is a public community college system in the U.S. state of Missouri. The system consists of five separate campuses in Kansas City, Independence, and Lee's Summit. The campuses had a total enrollment of 18,251. MCC-Blue River campus is located in Independence, serving 825 students.



2025 Demographics

	1-MI	3-MI	5-MI
Population	3,136	46,827	127,164
Households	1,716	19,886	52,209
Labor Population Age 16+	2,736	38,017	101,845
Median Age	47.1	42.1	40.7
Average Household Income	\$64,233	\$106,008	\$103,406



METROPOLITAN COMMUNITY COLLEGE - BLUE RIVER

A community college serving about 825 students



CENTERPOINT MEDICAL CENTER

An acute care hospital offering a wide range of services with 285 beds

CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Commercial Investment Advisors, Inc. and should not be made available to any other person or entity without the written consent of Commercial Investment Advisors, Inc. | CIA Brokerage Company. This Marketing Brochure 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. Commercial Investment Advisors, Inc. | CIA Brokerage Company 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, PCB's or asbestos, the compliance with 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. Any projections, opinions, assumptions or estimates used in the Marketing Brochures are for example only and do not represent the current or future performance of any property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Commercial Investment Advisors, Inc. | CIA Brokerage Company has not verified, and will not verify, any of the information contained herein, nor has Commercial Investment Advisors, Inc. | CIA Brokerage Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Like all real estate investments, all of these investment carries significant risks. Purchaser and Purchaser's legal and financial advisors must request and carefully review all legal and financial documents related to the properties and tenants. While the tenant's past performance at these locations 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, Purchaser 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 Purchaser may be able to negotiate with a potential replacement tenant considering the location of the property, and Purchaser's legal ability to make alternate use of the property. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

FOR MORE INFORMATION:

JUSTIN ZAHN
Vice President

justin@ciadvisor.com
480.718.5555 - direct
402.730.6021 - cell

BRIAN KING
In State Broker

LIC# 2008036027

CIA commercial
investment
advisors