

15-YEAR TERM | 5 RENEWAL OPTIONS

4.8% CAP

**SALE PRICE
\$2,187,500**



CHASE BANK GROUND LEASE

651 East Red Bridge Road, Kansas City, Missouri

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LANE4

Executive Overview

This offering presents the opportunity to acquire the single tenant ground leased Chase Bank pad site within Red Bridge Shopping Center at the SWC of Red Bridge Road and Holmes Road in Kansas City, Missouri.

Red Bridge Shopping Center has been the epicenter of south Kansas City since it was built in 1959 by legendary developer JC Nichols. LANE4 Property Group acquired the center in 2014 and did a major renovation through a public private partnership that brought new life back into the center in 2016.

The renovation served as a catalyst to attract a host of new community-centric uses to the center. These new uses included a 15,000 SF hardware store, 12,000 SF fitness facility, 14,300 SF Mid Continent Public Library, a 31,000 SF state of the art Wonderscope Children’s Museum, and a 35,000 SF Farm Fresh Grocery Store which opened in December 2024 on a 15-year lease.



Placer.ai

1.5 M

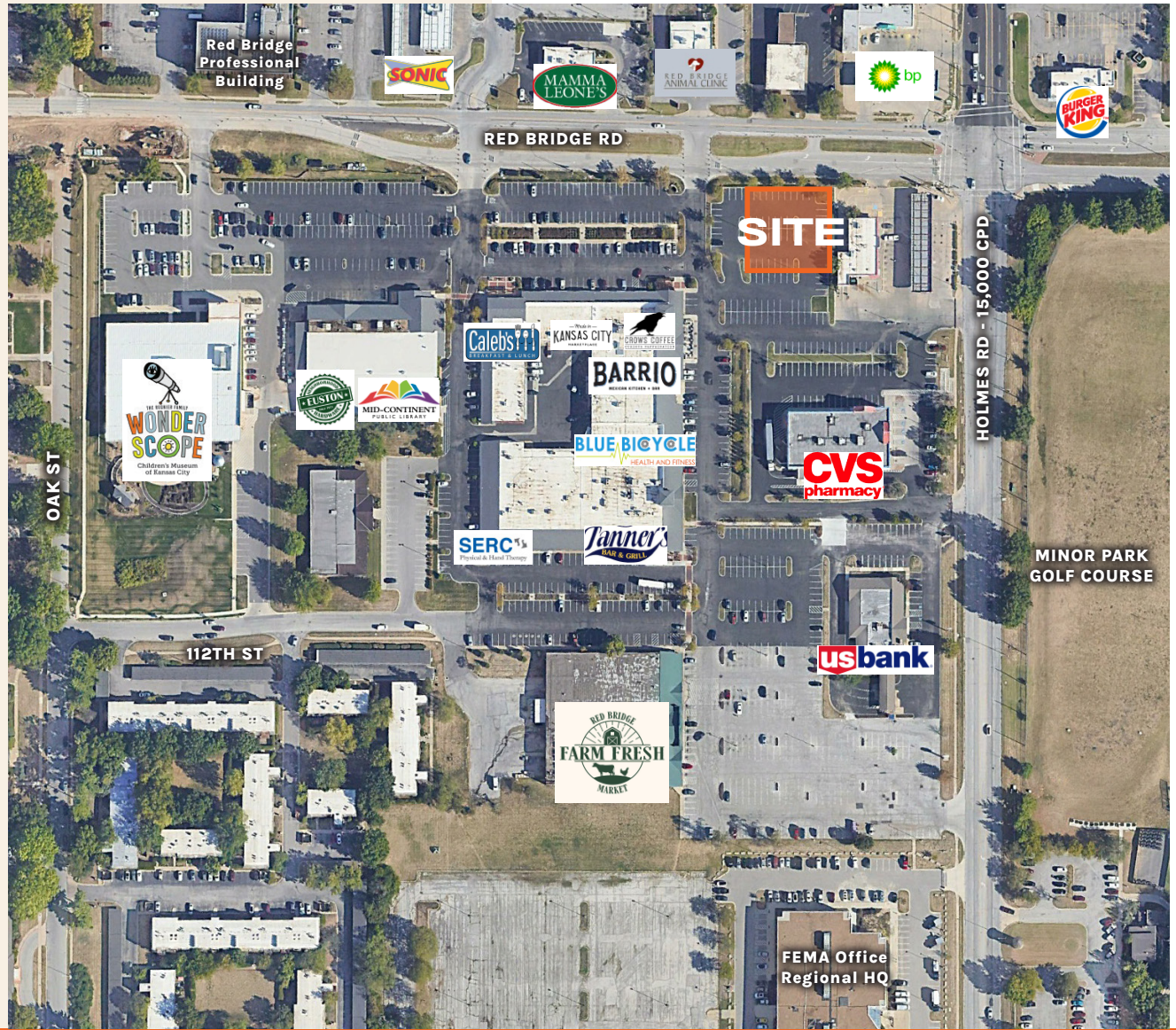
annual visitors to Red Bridge Shopping Center

RED BRIDGE TOP 5 TENANTS based on annual visitors

TENANT	VISITORS
Farm Fresh Market	271,400
Wonderscope Children’s Museum	250,000
Tanner’s	78,600
Barrio	70,400
Caleb’s Breakfast & Lunch	70,100

Source: Attendance figures confirmed by Wonderscope. Placer.ai metrics may undercount visitation, as child visitors are not consistently captured through mobile device data.

Grocery, Hardware and Children's Museum Anchored Neighborhood Center



Investment Overview

- Long-term corporate ground lease to JPMorgan Chase Bank, N.A.
- 0.68-acre pad site at an established South Kansas City neighborhood shopping center, originally built in 1959
- Approximately 3,293-square-foot newly constructed building featuring natural stone finishes consistent with the shopping center's architecture
- Scheduled 10% base rent increases every five years throughout the initial lease term and option periods
- Tenant responsible for all building-related obligations, including roof, structure, and utilities serving the premises
- Tenant pays for property taxes and insurance; shopping center ownership maintains the landscaping and snow removal

Situated within a historic grocery-anchored shopping center also featuring hardware, restaurant, fitness, and regional children's museum anchors, supported by strong neighborhood demographics and visitor traffic.





Tenant Overview

- JP Morgan is the largest bank in the United States
- The lease is backed by JPMorgan Chase & Co., benefits from the scale and strength of \$4.4 trillion in assets and \$362.4 billion of stockholders' equity.
- JPMorgan Chase produced \$57.0 billion of net income in 2025, underscoring the company's strong earnings profile and balance sheet depth.
- JPMorgan Chase Bank, N.A. remains well-capitalized, with a 15.3% CET1 ratio and a 6.4% supplementary leverage ratio at year-end 2025.
- The bank also maintains strong liquidity and funding metrics, including a 115% average liquidity coverage ratio and a 58% loans-to-deposits ratio.
- Credit quality is further supported by high investment-grade ratings and stable outlooks from Moody's, S&P, and Fitch.

\$185 B

2025 revenue

5,000+

Locations
Nationwide

\$868 B

Market
capitalization

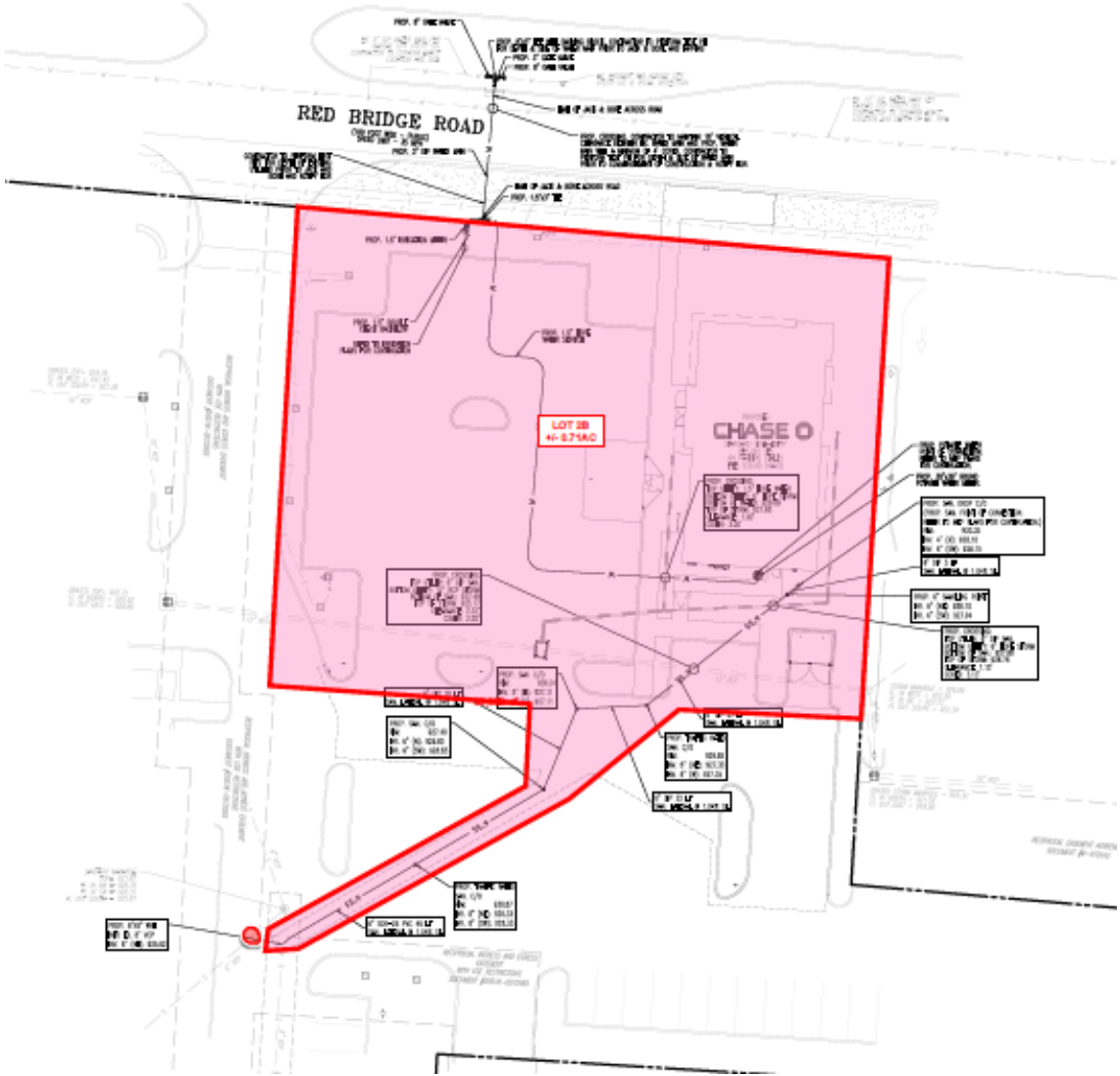
320K+

Employees
Nationwide

Source: jpmorganchase.com/ir



Site Plan







Lease Economics & Responsibilities

BASE RENT SCHEDULE

PERIOD	ANNUAL BASE RENT	MONTHLY BASE RENT	TERM SEGMENT
Years 1-5	\$105,000.00	\$8,750	Initial term
Years 6-10	\$115,500.00	\$9,625	Initial term
Years 11-15	\$127,050.00	\$10,587.50	Initial term
Years 16-20	\$139,755.00	\$11,646.25	Option 1
Years 21-25	\$153,730.50	\$12,810.88	Option 2
Years 26-30	\$169,103.55	\$14,091.96	Option 3

LEASE STRUCTURE RESPONSIBILITIES

CATEGORY	TENANT	LANDLORD
Building	Maintains, repairs, and replaces the building, including interior, exterior, roof, structure, and tenant-installed ATMs.	No building maintenance obligation
Taxes	Pays taxes attributable to the premises from rent commencement.	None
Common Areas	Pays defined CAM reimbursement only.	Responsibility of Red Bridge Shopping Center Owner.







Lockton to build \$765M World HQ Campus in Leawood

A longtime, major Kansas City employer made the major announcement in December 2025 that they will construct a bespoke 34-acre campus in Leawood at Hallbrook North with plans to be fully occupied by 2030.

As the largest privately held insurance brokerage in the world, the project will serve as a new anchor on the east end of the College Boulevard corridor, Kansas City's largest office submarket.

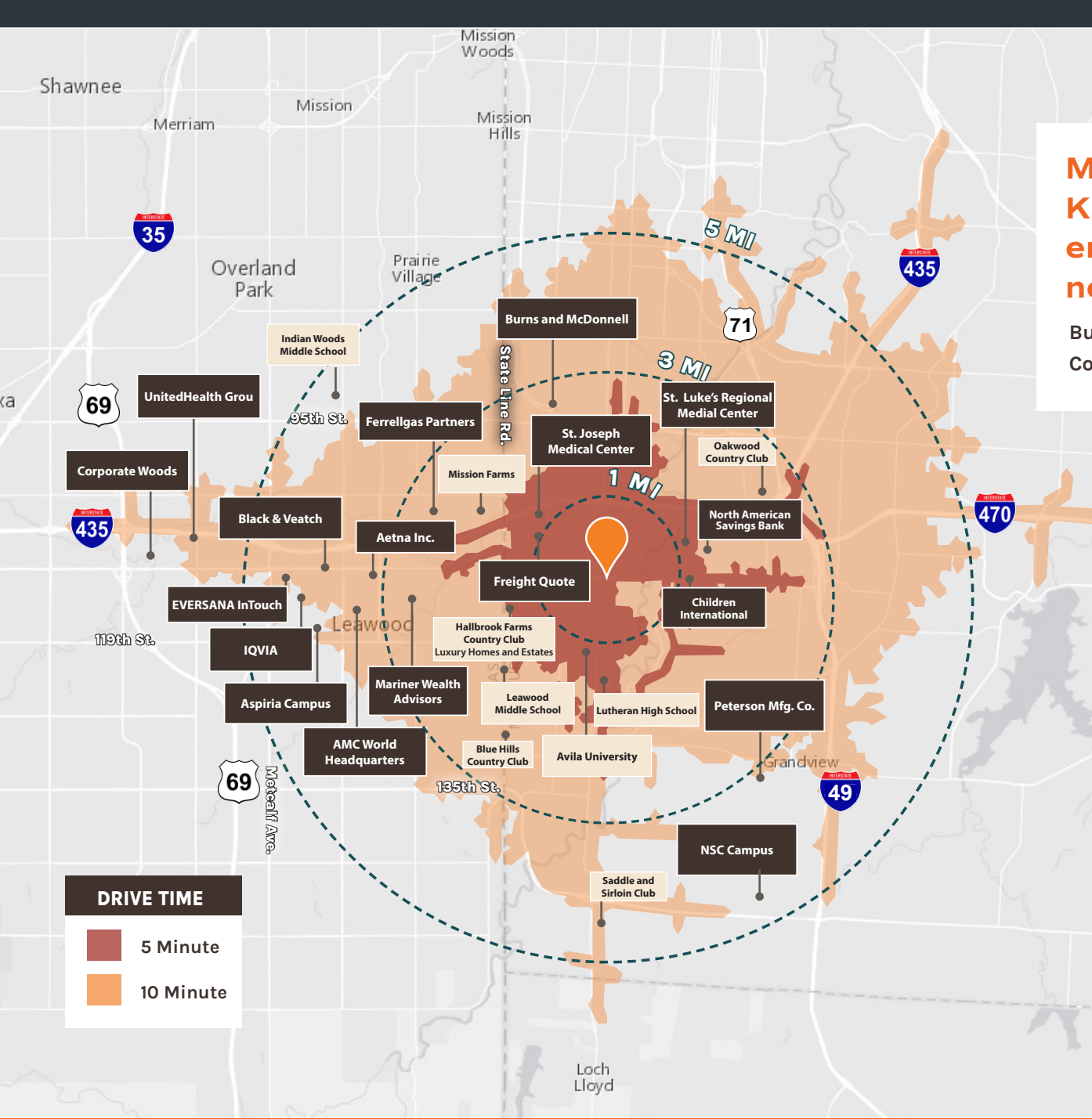
At State Line Road, Red Bridge Road transitions into College Boulevard, creating a direct east-west link to one of the Kansas City metro's most prominent office and business corridors.

This strategic positioning places the property in the path of continued corporate growth, with visibility and access to a deep base of office professionals, nearby residents, and destination-oriented traffic.

The proposed development includes:

- Office | 857,000 SF (3 buildings proposed)
- Multifamily | 499,000 SF with 400-units
- Retail Space | 16,000 SF
- Event Center | 10,000 SF
- Daycare | 14,000 SF





Minutes from some of Kansas City's biggest employers and strongest neighborhoods.

Burns and McDonnell • St. Joseph Medical Center
Corporate Woods • Mission Farms • Leawood

DEMOGRAPHICS

	1 MI	2 MI	3 MI
Population	8,334	54,035	170,218
Avg. HH Income	\$104,288	\$132,127	\$119,475
# of Businesses	211	2,269	9,501
Daytime Pop.	8,119	63,295	217,928

MAJOR RETAIL CORRIDORS

LOCATION	5 MI. DAYTIME POPULATION
1 Ward Parkway Center	171,150
2 Town Center Plaza	169,139
3 Red Bridge Shopping Center	136,579
4 Prairiefire	130,033
5 135th & State Line	127,721
6 Zona Rosa	85,189
7 Summit Woods & Summit Fair	54,226

DRIVE TIME

- 5 Minute
- 10 Minute





A neighborhood tradition... REVIVED.

A transformative redevelopment of the center was completed in 2017.

- Redesigned and updated facade
- New tower elements
- Significantly improved landscaping
- Parking lot improvements
- Additional parking lot lighting
- New patios and pocket parks
- New roof
- New tenant signage
- HVAC screening





A community-centric center with year-round programming

Our annual event calendar includes:

- KC Running Club 5K
- Spring Market
- South Kansas City Block Party (hosted by SKC Chamber)
- Halloween Trick-or-Treat
- Holiday Workshop



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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation to determine to your satisfaction the suitability of the property for your needs.

FOR MORE INFORMATION:

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