Starbucks | Shopko Optical | Mathnasium

Retail Investment Opportunity | Altoona, WI | Eau Claire MSA

New Construction | 100% Leased | National Tenancy

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WI Broker of Record

KO-LINKS LLC

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INVESTMENT OVERVIEW

THE OFFERING

Address	2826 Woodman Dr
City, State	Altoona, WI
Asking Price	$3,185,000
Cap Rate	6.20%
NOI	$197,375
Building SF	5,927
Lot Size	1.12 Acres
Occupancy	100%
Year Built	2022

Tenants

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 eyeware with more than 140 locations across the United States, primarily throughout the Midwest. The company offers comprehenseive 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 acquision strengthens Shopko Optical's financial backing and supports continued expansion throughout the U.S. market.

MATHNASIUM:

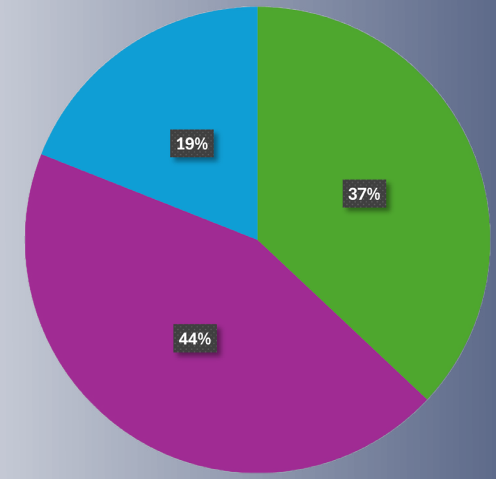
Mathnasium is a specialized learning center that helps students of all ages build strong math skills through personalized instruction and a proven teaching method. Focused on understanding each student's unique learning style, Mathnasium provides customized lesson plans, one-on-one tutoring, and engaging 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

TENANT	SF	%	Rent	PSF	Initial Term	LED	Options
Starbucks	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
Shopko Optical	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
Mathnasium	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:
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2727 Commercial Blvd. | Lake Hallie, WI 54729
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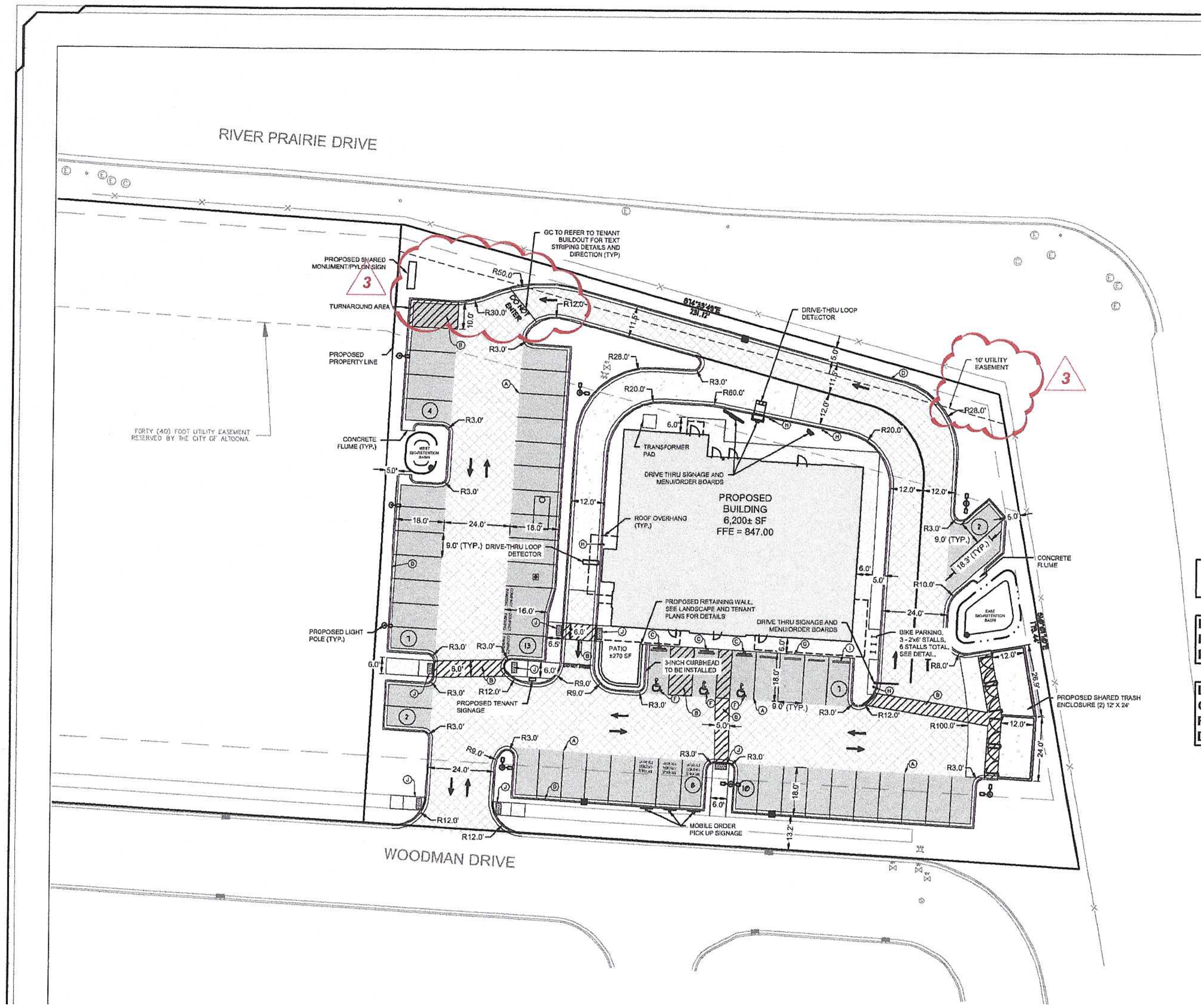
SITE PLAN



RIVER PRAIRIE DRIVE
WOODMAN DRIVE
PROPOSED BUILDING
6,200± SF
FFE = 847.00
PROPOSED SHARED MONUMENT/PYLON SIGN
TURNAROUND AREA
PROPOSED PROPERTY LINE
CONCRETE FLUME (TYP.)
FORTY (40) FOOT UTILITY EASEMENT RESERVED BY THE CITY OF ALTOONA
PROPOSED LIGHT POLE (TYP.)
GC TO REFER TO TENANT BUILDOUT FOR TEXT STRIPING DETAILS AND DIRECTION (TYP)
DRIVE-THRU LOOP DETECTOR
10' UTILITY EASEMENT
TRANSFORMER PAD
DRIVE THRU SIGNAGE AND MENU/ORDER BOARDS
ROOF OVERHANG (TYP.)
PROPOSED RETAINING WALL, SEE LANDSCAPE AND TENANT PLANS FOR DETAILS
PATIO ±270 SF
3-INCH CURBHEAD TO BE INSTALLED
BIKE PARKING, 3 - 2'x6' STALLS, 6 STALLS TOTAL, SEE DETAIL.
CONCRETE FLUME
PROPOSED SHARED TRASH ENCLOSURE (2) 12' X 24'
PROPOSED TENANT SIGNAGE
MOBILE ORDER PICK UP SIGNAGE

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	3,470
3 Mile	57,526
5 Mile	90,886

Median HH Income	
1 Mile	$75,000
3 Mile	$74,883
5 Mile	$76,910

Average HH Income	
1 Mile	$102,362
3 Mile	$97,983
5 Mile	$100,608

Median Age	
1 Mile	39.8
3 Mile	34.5
5 Mile	35.9

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