



**2323 N AMIDON AVE**  
Wichita, KS 67204

Retail  
Investment Opportunity  
Offering Memorandum



**MATTHEWS™**

EXCLUSIVELY LISTED BY



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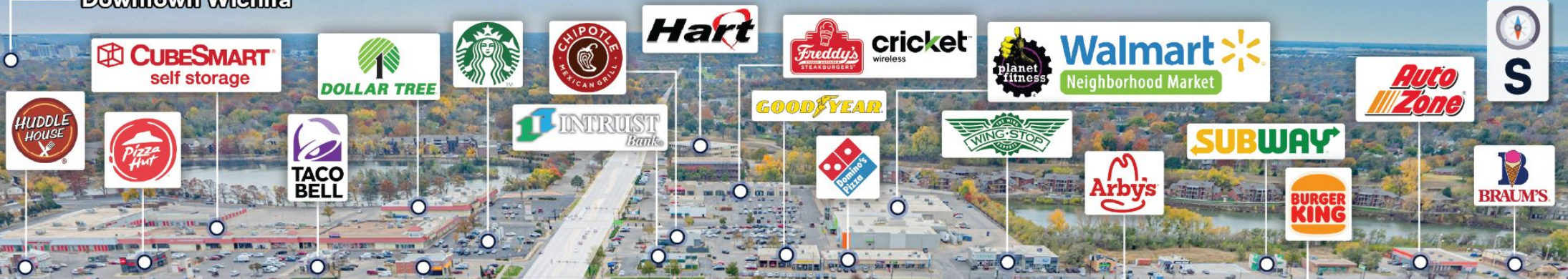
# PROPERTY OVERVIEW

**ALDI**

2323 N Amidon Ave Wichita, KS 67204



Downtown Wichita



W 21st St ± 16,800 VPD



Subject Property  
±43,000  
Visitors Per Month



N Arden Ave ± 16,200 VPD





Wichita Public Library  
Evergreen Branch

Downtown Wichita



Wichita State University  
±18,458 Students



Riverfront Residences  
Retirement Home



W 21st St ± 16,800 VPD



N Amidon Ave ± 16,200 VPD

Subject Property  
±43,000  
VisitorsPer Month



DAVIS LIQUOR  
OUTLET

# INVESTMENT HIGHLIGHTS



## Property Highlights

### Store Size

The subject property is a single-tenant retail store totaling  $\pm 20,910$  SF offered for sale at an asking price of \$2,513,166 (\$120 PSF), which is well below estimated replacement cost.

### Dominant Retailer With Expansion Plans

ALDI operates more than 2,600 stores across the United States. In 2025, the company launched its largest-ever U.S. expansion initiative, with plans to open over 225 new stores by year-end. Backed by a \$9 billion, five-year investment strategy, this aggressive growth is expected to continue into 2026, with a target of 2,800 U.S. stores this year.

### Investor Friendly Lease

ALDI operates at the subject property under a double net (NN) lease structure with approximately  $\pm 6.75$  years of remaining term and 10% rental increases every five years.

## Location Highlights

### Retail Corridor

ALDI is strategically located approximately  $\pm 0.5$  miles north of New Leaf Plaza, a Walmart Neighborhood Market-anchored shopping center generating approximately  $\pm 104,924$  visits per month. The surrounding retail corridor is further supported by national and regional tenants including Planet Fitness, A-OK Pawn Shop, Popeyes Louisiana Kitchen, and numerous additional retailers.

### University Proximity

The subject property is located less than four miles from Wichita State University. In Fall 2025, Wichita State reported a historic enrollment high of 18,458 students, representing a 4.3% year-over-year increase.

### Strong Traffic Counts

ALDI benefits from excellent visibility and access along N. Amidon Avenue, capturing both northbound and southbound traffic with counts exceeding  $\pm 16,200$  vehicles per day. The subject property also averages approximately  $\pm 43,219$  monthly visits, according to AlphaMaps.

### Strong labor market

According to the latest Bureau of Labor Statistics data, the Wichita labor market continues to expand, adding approximately 6,300 jobs in July compared to the prior year, reflecting steady economic growth in the region.



**2323 N Amidon Ave**  
Wichita, KS 67204

**±20,910 SF**  
GLA

**1966/ 2018**  
Year Built

**±16,200**  
Vehicles Per Day

**NN**  
Lease Type

**\$120**  
Price Per SF



# FINANCIAL SUMMARY



**\$2,513,166**  
List Price

**6.00%**  
Cap Rate

**\$120**  
Price Per SF

**±20,910 SF**  
GLA

## Property Details

Tenant Trade Name	Aldi
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Landlords Responsibilities	Parking Lot, Roof Structure
Original Lease Term	15 Years
Rent Commencement Date	04/31/2018
Lease Expiration Date	4/30/2033
Term Remaining on Lease	±6.75 Years
Increases	10% Every 5 Years
Options	Three, 5 Year Options

## Annualized Operating Data

Rent Schedule	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
<b>Current - 04/30/2028</b>	<b>\$12,565.88</b>	<b>\$150,790.56</b>	<b>\$7.21</b>	<b>6.00%</b>
5/1/2028 - 04/30/2033	\$13,824.00	\$165,888.00	\$7.93	6.33%
Option 1	\$15,206.00	\$182,472.00	\$8.73	6.96%
Option 2	\$16,727.00	\$200,724.00	\$9.60	7.65%
Option 3	\$18,339.85	\$220,078.20	\$10.53	8.39%



# TENANT SUMMARY

Year Founded  
**1946**

Headquarters  
**Batavia, Illinois**

Ownership Status  
**Privately Held**

Employees  
**50,000+**

Locations  
**2,600+ stores**

Annual Revenue  
**\$30+ billion**



## Tenant Overview

ALDI is a leading global discount grocery retailer known for offering high-quality products at everyday low prices. Headquartered in Batavia, Illinois, ALDI operates thousands of stores across the United States and is recognized for its streamlined store format and strong focus on private-label brands. The company emphasizes efficiency, sustainability, and value, serving millions of customers with a curated selection of groceries and household essentials.

## Why Invest in ALDI?

- **Financial Strength & Stability:** ALDI benefits from strong global revenues and consistent U.S. expansion, supported by a disciplined low-cost operating model. Its privately held structure allows for long-term strategic investment and financial flexibility.
- **Efficient, Scalable Operating Model:** ALDI's streamlined store format, limited-SKU strategy, and high private-label penetration create significant cost efficiencies and strong margins, enabling the company to offer competitive pricing while maintaining profitability.
- **Defensive Grocery Sector:** As a discount grocer focused on everyday essentials, ALDI operates in a recession-resistant sector with steady consumer demand. Its value-oriented positioning attracts customers across economic cycles.
- **Aggressive U.S. Growth Strategy:** ALDI continues to expand its footprint nationwide through new store openings and strategic acquisitions, strengthening its presence in high-growth markets and increasing brand penetration.
- **Strong Brand & Customer Loyalty:** Known for quality private-label products and low prices, ALDI has built a loyal customer base. Its focus on simplicity, sustainability, and value reinforces its competitive position within the grocery industry.

# WICHITA, KS

## Local Market Overview

The Wichita market benefits from steady population and income growth, supported by a diversified economy anchored in aerospace manufacturing, healthcare, and regional services. The area's affordability compared to larger metros continues to attract residents and businesses, contributing to rising household incomes and economic stability. Proximity to major highways like I-35, I-135, and US 54/400 enhances regional connectivity and supports commuting patterns, trade flow, and labor access.

Recent development has remained measured, helping to preserve balance across commercial and residential sectors. Traffic counts along key arterials underscore increased regional mobility and visibility for business and real estate. Wichita's central location in south-central Kansas, along with its accessible cost structure, positions it as a competitive alternative to more expensive urban markets. These fundamentals— income growth, infrastructure access, and economic diversification—make Wichita a compelling environment for investment and long-term growth.

Population	1-Mile	3-Mile	5-Mile
2025 Census	11,772	66,300	176,341
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	4,810	27,533	71,903
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$65,655	\$59,806	\$64,986

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2323 N Amidon Ave, Wichita, KS, 67204** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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