

INVESTMENT SUMMARY

CVS PHARMACY | MINNEAPOLIS, MN

PRICE

Confidentiality Agreement Required
5.50% CAP Rate

ADDRESS

2001 Nicollet Avenue
Minneapolis, MN 55404

BUILDING SIZE

14,109 SF

LEASE TYPE

NNN

YEAR BUILT

2008

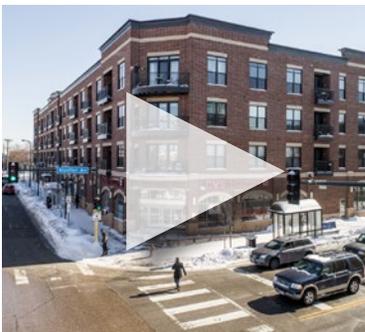
YEARS REMAINING ON LEASE

13 Years 10 Months

TYPE OF OWNERSHIP

Fee Simple

VIEW THE MARKETING VIDEO FOR CVS PHARMACY



OVERVIEW

CBRE is pleased to present CVS Pharmacy on Nicollet Avenue in Minneapolis, Minnesota. This is a rare opportunity for an investor to acquire a piece of dense urban infill real estate, located in a high profile neighborhood on the fringe of downtown Minneapolis. Just under fourteen years on a NNN lease translate to ease of management for a new owner. This CVS location is slated for a full remodel in 2019, testifying to the success of this store.

The subject property is surrounded by dense multifamily housing with several new developments just to the north slated for delivery between 2019 and 2021, adding nearly 700 units of affordable and market rate units to the immediate area. There are limited grocery and general retail options in this population area, making CVS Pharmacy a prime location for denizens to do business. This CVS Pharmacy also features a parking lot on the south side of the building with a drive-thru: rarely found amenities in a location with such proximity to a downtown financial center.

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