

OFFERING MEMORANDUM

185 CENTURY AVENUE, WOODBURY, MN 55125



SINGLE TENANT NET LEASE

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EQUITY INVESTMENT
 **DVISORS**

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EQUITY INVESTMENT DVISORS

OFFERING MEMORANDUM WOODBURY, MINNESOTA

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Property Information



We are pleased to offer an opportunity to purchase a fee simple, single tenant net lease investment occupied by Caribou Coffee Company, Inc. Caribou Coffee is the 2nd Largest Company-Operated Premium Coffeehouse in the U.S. This Caribou Coffee & Einstein Bros. Bagels is owned by parent company JAB Holding Company (S&P A-). There are nine years remaining on an original 10-year corporate lease. There are 10% rental increases every five years including the option periods. Construction of the building was completed in March 2018.

Located five miles from downtown St. Paul, MN and positioned just off Interstate 94, this offering is well located with 156,000 vehicles per day driving by the property of I-94 and Century Avenue. The property is part of a larger mixed use development that includes a Country Inn & Suites by Radisson as well as office, retail and senior care center. This rare opportunity, in a desirable retail location just off I-94, with excellent supporting fundamentals, and secure long term income with scheduled rent increases throughout the base term and option periods.

Investment Information

PROPERTY INFORMATION

LOCATION:	185 Century Avenue, Woodbury, MN 55125
BUILDING SIZE:	2,550 SF
LOT SIZE:	0.60 Acres 26,136 SF
YEAR BUILT:	2017
PARCEL NUMBER:	06-028-21-22-0001

FINANCIAL INFORMATION

PURCHASE PRICE:	\$2,240,000
CAP RATE:	5.26%
CURRENT NOI:	\$117,810
PRICE PER SF:	\$878

LEASE INFORMATION

TENANT:	Caribou Coffee Company, Inc.
RENT COMMENCEMENT:	March 2018
LEASE EXPIRATION:	February 2028
LEASE TERM:	10 Years
TERM REMAINING:	9 Years
LEASE TYPE:	NN Lease
RENTAL ADJUSTMENTS:	10/01/2022: \$129,591 3 - 5 Year Options 10% Increase Each Option
RENEWAL OPTIONS:	3/01/2028: \$142,545 3/01/2033: \$156,799 3/01/2038: \$172,482
ROOF & STRUCTURE:	Landlord Responsible (20 yr. Roof Warranty)

- Landlord is Responsible for Maintenance of Parking Lot
- Tenant is Responsible for Snow & Ice Removal



Tenant Information



EINSTEIN BROS. BAGELS

Einstein Bros. Bagels is an American bagel and coffee chain. Einstein Bros. was created by the chain restaurant corporation Boston Chicken (now Boston Market) in 1995, as a way to market breakfast foods. The chain is now owned by Einstein and Noah Corp., a wholly owned subsidiary of Einstein Noah Restaurant Group, Inc. In 2014, Einstein Noah Restaurant Group was acquired by JAB Holding Company and BDT Capital Partners.



CARIBOU COFFEE

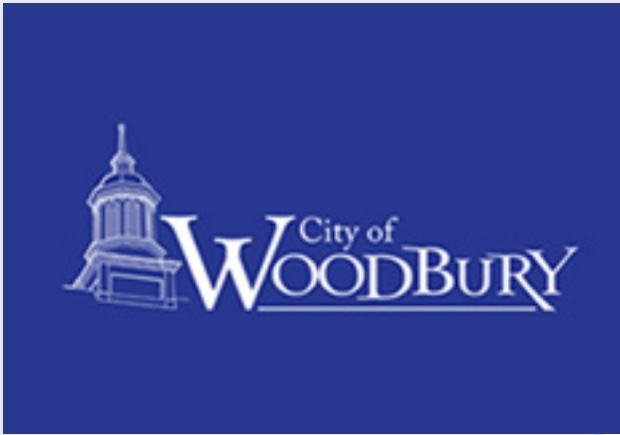
Caribou Coffee Company is an American coffee company and coffeehouse chain. Caribou Coffee was founded in Edina, Minnesota in 1992. Caribou Coffee is the second largest company operated premium coffeehouse in the United States with more than 273 company owned stores and 127 domestic license locations in 18 states and 203 international franchise stores in 10* countries.



WE FOUND OUR BETTER HALF

Great bagels deserve great coffee. For us, that's Caribou Coffee. Caribou has the same passion for coffee as we have for bagels. 100% Rainforest Alliance certified, 100% Arabica, all from the World's Top 1% of beans. We got together to make your morning that much better.

City of Woodbury



One of Minnesota's fastest growing cities, Woodbury is now the state's 9th largest city. The population of close to 70,000 (26,000 households) is projected to reach 88,000 by 2040 and is expected to continue attracting new residents for years to come. According to the 2010 U.S. Census 60.5 % of the residents age 25 or older are college graduates. It is in close proximity to major employment centers, as well as the St. Croix River Valley.

Woodbury is known for its attractive residential neighborhoods, which are connected by more than 140 miles of multi-use trails. The city contains approximately 3,100 acres of parkland and eight small lakes, most with public parks and pathways. The city has consistently been recognized nationally as a great place to live, work and thrive.

What brings outsiders to Woodbury? Sports and health care. The city's HealthEast Sports Complex, which houses 18 softball fields, two ice rinks, and a volleyball court, often hosts pro games. U.S. and international tourists seeking top medical care are drawn to Woodbury's more than 120 health-care firms, including several of the country's best hospitals. Woodbury is widely considered one of the top places in the Twin Cities area to raise a family, thanks to highly rated schools and ample opportunities for outdoor recreation.

Area Overview



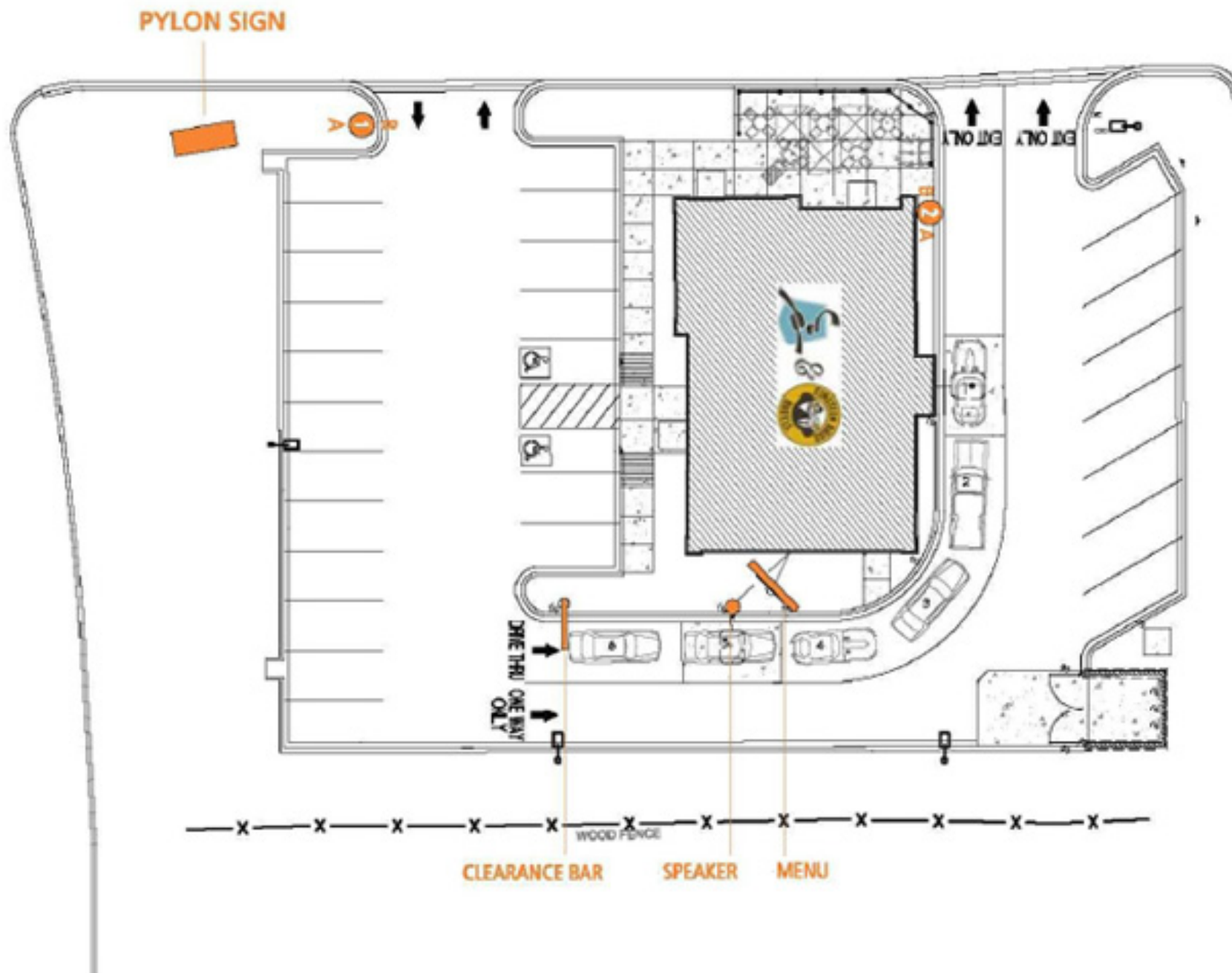
Minneapolis, the larger of the Twin Cities (Saint Paul being the other), is the 14th largest metropolitan area in the United States, containing approximately 3.8 million residents. As of 2014, Minneapolis was the largest city in the state of Minnesota and 46th largest city in the U.S. with 407,207 residents. Minneapolis and Saint Paul anchor the second largest economic center in the Midwest, behind Chicago. Today Minneapolis is the primary business center between Chicago and Seattle, with Minneapolis proper containing America's fifth highest concentration of Fortune 500 companies. As an integral link to the global economy, Minneapolis is categorized as a global city.

The Minneapolis–Saint Paul area is home to 16 of Minnesota's 17 Fortune 500 headquarters - UnitedHealth Group, Target, Best Buy, Supervalu, CHS, 3M, US Bancorp, General Mills, Land O'Lakes, Xcel Energy, Ameriprise Financial, CH Robinson Worldwide, Mosaic, Thrivent Financial, Ecolab, and St. Jude Medical. Large private companies include Cargill, Carlson, Andersen, Holiday Stationstores. Foreign companies with U.S. headquarters in the Twin Cities include Aimia, Allianz, Canadian Pacific, Coloplast, Medtronic, Pearson VUE, Pentair and RBC.

The area is commonly known as the Twin Cities for its two largest cities, Minneapolis and Saint Paul. Minneapolis lies on both banks of the Mississippi River, just north of the river's confluence with the Minnesota River, and adjoins Saint Paul, the state's capital. The city is abundantly rich in water, with twenty lakes and wetlands, the Mississippi River, creeks and waterfalls, many connected by parkways in the Chain of Lakes and the Grand Rounds National Scenic Byway.



Site Plan



Amenities



Sun Ray Shopping Center



84,000 VPD

16,400 VPD



Woodbury Village

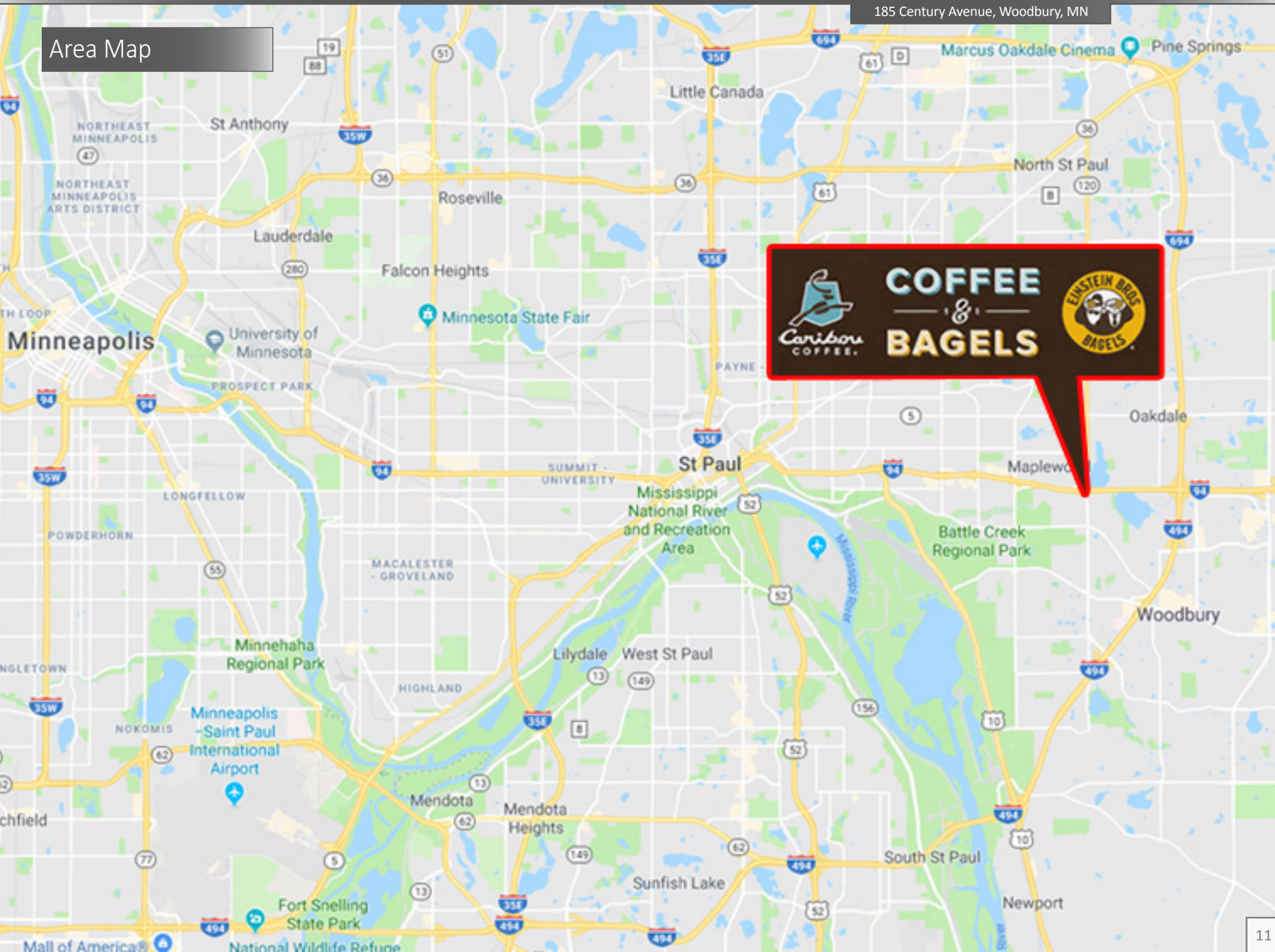
94,000 VPD

Tamarack Village



Woodbury Lakes

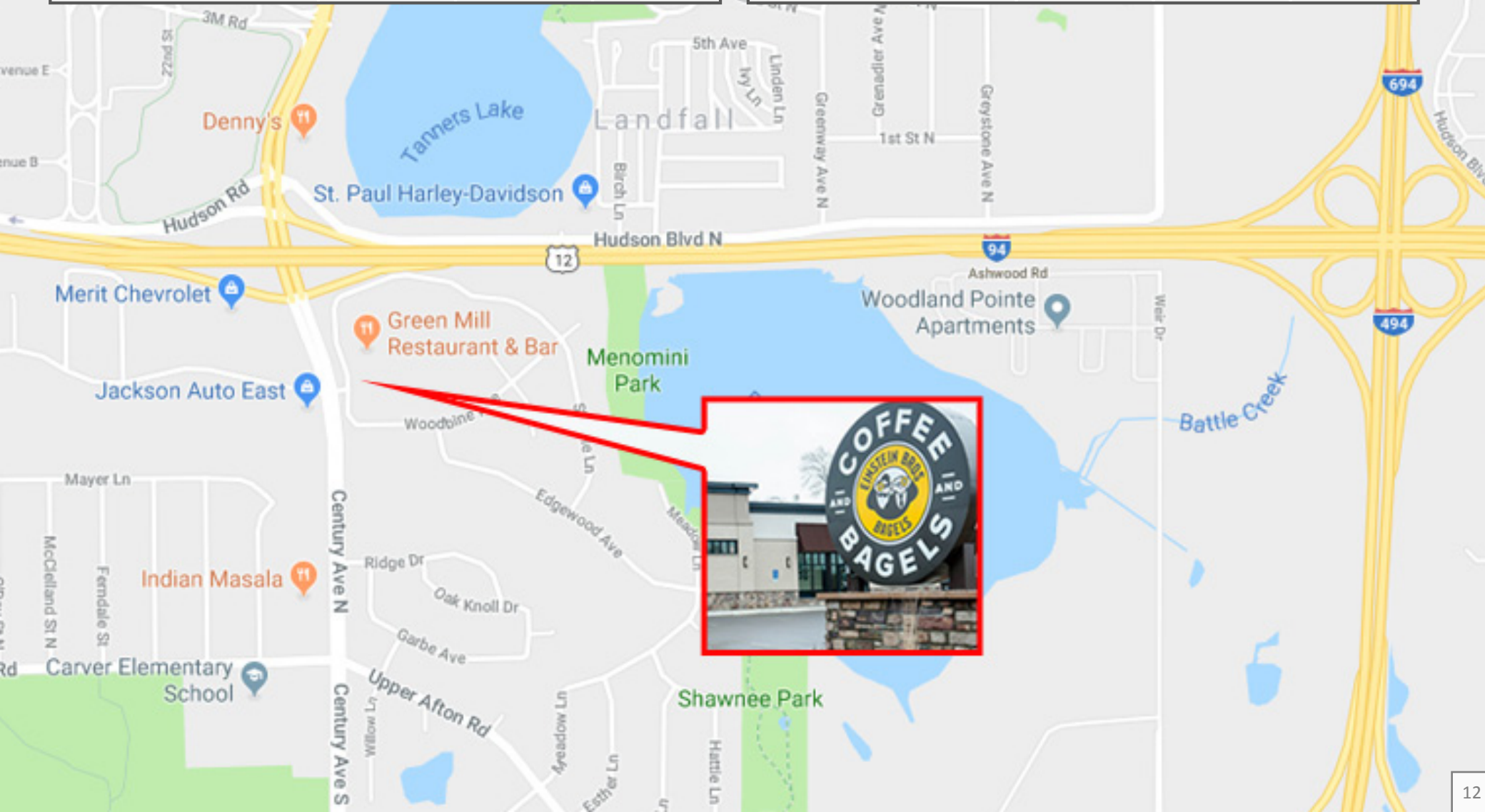
Area Map



Demographics

Population	1-MILE	3-MILE	5-MILE
Estimated Population (2018)	6,401	83,424	220,423
Projected Population (2023)	6,677	86,612	228,781
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2018)	2,493	32,489	81,485
Projected Households (2023)	2,604	33,723	84,582

Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2018)	\$76,465	\$80,065	\$82,210
Median Household Income (2018)	\$63,906	\$64,363	\$64,480
Business Facts	1-MILE	3-MILE	5-MILE
Total # of Businesses (2018)	179	3,136	6,660
Total # of Employees (2018)	1,663	34,042	94,589



Property Images

