



MARCUS & MILLICHAP  
PRESENTS

# Best Buy | Portfolio

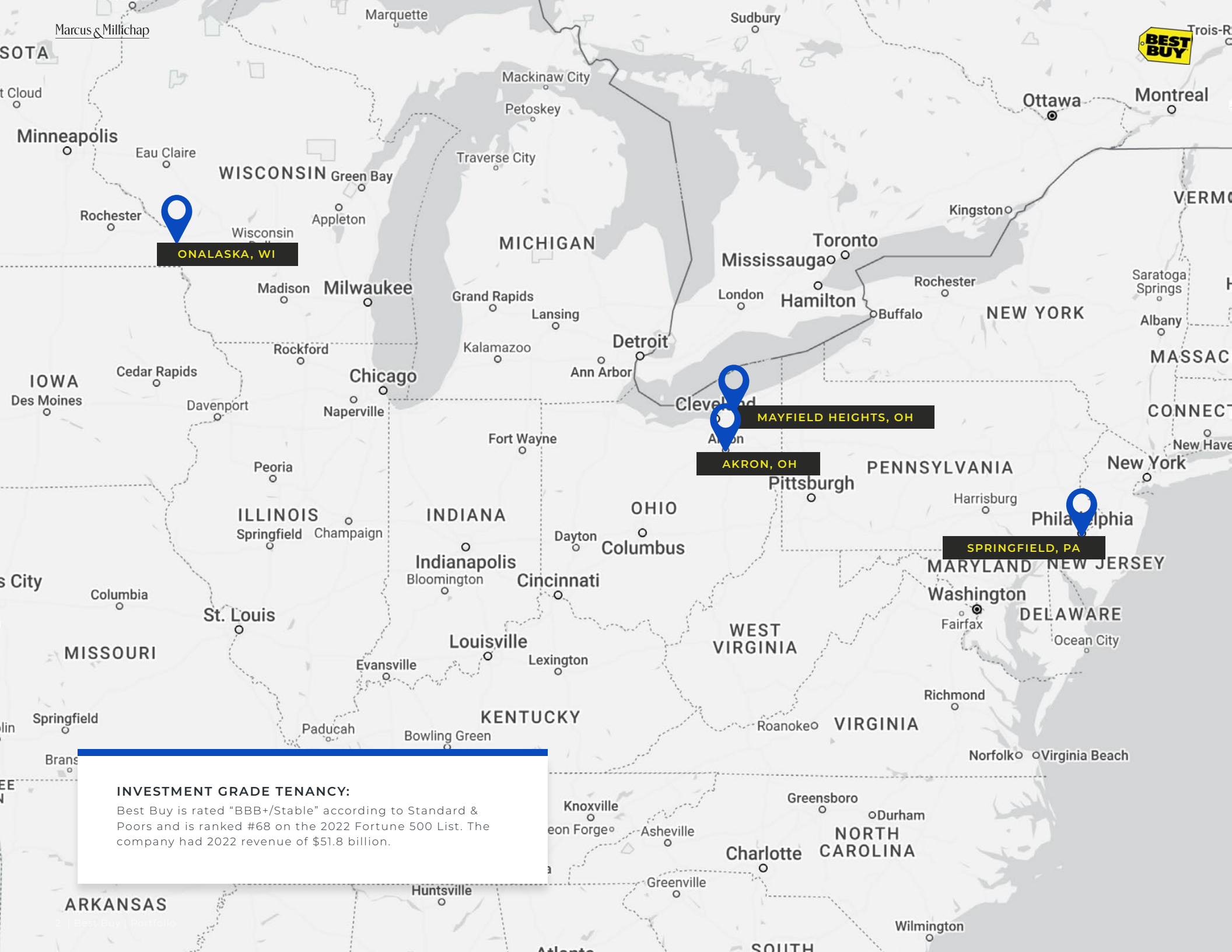
OFFERING MEMORANDUM



THRIVING RETAIL-CENTRIC  
LOCATIONS

MOODY'S UPGRADE  
CFR TO A3

U.S. LARGEST CONSUMER  
ELECTRONICS RETAILER



**ONALASKA, WI**

**MAYFIELD HEIGHTS, OH**

**AKRON, OH**

**SPRINGFIELD, PA**

**INVESTMENT GRADE TENANCY:**  
Best Buy is rated "BBB+/Stable" according to Standard & Poors and is ranked #68 on the 2022 Fortune 500 List. The company had 2022 revenue of \$51.8 billion.





PORTFOLIO OVERVIEW

# BEST BUY | PORTFOLIO

- 📍 9420 WI-16, Onalaska, WI 54650
- 📍 1417 Golden Gate Blvd, Mayfield Heights, OH 44124
- 📍 96 Rothrock Rd, Akron, OH 44333
- 📍 642 Baltimore Pike, Springfield, PA 19064

## Offering Details

TENANT	Best Buy
LEASE TYPE	NNN
WALT	3+ Years
TOTAL GLA	178,335 SF
TOTAL LOT SIZE	19.08 AC
AVERAGE RENT PSF	\$11.41
AVERAGE PRICE PSF	\$157.39

**7.25%**  
CAP RATE

**\$2,034,975**  
TOTAL NOI

**\$28,068,620**  
TOTAL PRICE

**1,138+**

LOCATIONS IN U.S. & CANADA

**57 Yrs**

IN THE INDUSTRY

**\$51.8 B**

2022 REVENUE

**Best Buy Co., Inc.** is a retail company specializing in technology products with operations in both the United States and Canada. The company is divided into two segments: Domestic and International. Best Buy's stores offer a wide range of products, including computers, mobile phones, networking equipment, tablets (including e-readers), wearables, health and fitness devices, home theater systems, portable audio gear such as headphones and portable speakers, and smart home products. Additionally, the company's stores provide various services such as appliance sales, consultations, delivery, design and installation services, memberships, protection plans, repair services, set-up assistance, and technical support. Best Buy Co., Inc. also offers connected health services tailored to aging consumers. The company was originally named Sound of Music, Inc. and was founded in 1966, with its headquarters located in Richfield, Minnesota.

According to Yahoo! Finance, Best Buy is the largest specialty retailer in the United States consumer electronics retail industry. The company ranked number 72 in the 2018 Fortune 500 list of the largest United States corporations by total revenue.







RARE OPPORTUNITY TO PURCHASE **FOUR FREESTANDING BEST BUY BOXES** THROUGHOUT THE NORTHEAST & MIDWEST. WITH OVER 1,100+ LOCATIONS & \$51.8 BILLION IN REVENUE, THIS PORTFOLIO OFFERS A **CREDIT TENANT** WITH STRONG UNDERLYING REAL ESTATE & HEALTHY RENTS PROVIDING LONG-TERM SECURITY + UPSIDE.





PROPERTY DETAILS

# BEST BUY | ONALASKA, WI

9420 WI-16, Onalaska, WI 54650

**7.25%**  
CAP RATE

**\$345,300**  
NOI

**\$4,762,758**  
PURCHASE PRICE

## Offering Details

TENANT	Best Buy
LEASE TYPE	NNN
LEASE TERM REMAINING	4+ Years
LEASE EXPIRATION DATE	3/31/28
GLA	45,000 SF
LOT SIZE	3.92 AC
PRICE PSF	\$105.83
INCREASES	5% Every 5 Years
OPTIONS	(2) 5-Year

## Rent Schedule

Lease Years	Annual Rent	Rent PSF
Current - 3/31/2028	\$345,300	\$7.67
Option 1	\$362,565	\$8.05
Option 2	\$380,693	\$8.45

**EXPLORE AN EXCEPTIONAL INVESTMENT: A 45,000 SQUARE FOOT BEST BUY IN ONALASKA, WI. THIS SINGLE-TENANT OPPORTUNITY LIES IN STRONG RETAIL CORRIDORS PAD SITED TO NATIONAL RETAILERS BRINGING IN OVER 2.5 MILLION VISITS IN THE TRAILING 12 MONTHS. WITH TWO 5-YEAR RENEWAL OPTIONS AND 4+ YEARS REMAINING ON THE INITIAL LEASE.**

Onalaska, Wisconsin, centrally located in the state, provides an attractive landscape for businesses. With easy access to a diverse consumer base, a skilled workforce, and robust transportation, it's an ideal hub for companies seeking growth in Wisconsin. A welcoming business environment, economic incentives, and a growing tech and manufacturing sector make Onalaska a prime choice for business success in Wisconsin.

STRONG REAL ESTATE FUNDAMENTALS

ADJACENT TO TARGET & WALMART

EXCELLENT RETAIL CORRIDOR

HIGH VOLUME RETAIL CENTER

## Demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population	2,343	22,481	53,773
2028 Projection	2,385	22,887	54,620
HOUSEHOLDS			
2023 Households	977	9,332	20,856
2028 Projection	995	9,509	21,179
HOUSEHOLD INCOME			
Avg Household Income	\$106,547	\$86,949	\$80,259
Median Household Income	\$97,525	\$66,001	\$61,029









PROPERTY DETAILS

# BEST BUY | MAYFIELD HEIGHTS, OH

1417 Golden Gate Blvd, Mayfield Heights, OH 44124

**7.25%**  
CAP RATE

**\$540,000**  
NOI

**\$7,448,275**  
PURCHASE PRICE

## Offering Details

TENANT	Best Buy
LEASE TYPE	NNN
LEASE TERM REMAINING	1+ Years
LEASE EXPIRATION DATE	3/31/2025
GLA	41,090 SF
LOT SIZE	4.65 AC
PRICE PSF	\$181.26
YEAR BUILT	1994
INCREASES	5% Every 5 Years
OPTIONS	(2) 5-Year

## Rent Schedule

Lease Years	Annual Rent	Rent PSF
Current - 3/31/2025	\$540,000	\$13.14
Option 1	\$567,000	\$13.79
Option 2	\$595,350	\$14.48

**AN INCREDIBLE INVESTMENT OPPORTUNITY—A 41,090 SQUARE FOOT SINGLE-TENANT BEST BUY IN MAYFIELD HEIGHTS, OHIO. BEING OFF HIGHWAY 271, THIS OFFERING PRESENTS A PROPERTY WITH EXCELLENT VISIBILITY, BOASTING OVER 148,000 VPD, AND ALLOWS FOR EASY ACCESS TO AND FROM DOWNTOWN CLEVELAND. MOREOVER, THIS LOCATION STANDS IN A DYNAMIC COMMERCIAL HUB WITH MAJOR NATIONAL RETAILERS INCLUDING COSTCO, TARGET, AND MARSHALL'S.**

Mayfield Heights, Ohio, strategically nestled within Greater Cleveland, presents a compelling haven for businesses. This dynamic city features a highly skilled workforce and a well-established transportation infrastructure, making it a sought-after destination for companies aspiring to thrive. With its business-friendly environment, generous economic incentives, and a burgeoning tech and manufacturing sector, Mayfield Heights stands as the premier choice for businesses looking to achieve substantial growth in this vibrant region.

DENSE INFILL POPULATION

DYNAMIC COMMERCIAL HUB

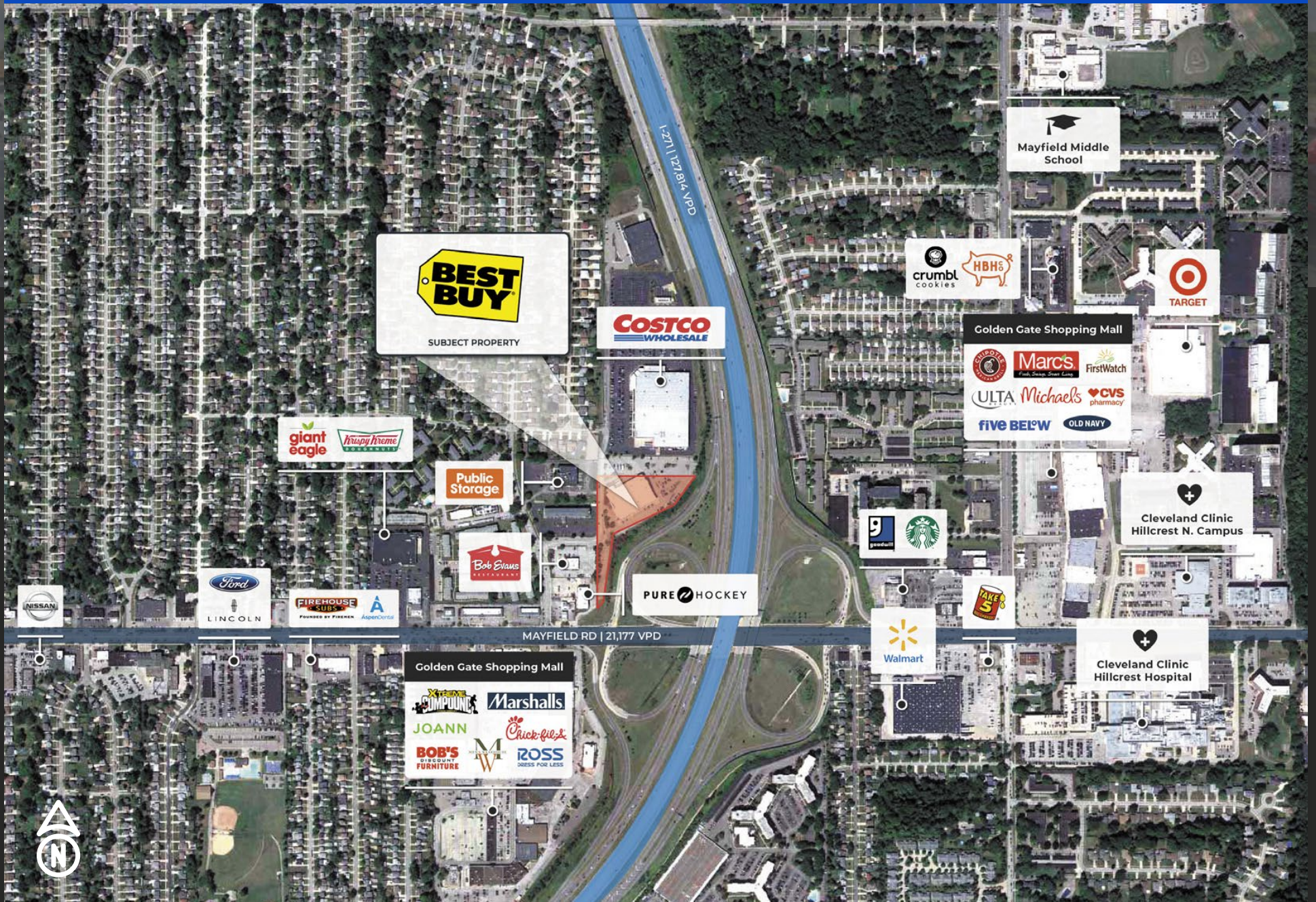
EASY ACCESS TO CLEVELAND, OH

TOP PERFORMING RETAIL CENTER

## Demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population	16,075	52,447	126,891
2028 Projection	16,429	53,252	128,678
HOUSEHOLDS			
2023 Households	8,288	24,168	54,331
2028 Projection	8,471	24,570	55,152
HOUSEHOLD INCOME			
Avg Household Income	\$67,434	\$95,227	\$95,597
Median Household Income	\$54,752	\$72,489	\$70,088





**BEST BUY**  
SUBJECT PROPERTY

**COSTCO**  
WHOLESALE

crumbl cookies

HBH's

TARGET

Golden Gate Shopping Mall

Marc's

FirstWatch

ULTA

Michaels

CVS pharmacy

FIVE BEL'W

OLD NAVY

giant eagle

Krispy Kreme

Public Storage

Bob Evans

PURE HOCKEY

Starbucks

Cleveland Clinic Hillcrest N. Campus

NISSAN

Ford LINCOLN

FIREHOUSE SUBS

Aspen Dental

MAYFIELD RD | 21,177 VPD

Walmart

WAVE S

Cleveland Clinic Hillcrest Hospital

Golden Gate Shopping Mall

JOANN

Chick-fil-e

BOB'S FURNITURE

ROSS DRESS FOR LESS

Marshalls







PROPERTY DETAILS

# BEST BUY | AKRON, OH

96 Rothrock Rd, Akron, OH 44333

**7.25%**

CAP RATE

**\$441,000**

NOI

**\$6,082,758**

PURCHASE PRICE

## Offering Details

TENANT	Best Buy
LEASE TYPE	NNN
LEASE TERM REMAINING	4+ Years
LEASE EXPIRATION DATE	2/26/2028
GLA	45,000 SF
LOT SIZE	4.59 AC
PRICE PSF	\$135.17
YEAR BUILT	1994
INCREASES	5% Every 5 Years
OPTIONS	(1) 5-Year

## Rent Schedule

Lease Years	Annual Rent	Rent PSF
Current - 2/26/2028	\$441,000	\$9.80
Option 1	\$463,050	\$10.29

**DISCOVER AN OUTSTANDING INVESTMENT OPPORTUNITY: A 45,000 SQUARE FOOT SINGLE-TENANT INTERNATIONAL ELECTRONICS RETAILER IN THE HEART OF AKRON, OHIO. THIS OFFERING FEATURES A LOCATION WITH HISTORICAL OPERATING SUCCESS HAVING BEEN CONDUCTING BUSINESS SINCE 2005. THE SURROUNDING AREA HOLDS STRONG INCOME DEMOGRAPHICS WITH THE AVERAGE HOUSEHOLD INCOME BEING \$119,913 WITHIN 3 MILES OF THE SUBJECT PROPERTY.**

Akron, Ohio, known for its diverse and dynamic population, presents an enticing investment opportunity. With a mix of urban and suburban communities, Akron offers a broad consumer base for businesses. Its strategic location, skilled workforce, and cost-effective living make it an attractive choice for entrepreneurs and investors seeking a robust and economically vibrant environment in the heart of the Midwest.

AFFLUENT DEMOGRAPHICS

EASY ACCESS TO CLEVELAND, OH

HISTORICAL OPERATING SUCCESS

STRONG TRAFFIC COUNTS

## Demographics

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 Population	5,193	30,241	58,606
2028 Projection	5,299	30,451	58,610
<b>HOUSEHOLDS</b>			
2023 Households	2,312	12,088	24,461
2028 Projection	2,360	12,170	24,446
<b>HOUSEHOLD INCOME</b>			
Avg Household Income	\$117,637	\$119,913	\$105,409
Median Household Income	\$77,083	\$87,727	\$75,750









PROPERTY DETAILS

# BEST BUY | SPRINGFIELD, PA

642 Baltimore Pike, Springfield, PA 19064

**7.25%**

CAP RATE

**\$708,675**

NOI

**\$9,774,827**

PURCHASE PRICE

## Offering Details

TENANT	Best Buy
LEASE TYPE	NNN
LEASE TERM REMAINING	4+ Years
LEASE EXPIRATION DATE	2/26/2028
GLA	47,245 SF
LOT SIZE	5.92 AC
PRICE PSF	\$206.89
YEAR BUILT	1997
INCREASES	5% Every 5 Years
OPTIONS	(2) 5-Year

## Rent Schedule

Lease Years	Annual Rent	Rent PSF
Current - 2/26/2028	\$708,675	\$15.00
Option 1	\$744,108	\$15.75
Option 2	\$781,313	\$16.53

**A WONDERFUL INVESTMENT OPPORTUNITY: A 47,245 SQUARE FOOT FREE-STANDING SINGLE TENANT BEST BUY IN SPRINGFIELD, PENNSYLVANIA. THIS OPPORTUNITY INCLUDES AN AFFLUENT, DENSE RESIDENTIAL BASE WITH A POPULATION OF OVER 412,000 WITHIN 5 MILES AND AN AVERAGE HOUSEHOLD INCOME OF \$119,426 WITHIN 1 MILE. THE SPRINGFIELD BEST BUY HAS LIMITED COMPETITION IN THE AREA ALLOWING IT TO CAPTURE A GREAT DEAL OF THE MARKET SHARE OF SAID DENSE AND AFFLUENT CONSUMER BASE.**

Springfield, Pennsylvania, strategically located in the Greater Philadelphia region, offers businesses a host of advantages. With easy access to a diverse consumer base and robust transportation infrastructure, it's an inviting environment for growth. Boasting generous economic incentives and a thriving tech and manufacturing sector, Springfield is the ideal destination for companies looking to prosper in the dynamic Greater Philadelphia area.

AFFLUENT RESIDENTIAL BASE

EXTREMELY DENSE DEMOGRAPHICS

BUSINESS-FRIENDLY CLIMATE

LIMITED COMPETITION LOCATION

## Demographics

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 Population	16,060	158,561	412,347
2028 Projection	16,172	160,217	415,641
<b>HOUSEHOLDS</b>			
2023 Households	6,039	61,598	156,620
2028 Projection	6,080	62,237	157,837
<b>HOUSEHOLD INCOME</b>			
Avg Household Income	\$119,426	\$104,380	\$95,151
Median Household Income	\$105,324	\$83,158	\$72,088









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# Best Buy | Portfolio

OFFERING MEMORANDUM



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