

# Starbucks | Shopko Optical | Mathnasium

Retail Investment Opportunity | 📍 Altoona, WI | Eau Claire MSA

New Construction | 100% Leased | National Tenancy



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# INVESTMENT OVERVIEW

## THE OFFERING

<b>Address</b>	2826 Woodman Dr
<b>City, State</b>	Altoona, WI
<b>Asking Price</b>	\$3,285,000
<b>Cap Rate</b>	6.00%
<b>NOI</b>	\$197,375
<b>Building SF</b>	5,927
<b>Lot Size</b>	1.12 Acres
<b>Occupancy</b>	100%
<b>Year Built</b>	2022

### Tenants



**SHOPKO**  
Optical

**MATHNASIUM**



## INVESTMENT HIGHLIGHTS

- New 2023 Construction Retail Asset – Recently completed multi-tenant retail building offering modern construction, minimal near-term capital requirements, and strong tenant appeal.
- 100% Leased to National & Service-Oriented Tenants – The property features Starbucks, Shopko Optical, and Mathnasium, providing a diversified tenant mix with strong brand recognition and daily traffic generation
- High Traffic Retail Corridor – Located along Highway 53, one of the primary commercial corridors in the Eau Claire trade area with strong daily traffic and national retailer presence.

# TENANT PROFILES

## STARBUCKS:



Starbucks is a world-renowned coffeehouse brand recognized for its premium coffee, handcrafted beverages, and inviting café experience. With thousands of locations globally, Starbucks creates a “third place” for customers to relax, connect, or work, while offering a menu of espresso drinks, teas, pastries, and seasonal specialties. The brand is committed to ethically sourced coffee, sustainability, and community engagement, making it a trusted and socially responsible leader in the coffee industry. Starbucks’ strong loyalty program, digital innovations, and retail offerings further enhance its connection with consumers and drive consistent traffic to its locations.

## SHOPKO OPTICAL:



Shopko Optical is a leading provider of eye care services and eyewear with more than 140 locations across the United States, primarily throughout the Midwest. The company offers comprehensive vision care including eye exams, prescription lenses, contact lenses, and a wide selection of eyewear through licensed optometrists. In 2024, Shopko Optical was acquired by Fielmann Group AG, a German-based optical retailer operating over 1,000 optical stores globally. The acquisition strengthens Shopko Optical's financial backing and supports continued expansion throughout the U.S. market.

## MATHNASIUM:



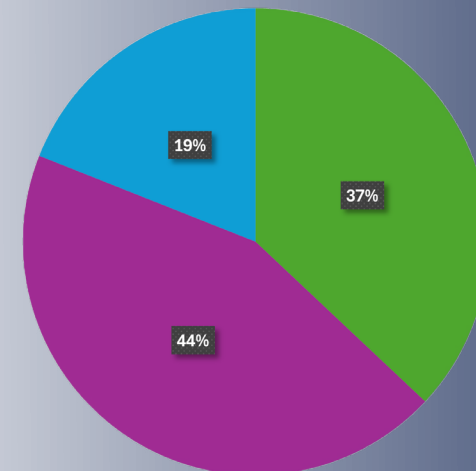
Mathnasium is a specialized learning center that helps students of all ages build strong math skills through personalized instruction and a proven teaching method. Focused on understanding each student’s unique learning style, Mathnasium provides customized lesson plans, one-on-one tutoring, and engaging exercises designed to boost confidence, improve problem-solving abilities, and achieve academic success. With a supportive and encouraging environment, Mathnasium makes math approachable and enjoyable, helping students reach their full potential in school and beyond.

# TENANT LEASE SUMMARY

<u>TENANT</u>	<u>SF</u>	<u>%</u>	<u>Rent</u>	<u>PSF</u>	<u>Initial Term</u>	<u>LED</u>	<u>Options</u>
<b>Starbucks</b>	2,200	37.1%	\$99,000	\$45.00	10 Years	June, 1 2032	Option 1: June 1, 2032 Option 2: June 1, 2037 Option 3: June 1, 2042 Option 4: June 1, 2047
<b>Shopko Optical</b>	2,600	43.9%	\$70,200	\$27.00	7 Years	June 15, 2030	Option 1: June 15, 2030 Option 2: June 15, 2035 Option 3: June 15, 2040 Option 4: June 15, 2045
<b>Mathnasium</b>	1,127	19.0%	\$28,175	\$25.00	5 Years	April 1, 2028	Option 1: April 1, 2028 Option 2: April 1, 2032

## LEASE HIGHLIGHTS:

- New 2023 construction, 100% leased
- Retail mainstays: Starbucks - S&P: BBB+, Shopko Optical - 145+ locations
- Starbucks rent increases to \$47.00 PSF in years 6-10 with \$2.00 PSF renewal increases
- Mathnasium base rent \$25.00 PSF with \$2.00 PSF renewal increases
- Shopko Optical base rent \$27.00 PSF with \$1.00 PSF renewal increases
- Staggered expiration reduces rollover risk



**Starbucks - 37%**  
**Shopko Optical - 44%**  
**Mathnasium - 19%**

For financing, please contact:

Justin Harings

CCFBANK | Community Bank President

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# EXTERIOR PHOTOS



# MARKET OVERVIEW



## Eau Claire MSA Highlights:

- Regional Economic Hub – Eau Claire serves as the economic and cultural center of west-central Wisconsin, supported by major employers including Mayo Clinic Health System and University of Wisconsin–Eau Claire.
- Strong Regional Retail Trade Area – Eau Claire attracts shoppers from multiple surrounding counties, making it the primary retail destination for much of the Chippewa Valley region.
- Rapid Growth in Altoona Submarket – Altoona has experienced significant development in recent years, particularly around the River Prairie mixed-use district, bringing new housing, retail, dining, and entertainment uses to the area.

## TRADE AREA DEMOGRAPHICS:

### Population

1 Mile	4,063
3 Mile	56,429
5 Mile	89,418

### Median HH Income

1 Mile	\$72,899
3 Mile	\$71,769
5 Mile	\$73,527

### Average HH Income

1 Mile	\$98,147
3 Mile	\$93,087
5 Mile	\$95,197

### Median Age

1 Mile	40.1
3 Mile	34.4
5 Mile	35.8

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