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Dave & Buster's

6811 W 135TH STREET | OVERLAND PARK, KS 66223 CBRE

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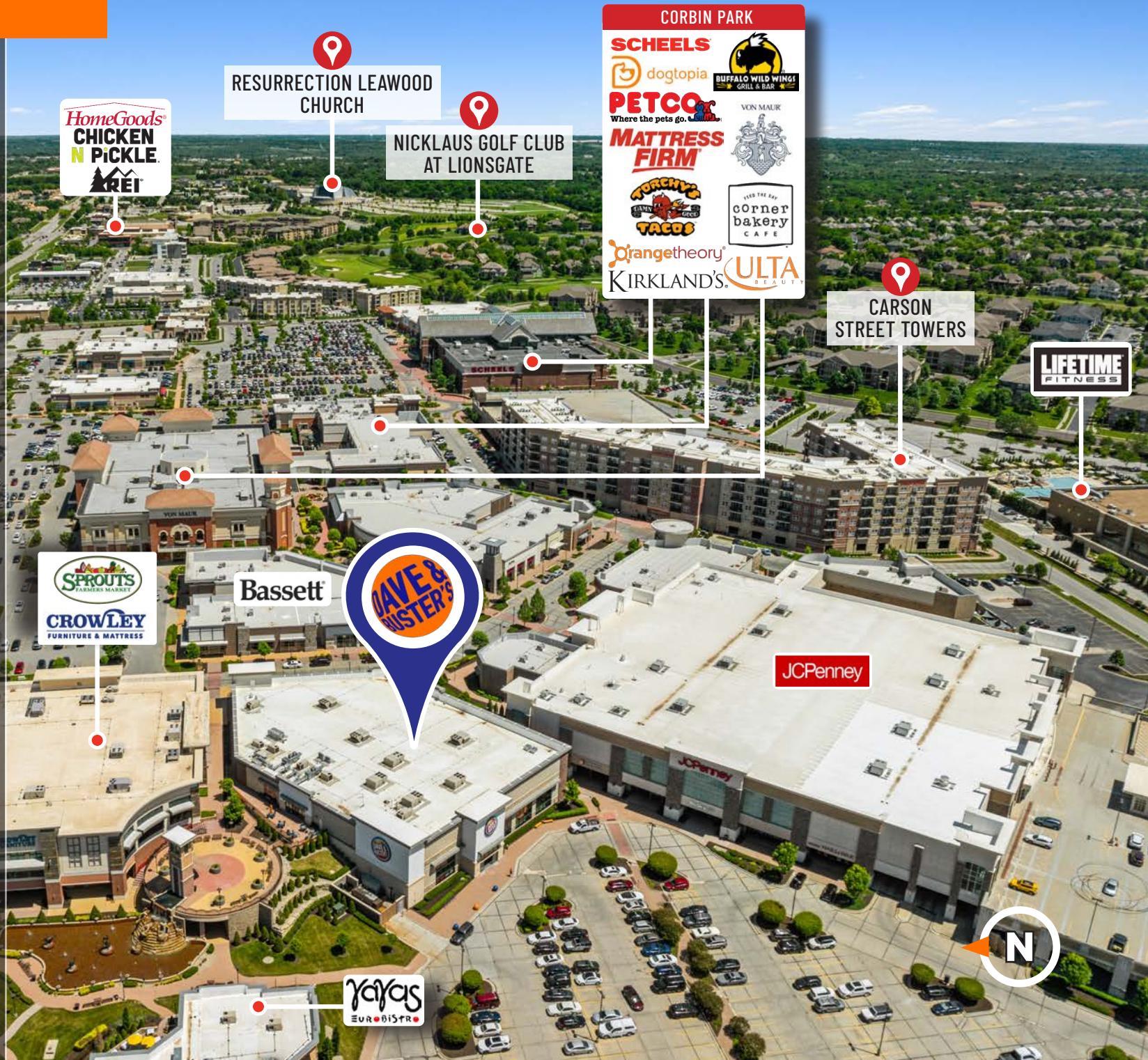


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Investment Highlights

- Dave & Buster's owns and operates over **232 venues in North America under two brands: Dave & Buster's and Main Event.**
- The **corporate** lease structure is **double net (NN), with some landlord responsibilities.** Please see page 11 for details.
- There are **over seven (7.3) years remaining on the lease term**, plus three (3), five (5) year options.
- The lease provides for **10% rental increases every five (5) years.**
- Dave & Buster's is part of **Corbin Park**, a vibrant, **1.1 Million SF retail village** on that that offers a mix of shopping, dining, and entertainment options. Tenants include **Sprout's, Scheels, JCPenney, Kirkland's, Life Time Fitness and more.**
- Corbin Park is the **5th largest shopping center in the entire state of Kansas.**
- The **average household income** in the three (3) mile demographic ring is an **affluent \$181,557**, which is **far higher than the Kansas state average of \$97,625.**
- There are **196,085 residents located in the five (5) mile demographic ring**, and this area is projected to experience annual growth of 0.59% over the next five (5) years.
- The subject property is located near the intersection of W 135th St. and Metcalf Ave., which see **high combined traffic counts of over 100,400 cars per day.**
- **Niche** ranked Overland Park as the **#2 Best City to Buy a House in America**, the **#7 Best City to Raise a Family in America**, and the **#8 Best City to Live in America** for 2025.
- Overland Park is an is a **thriving and affluent suburb of Kansas City**, and is home to major employers including **HCA Midwest Health, T-Mobile US Inc., Black & Veatch, and Netsmart Technologies.**
- The subject property is **20.6 miles (24 minutes) from Kansas City, MO** and **65.2 miles (60 minutes) from Topeka, KS**, which is the state capital of Kansas.

INVESTMENT SUMMARY

Offering Price.....	\$11,485,000
Cap Rate	8.50%
Annual Rent	\$976,104
Lease Structure	NN
Ownership.....	Fee Simple
Building GLA	40,471 SF
Lot Size	0.995 AC



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CORBIN PARK RETAIL VILLAGE

Tenant Overview

About Dave & Buster's

Dave & Buster's Entertainment, Inc. is a Coppell, TX headquartered chain of entertainment centers that combines dining and arcade gaming under one roof. Founded in 1982, the company has grown to become a popular destination where both adults and families can "Eat Drink Play and Watch" in one location.

Each Dave & Buster's location features four main components: 1) a full-service restaurant serving award-winning food and drinks; 2) an arcade known as the iconic "Million Dollar Midway," filled with state-of-the-art games, virtual reality experiences, and classic arcade favorites; 3) a sports bar featuring oversized HDTVs for watching sports events, making it a great spot to catch the game with friends and family; and 4) areas and rooms to host parties and corporate events. Whether it's a family outing, a night out with friends, or a corporate event, Dave & Buster's offers something for everyone.

In June 2022, Dave & Buster's Entertainment, Inc. (NASDAQ: PLAY) announced the completion of its acquisition of Main Event Entertainment, Inc. This strategic acquisition combined two complementary brands, ultimately enhancing their market position and expanding their customer base.

Dave & Buster's Entertainment, Inc. owns and operates over 232 venues in North America under two brands: Dave & Buster's (171+ locations in 43 states, Puerto Rico & Canada) and Main Event (61+ locations in 21 states).



DAVE & BUSTER'S CORPORATE OVERVIEW

Type:	Public (NASDAQ: PLAY)
Industry:	Family Entertainment Center
Locations:	232+
Employees:	23,000+
Revenue:	\$2.1 Billion (FY 2024)
Corporate Headquarters:	Coppell, TX
Credit Rating:	S&P: B, Moody's: B1

Property Overview





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CHIPOTE MEXICANO hen house your local market

Panera BREAD crumbl COOKIES

ETHAN ALLEN Snooze

NICK JAKE'S BEAT FOODS Children's Mercy HOSPITALS & CLINICS Kansas City

MEN'S WEARHOUSE STRETCH LAB

Great Clips AT&T

POTBELLY SANDWICH WORKS THE Lash LOUNGE

CAVA

OVERLAND TRAIL ELEMENTARY SCHOOL

OVERLAND TRAIL MIDDLE SCHOOL

CHICKEN N PICKLE Andy's HOUSAN OUTLETS

HomeGoods OakStar BANK

ULTA BEAUTY

Kirklands Home

MATTRESS FIRM

MORCHY'S TACOS

sleep number

corner bakery CAFE

JARED The Galleria Of Jewelry

KREI

PETCO

SCHEELS

W 135TH ST. - 67,400 CPD

SPROUTS FARMERS MARKET

CROWLEY FURNITURE & MATTRESS

VON MAUR

FIREBIRDS COOP FRIED CHICKEN CM CHICKEN

the BrewTop

GR CARSON STREET TOWERS APARTMENT

verizon

KPOT HOT POT & BARBECUE

DAVE & BUSTERS

Bassett

Yayas EURO-DISTR

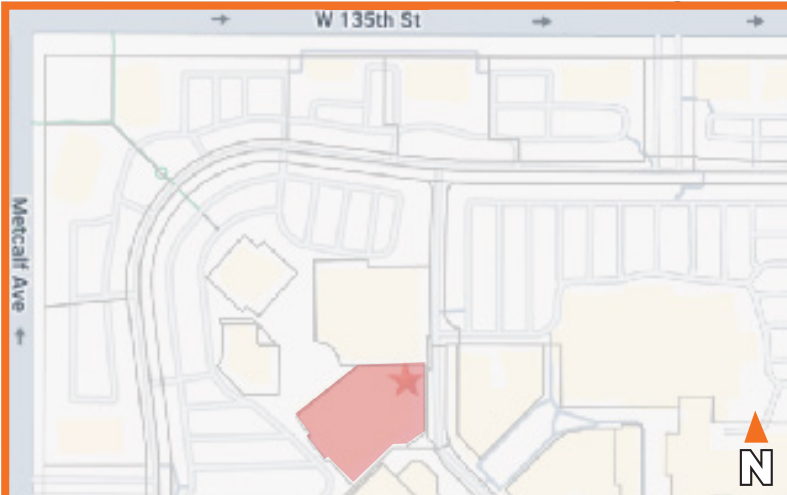
CORBIN PARK RETAIL VILLAGE

JCPenney





Property Overview



PROPERTY SUMMARY

Price:	\$11,485,000
Cap Rate:	8.50%
Address:	6811 W. 135th Street Overland Park, KS
Ownership:	Fee Simple
Building GLA:	40,471
Lot Size:	0.995 AC
Parking:	Tenant has non-exclusive access to 450 parking spaces
Year Built:	2017
Parcel Number:	046-079-32-0-20-25-003.00-0

LEASE SUMMARY

Tenant:	DAVE & BUSTER'S INC.
Date of Lease:	August 18, 2015
Rent Commencement:	March 6, 2017
Lease Expiration:	January 31, 2033
Lease Term:	15 years
Term Remaining:	7.3 years (as of 10/2025)
Renewal Options:	3 - 5 year options
Annual Rent:	\$976,104
Rental Increases:	10% every 5 years
Sales Reporting:	Tenant to provide statement of Gross Sales annually no later than May 1

LEASE SUMMARY CONTINUED

Lease Structure: NN - Some Landlord Responsibility

Roof: Landlord

Structure: Landlord

HVAC: Tenant

Common Area & Parking: Tenant - Tenant to pay its prorata share of Common Area Charges (including management up to 10%).

Property Taxes: Tenant

Utilities: Tenant

Insurance: Tenant - Landlord to carry property and liability insurance. Tenant responsible for reimbursement of its prorata share of Landlord's insurance.

Permitted Use: For the purpose of conducting and operating an entertainment-recreation amusement-restaurant-bar complex similar to other Dave & Buster's facilities, or any other legal entertainment, restaurant, and/or retail use.

ROFR: Tenant does not have a ROFR

RENT SCHEDULE

Lease Term	Lease Years	Start	End	Monthly Rent	Annual Rent	Inc. (%)
Primary:	1 - 5:	03/06/17	01/31/23	\$73,953.42	\$887,441.00	
	6 - 10:	02/01/23	01/31/28	\$81,342.00	\$976,104.00	10.0%
	11 - 15:	02/01/28	01/31/33	\$89,476.17	\$1,073,714.00	10.0%
Option 1:	16 - 20:	02/01/33	01/31/38	\$98,423.75	\$1,181,085.00	10.0%
Option 2:	21 - 25:	02/01/38	01/31/43	\$108,252.58	\$1,299,031.00	10.0%
Option 3:	26 - 30:	02/01/43	01/31/48	\$119,064.33	\$1,428,772.00	10.0%



You are solely responsible for independently verifying the information in this Memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

ESTIMATED POPULATION

3 Mile	94,184
5 Mile	196,086
10 Mile	632,978

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COSTCO WHOLESALE **NORDSTROM** **WHOLE FOODS MARKET** **GOLF GALAXY**
TARGET **rack**

 **BLUE VALLEY NORTH HIGH SCHOOL**

 **ST. LUKE'S SOUTH HOSPITAL**

 **OVERLAND TRAIL MIDDLE SCHOOL**

 **OVERLAND TRAIL ELEMENTARY SCHOOL**

CORBIN PARK RETAIL VILLAGE

 
Bassett 
SCHEELS 
 **PETCO** 
Orangetheory  **KIRKLAND'S**  **ULTA BEAUTY**

 **HyVee** 
Great Clips


 **SOUTHCREEK OFFICE PARK**

 **CYAN SOUTHCREEK APARTMENTS**

 
Panera BREAD **ETHAN ALLEN**

 **BLUE VALLEY NORTH HIGH SCHOOL**

 **SCHEELS OVERLAND PARK SOCCER COMPLEX**

 **BLUE VALLEY RECREATION**


Wendy's 

W 135TH ST. - 67,400 CPD

METCALFE AVE - 33,000 CPD

90,000 CPD


CAVE & BUSTERS


CHICKEN N PICKLE 
 
HomeGoods

 **RESURRECTION LEWOOD CHURCH**

  
Bank of America 


  
STROUD'S 
Firestone

 **HARMONY MIDDLE SCHOOL**

 **HARMONY ELEMENTARY SCHOOL**

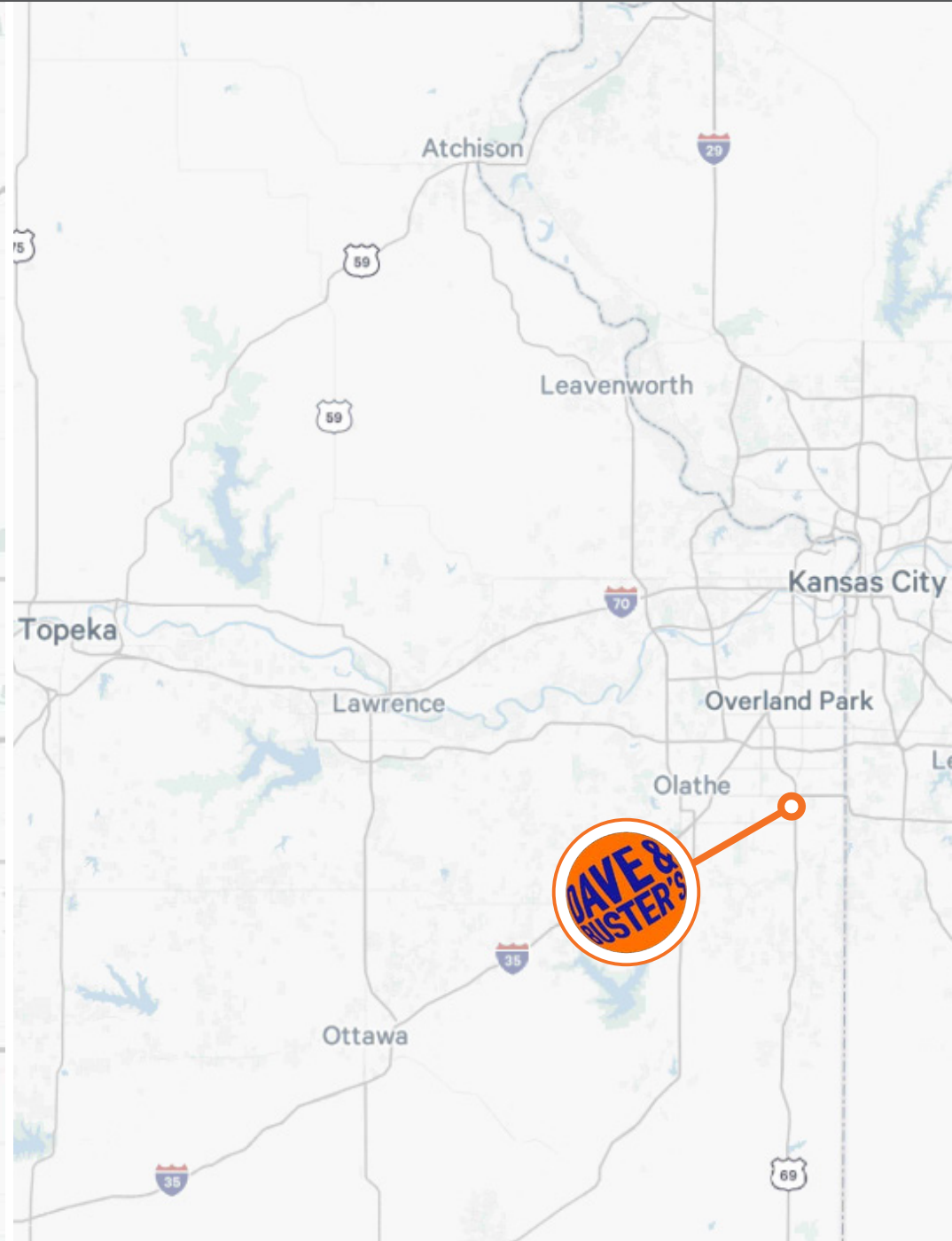
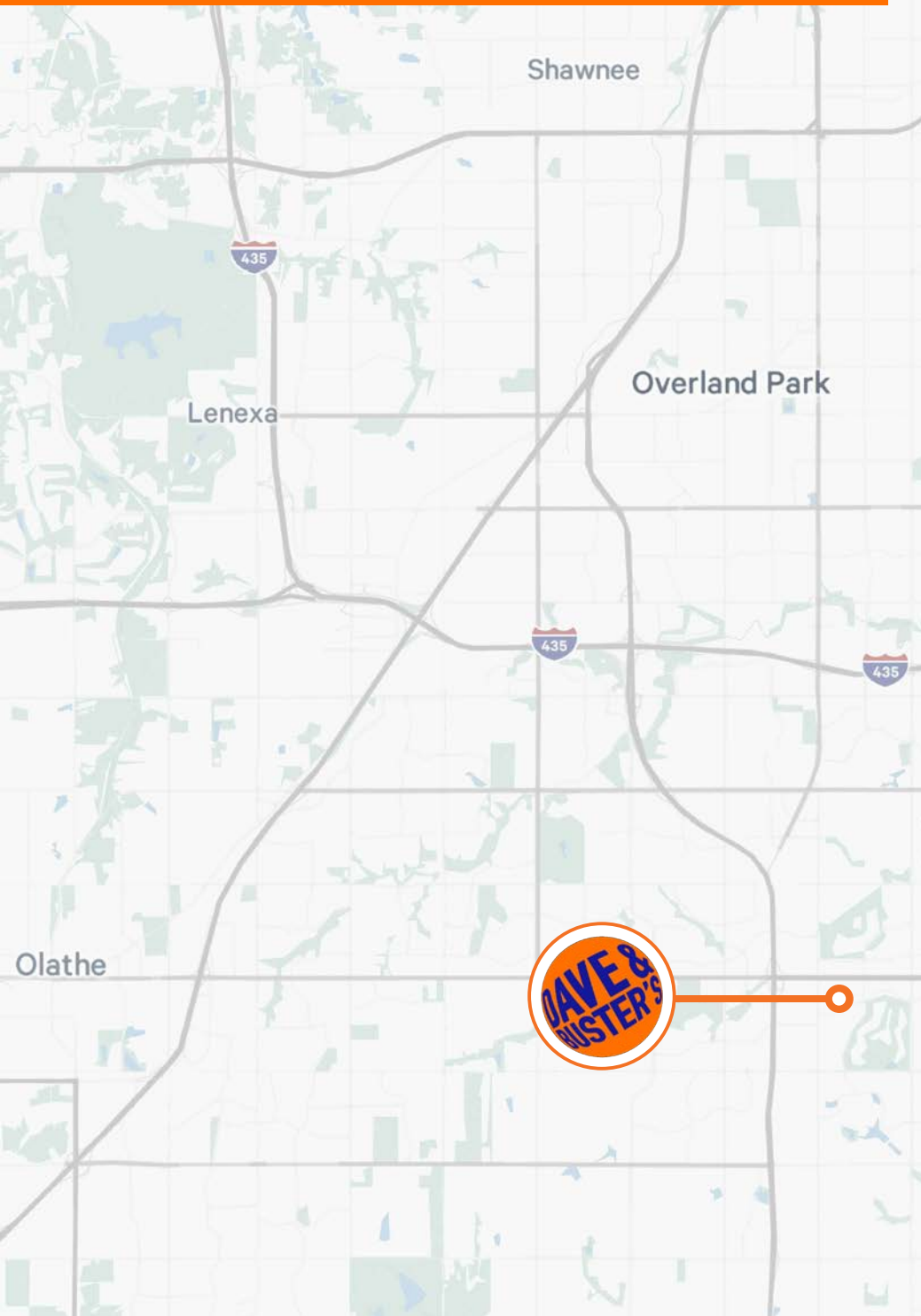
  
 
 


 **NICKLAUS GOLF CLUB AT LIONSGATE**

 **HILLTOP CONFERENCE CENTER**



Area Overview



DISTANCE TO DOWNTOWN OVERLAND PARK, KS - 7.6 MILES (14 MINS)
DISTANCE TO KANSAS CITY, MO - 20.6 MILES (24 MINS)
DISTANCE TO TOPEKA, KS - 65.2 MILES (60 MINS)

Area Overview

OVERLAND PARK, KANSAS



CORBIN PARK

Overland Park, Kansas, is a thriving and affluent suburb of Kansas City, renowned for its blend of urban amenities and suburban tranquility. Overland Park is the second-most populous city in Kansas and the largest in Johnson County. Strategically located just 13 miles southwest of downtown Kansas City, Overland Park serves as a central hub within the metropolitan area, offering residents and businesses easy access to regional and national transportation networks. Demographically, Overland Park is characterized by a well-educated and affluent population. The city has a high median household income, with a significant percentage of residents holding bachelor's degrees or higher. This demographic profile contributes to a vibrant community with a strong emphasis on quality of life, including access to parks, cultural amenities, and recreational facilities.

Overland Park is consistently named in national U.S. rankings including #2 Best City to Buy a House in America, the #7 Best City to Raise a Family in America, and the #8 Best City to Live in America for 2025 by Niche. The city's economy is diverse and robust, with a significant emphasis on healthcare, technology, finance, and professional services. Major employers include HCA Midwest Health, T-Mobile US Inc., Black & Veatch, and Netsmart Technologies. The service sector is the backbone of Overland Park's economy, encompassing industries such as health care, retail trade, professional and technical services, finance and insurance, and information technology. The city's unemployment rate stands at a low 2.4%, reflecting its strong economic health.

Overland Park's educational landscape is anchored by the Shawnee Mission and Blue



#7

BEST PLACES TO LIVE IN THE U.S.
- LIVABILITY.COM, 2024

Valley School Districts, which operate numerous elementary, middle, and high schools within the city. Higher education is represented by institutions like Johnson County Community College, providing a range of academic and vocational programs. The city's commitment to education is further evidenced by its support for private and parochial schools, offering families diverse educational choices.

The city is served by Kansas City International Airport, located approximately 22 miles to the north, providing residents with access to domestic and international flights. Additionally, the Johnson County Executive Airport caters to general aviation needs, supporting the region's business and leisure travel requirements.

Demographics

POPULATION	3 Mile	5 Mile	10 Mile
Estimated Population (2024)	94,184	196,086	632,978
Census Population (2010)	83,005	165,386	568,293
Projected Population (2029)	97,067	201,971	647,495
HISTORICAL ANNUAL GROWTH			
2010-2020	0.88%	1.24%	0.80%
2020-2024	0.92%	1.10%	0.67%
PROJECTED ANNUAL GROWTH			
2024-2029	0.60%	0.59%	0.45%
HOUSEHOLDS	3 Mile	5 Mile	10 Mile
Estimated Households (2024)	37,114	78,110	259,187
Census Households (2010)	31,162	64,195	228,613
Projected Households (2029)	38,690	81,318	267,617
HISTORICAL ANNUAL GROWTH			
2010-2020	1.28%	1.47%	0.92%
2020-2024	1.13%	1.19%	0.81%
PROJECTED ANNUAL GROWTH			
2024-2029	0.84%	0.81%	0.64%

2024 POPULATION BY RACE	3 Mile	5 Mile	10 Mile
White	73.6%	75.6%	70.5%
Black or African American	14.3%	10.9%	5.4%
Hispanic	5.0%	5.6%	9.6%
Asian	3.7%	4.4%	10.9%
2024 AGE BY GENDER	3 Mile	5 Mile	10 Mile
MEDIAN AGE			
Male	39.9	39.9	37.5
Female	42.5	42.3	39.9
HOUSEHOLD INCOME	3 Mile	5 Mile	10 Mile
2024 Average	\$181,557	\$172,221	\$131,682
2024 Median	\$130,853	\$122,754	\$92,280
VALUE OF HOUSING UNITS	3 Mile	5 Mile	10 Mile
2024 Average	\$537,521	\$518,395	\$423,304
2024 Median	\$473,969	\$453,910	\$365,369

*Source: Esri Page 1 ProjectID: 775655

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