



TRINITY

REAL ESTATE INVESTMENT SERVICES



CALIBER COLLISION CENTER - 173K+ POP - 31+ YEARS IN SITE

510 SOUTHCROSS DR W, BURNSVILLE, MN 55306

**\$2,841,070**

7.0% CAP

TRINITYREIS.COM

Actual Property



BURNSVILLE, MN

**\$2,841,070 | 7.0% CAP**

- NN Caliber Collision Center Lease With 2.5+ Years Remaining on Current Term
- Tenant has Been in the Same Space for 31+ Years Showing Long Term Commitment to the Site
- Dense 5 Mile Demographics of 173,000+ Residents With an Impressive Growth Rate of 4.50% Anticipated Between 2020-2025
- Affluent Area - Annual Average Household Income in 3 Mile Radius Exceeds \$100,000
- Located in Prime Retail Location Near Many National Credit Tenants Including Target, Starbucks, The Home Depot, Chick-fil-A, etc.
- Easy Access to I-35E With Traffic Counts of 106,000+ VPD
- Burnsville is Located Within the Minneapolis-Saint Paul MSA Which is the Largest in the State With a Population of 3.6M+
- Caliber Collision is the Largest Collision Repair Company in the Country With Over 1,100 Centers

**EXCLUSIVELY MARKETING BY:**

**RUSS KIMZEY**

469.964.3047 | russ@trinityreis.com

## PROPERTY DETAILS:

Building Area:	<b>13,142 SF</b>
Land Area:	<b>1.96 AC</b>
Year Built:	<b>1987</b>
Guarantor:	<b>Caliber Collision Centers</b>
Price (Psf):	<b>\$216.18</b>

## LEASE OVERVIEW:

Remaining Lease Term:	<b>2.5+ Years</b>
Rent Commencement:	<b>2/23/1989</b>
Lease Expiration:	<b>5/5/2023</b>
Base Annual Rent:	<b>\$198,875</b>
Lease Type:	<b>NN</b>
Scheduled Rent Increases:	<b>In Option Periods</b>
Options & Increases:	<b>Two (2), 5-Year; 7.5%</b>
Insurance:	<b>PAID BY Tenant</b>
Parking Lot Maintenance:	<b>PAID BY Landlord</b>
Property Taxes:	<b>PAID BY Tenant</b>
Roof & Structure:	<b>PAID BY Landlord</b>
HVAC:	<b>PAID BY Landlord</b>



## 5 MILE RADIUS OF SUBJECT PROPERTY

### TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
<b>2010</b> Census	8,855	73,973	160,075
<b>2020</b> Estimated	9,034	76,873	173,601
<b>2025</b> Projected	9,147	78,788	181,558

### POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
<b>2010 - 2020</b>	1.76%	3.36%	7.04%
<b>2020 - 2025</b>	1.25%	2.45%	4.50%

### HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
<b>Median</b>	\$57,781	\$79,380	\$86,229
<b>Average</b>	\$80,570	\$100,364	\$109,081

Demographic data provided by CoStar



## MINNEAPOLIS-ST. PAUL

Burnsville is 18 miles from Minneapolis. Minneapolis and adjoining Saint Paul make up the “Twin Cities”. Minneapolis is the primary business center between Chicago and Seattle, and the city is considered by Minnesotans as the capital for the arts of the Upper Midwest. The Twin Cities are home to the famous Mall of America and as a state with no sales tax, this attraction brings in 40M+ visitors annually. In addition, Minneapolis-St. Paul is where the University of Minnesota, a school with 49,000+ students, is located.

**\$284,000**  
2020 Median Home Value



**3.6M+**  
2020 Total Population



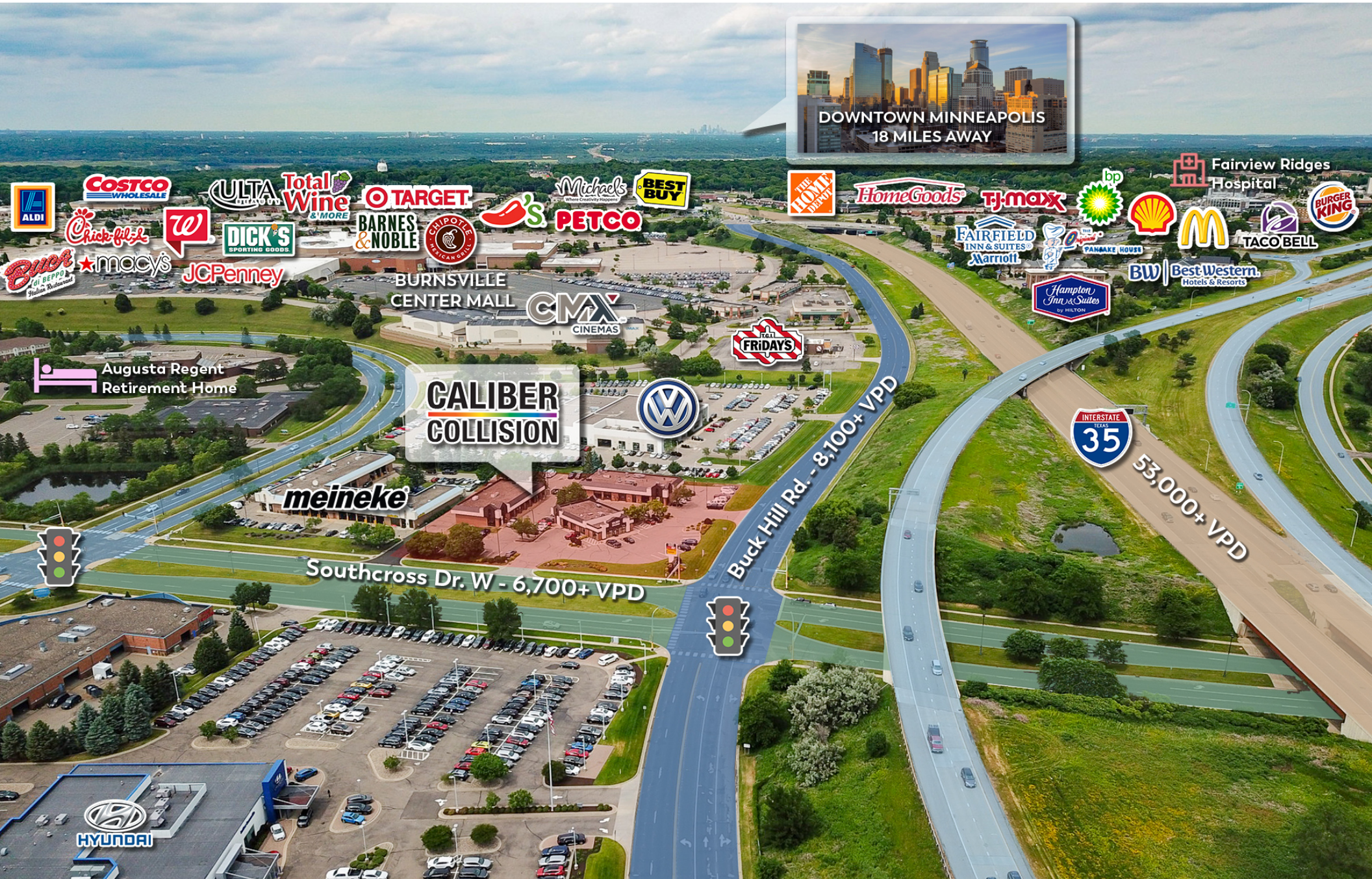
**\$78,553**  
2020 Median Household Income



# RETAIL MAP

510 SOUTHCROSS DR W | BURNSVILLE, MN









BURNSVILLE, MN



Buck Hill Rd. - 8,100+ VPD



53,000+ VPD



Southcross Dr. W - 6,700+ VPD



**CALIBER  
COLLISION**

## Key Demographics 5 Miles



Total Population  
2020  
173,601



Household Income  
Average  
\$109,081



Augusta Regent  
Retirement Home

BURNSVILLE  
CENTER MALL



meineke

**CALIBER  
COLLISION**  
15,105 SF | 1.96 AC

CALIBER  
COLLISION

Actual Property



Actual Property



**CALIBER  
COLLISION**



**23 Years**  
of Success



**Ownership**  
Private



**10,000+**  
Employees  
Nationwide



**\$1.65B**  
Annual Revenue



**1,100+**  
Locations

All materials and information received or derived from Trinity Real Estate Investment Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Trinity Real Estate Investment Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Trinity Real Estate Investment Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Actual Property

# TRINITY

REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY MARKETING BY

**RUSS KIMZEY**

469.964.3047

[russ@trinityreis.com](mailto:russ@trinityreis.com)

**BROKER OF RECORD**

**CHAD HEER**

Keller Williams Realty - Eden Prairie

Actual Property