

Buffalo Wild Wings Grill & Bar

3085 White Bear Lake Ave. North Maplewood, MN 55109



Property Photo

SINGLE TENANT RETAIL INVESTMENT OFFERING

- **RECENTLY EXTENDED TEN YEAR TERM**
- **ABSOLUTE NET - NO LANDLORD OBLIGATIONS**
 - **RENT INCREASES EVERY 5 YEARS**
- **FIFTEEN YEARS OF HISTORICAL OCCUPANCY**
 - **ADJACENT TO THE MAPLEWOOD MALL**
 - **CORPORATE LEASE**

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Investment Summary - Buffalo Wild Wings Grill & Bar

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Purchase Price: \$3,130,434
Cap Rate: 5.75%

Lease Terms:

- **New Ten (10) Year Lease**
- **Absolute Net - No Landlord obligations**
- **Scheduled rent increase every 5 years**
- **Four x 5 year renewal option**

Annual Rent Schedule:

\$180,000 Years 1 - 5
\$193,500 Years 6 - 10 (+7.5%)

Option Rent Schedule:

\$208,013 Option 1 (+7.5%)
\$223,613 Option 2 (+7.5%)
\$240,384 Option 3 (+7.5%)
\$258,415 Option 4 (+7.5%)

Rent Expiration: October 31, 2030



Offered for sale is a single tenant **Buffalo Wild Wings** restaurant (BWW) located in the Minneapolis / St. Paul suburb of Maplewood, Minnesota. The Property consists of a freestanding ± 5,540 sf corporate leased restaurant located at 3085 White Bear Lake Avenue North, at an entrance to the **Maplewood Mall (Macy's, Kohl's, Sears, JCPenney, Maurice's and Barnes & Noble)**. Originally a build to suit in 2005, BWW recently entered into a new 10 year lease extension through October 31, 2030. The tenant plans to re-image the building exterior and update the interior to drive their bar business. BWW is an industry leading chain of 1,200 American sports bar and casual dining restaurants. During Covid pandemic, BWW remains open for pick-up and delivery orders. Traffic generators surrounding the mall include **LA Fitness, Jared Jewelry, TCF Bank, Wells Fargo Bank, Arby's, Chick-fil-A, Chipotle, Acapulco Mexican, IHOP, Jimmy John's, Panera Bread, Red Lobster, TGI Friday's & Wendy's**. Additional nearby businesses include **Costco, CarMax, Sam's Club, Cub Foods Supermarket, Aldi Foods, Walgreens Drugstore, Northern Tool, Burlington Coat, JoAnn Fabrics, Marshall's, SlumberLand, Sherwin Williams Paints, Sleep Number, Hobby Lobby, Michael's, Best Buy, OfficeMax, Verizon, Firestone, Tires Plus, Caribou Coffee, Chili's, McDonald's, Perkins, Popeye's, Taco Bell, Fresenius and St. John's Hospital**. Maplewood is a northeast suburb of St. Paul with a population of 42,000 residents. It is home to the corporate headquarters and main campus of 3M Corporation.



Land Area: ± 1.25 Ac. (± 54,450 SF)
Building Area: ± 5,540 SF w/ outdoor patio



	3 Miles	5 Miles
Population:	65,365	192,485
Average HH Income:	\$87,995	\$86,403

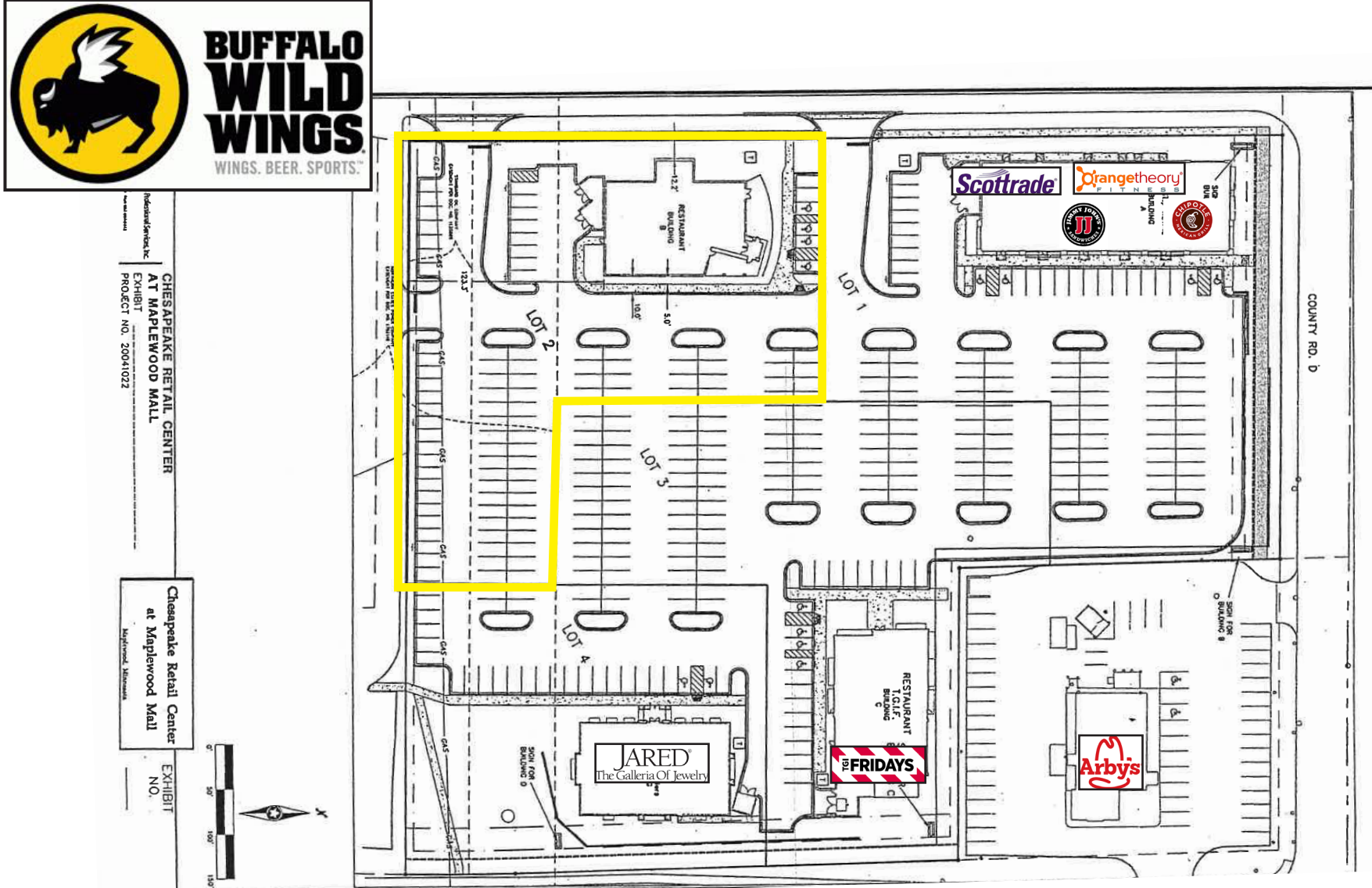
Exterior Photos - Buffalo Wild Wings Grill & Bar

3085 White Bear Lake Ave. North Maplewood, MN 55109



Site Plan - Buffalo Wild Wings Grill & Bar

3085 White Bear Lake Ave. North Maplewood, MN 55109



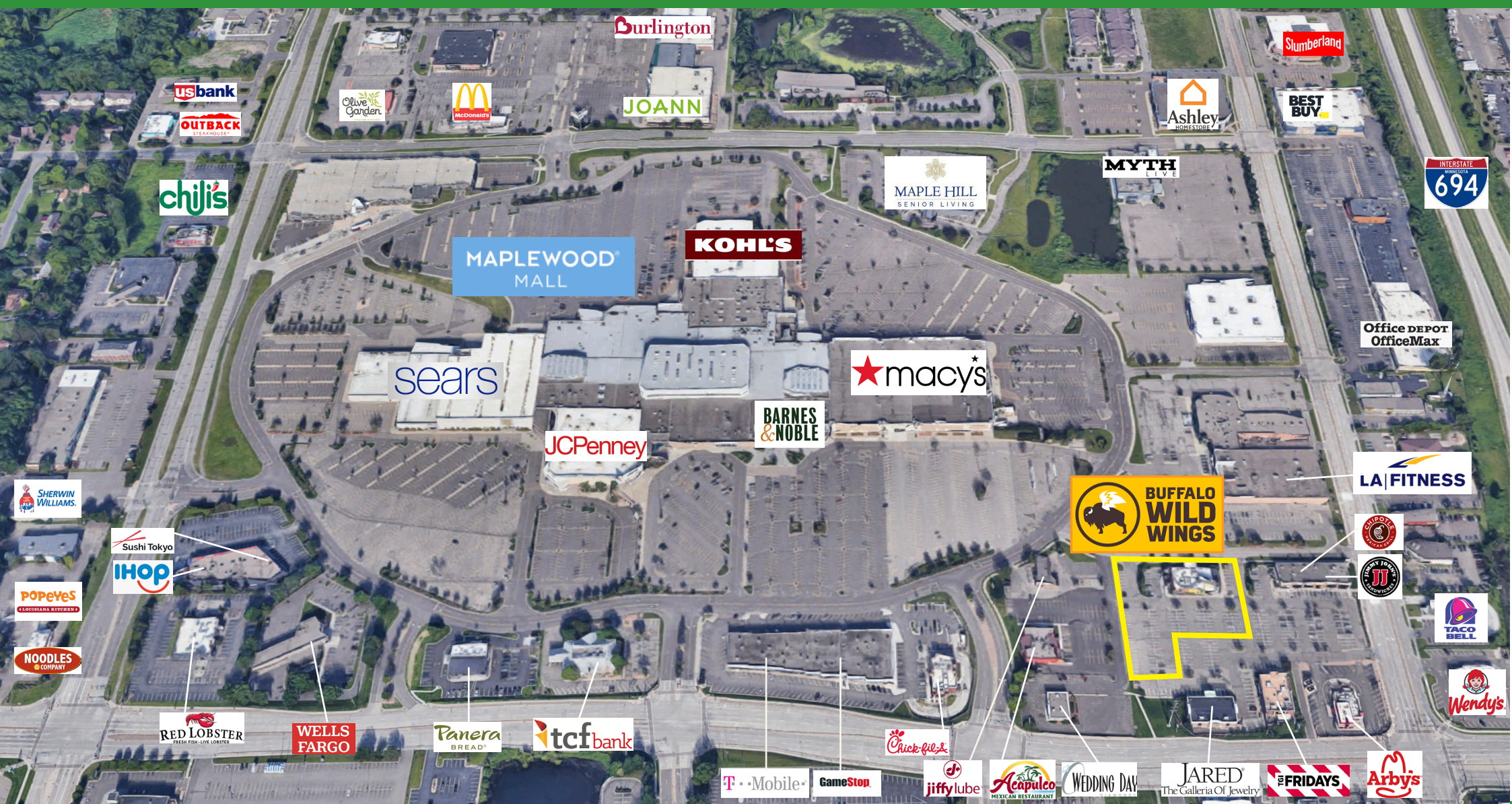
Site Plan Aerial - Buffalo Wild Wings Grill & Bar

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Wide Aerial View - Buffalo Wild Wings Grill & Bar

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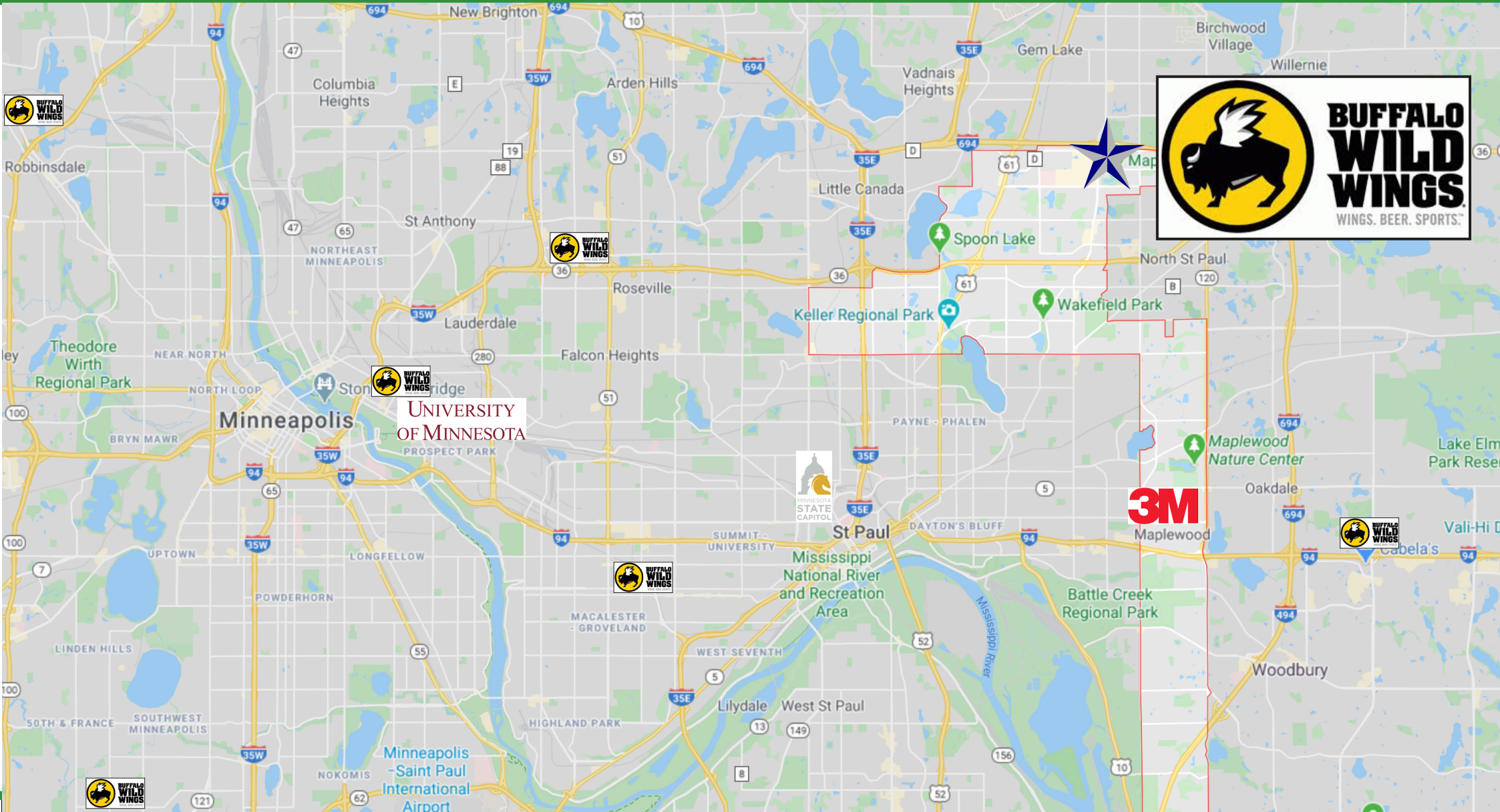
New Paint Scheme - Buffalo Wild Wings Grill & Bar

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Twin Cities Map - Buffalo Wild Wings Grill & Bar

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Stock Interior Photos - Buffalo Wild Wings Grill & Bar

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Saint Paul

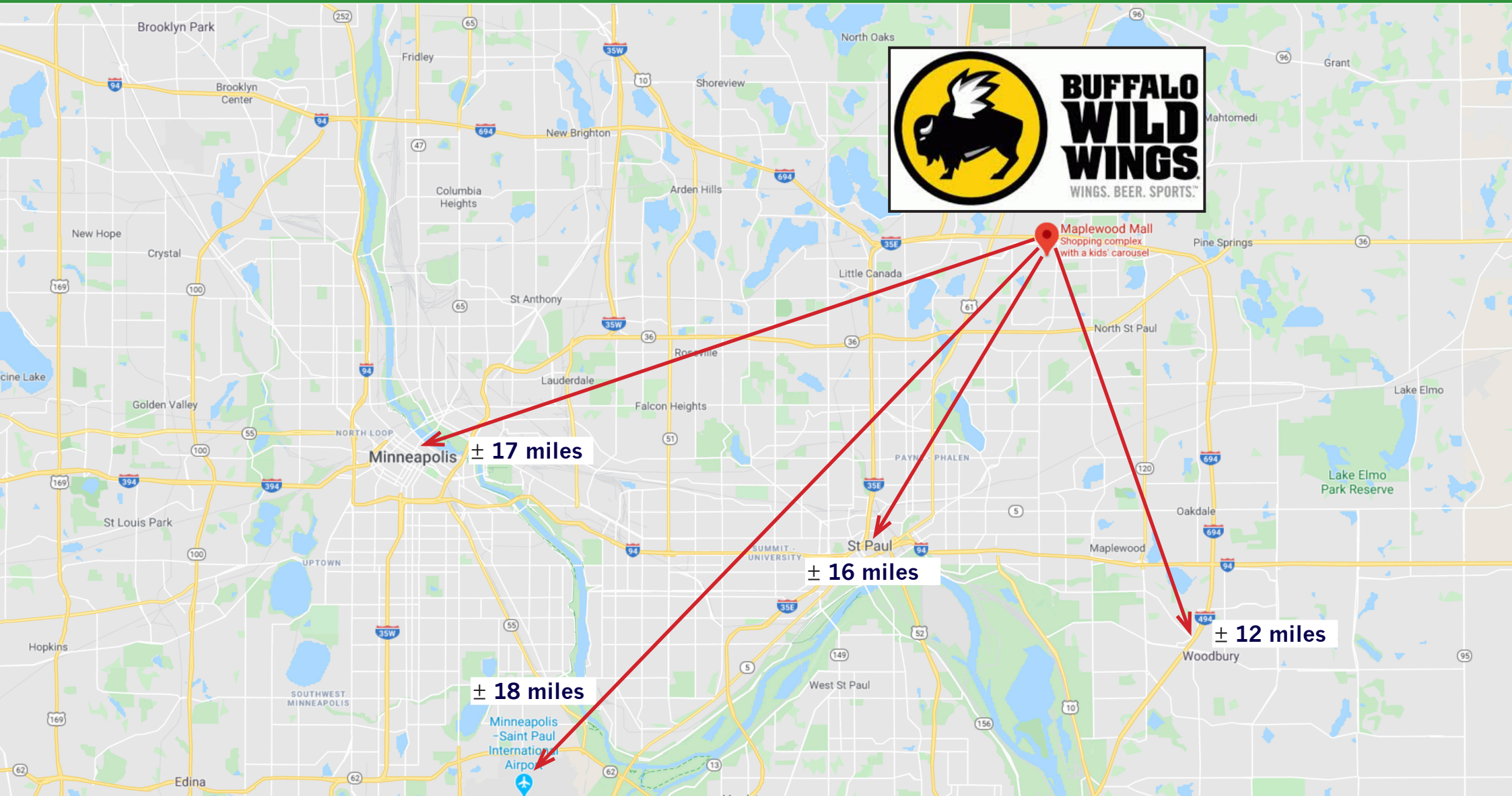
Minneapolis

**MAPLEWOOD
MALL**



Drive Distances - Buffalo Wild Wings Grill & Bar

3085 White Bear Lake Ave. North Maplewood, MN 55109



ABOUT THE TENANT

Blazin Wings Inc.

Corporate Buffalo Wild Wings Lease

Wholly owned by Inspire Brands

(Arby's, BWW, Sonic Drive-In & Jimmy John's)



Buffalo Wild Wings, Inc., founded in 1982 near the campus of Ohio State University, is a growing operator and franchisor of Buffalo Wild Wings and R Taco restaurants. Their concept is much more than just a

New York-style wing restaurant with 21 bold signature sauces. Their inviting and energetic environment is ideal for watching a sporting event on one of 50 big-screen TV's, or taking the family out for a reasonably priced meal. The concept has grown to 1,255 company-owned and franchised restaurants in 48 states with 76,000 team members in 10 countries. The Company went public in Nov. 2003. Approximately 50% of Buffalo Wild Wings restaurants are corporately operated.

In late 2017, the Company was acquired by Arby's Restaurant Group, Inc. for \$157 per share or approximately \$2.9 billion. Later becoming a privately held subsidiary of newly created Inspire Brands, a multi-brand restaurant company with \$14.6 billion of systemwide revenues, 11,100 restaurants and the 4th largest U.S. restaurant company with 3,500 Arby's, 1,250 Buffalo Wild Wings, 3,500 Sonic Drive-In and 2,700 Jimmy John's restaurants.

ABOUT THE AREA



Maplewood was incorporated in 1957 and is a city in Ramsey County, Minnesota. The population was approx. 40,387 at the 2019 census. Maplewood is a short fifteen minute drive from downtown Saint Paul and it stretches along the northern and eastern borders of Saint Paul.

Maplewood is touted as one of the best places to live in Minnesota. Living in Maplewood offers residents a dense suburban feel and seventy percent of residents own their homes. Maplewood is home to the Maplewood Mall (Macy's, JCPenney, Kohl's, Barnes & Noble), serving the communities of Maplewood, Oakdale, Little Canada, Vadnais Heights and White Bear Lake. The city has a lot of coffee shops, public parks (30+) and trails. Many families and young professionals live in Maplewood and residents tend to have moderate political views. The public schools in Maplewood are above average.

Maplewood is home to the corporate headquarters of 3M Corporation which employs more than 10,000. Other large employers are St. John's Hospital (1,500 employees), City of Maplewood (550), Healthstar Home Health (550), Cub Foods (265) and Volunteers of America (240).

Demographics - Buffalo Wild Wings Grill & Bar

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Demographic Snapshot Comparison Report for Buffalo Wild Wings Grill & Bar, 3085 White Bear Ave N, Maplewood, MN, 55109:

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2019			
Total Population	7,599	65,365	192,485
Female Population	54.66%	51.81%	51.28%
Male Population	45.34%	48.19%	48.72%
Population Density	2,412	2,306	2,444
Population Median Age	37.6	39.8	36.2
Employed Civilian Population 16+	3,579	34,223	99,051
% White Collar	68.7%	65.2%	62.2%
% Blue Collar	31.3%	34.8%	37.8%
Total Q3 2019 Employees	7,066	31,782	84,608
Total Q3 2019 Establishments*	505	2,437	5,758
Population Growth 2000-2010	18.33%	1.17%	0.52%
Population Growth 2019-2024	-1.29%	0.13%	0.58%
Income: 2019			
Average Household Income	\$83,265	\$87,995	\$86,403
Median Household Income	\$66,031	\$69,300	\$64,619
Per Capita Income	\$35,242	\$36,342	\$33,711
Avg Income Growth 2000-2010	15.38%	18.92%	19.31%
Avg Income Growth 2019-2024	13.58%	15.03%	14.96%
Households: 2019			
Households	3,206	26,864	74,819
Average Household Size	2.38	2.40	2.53
Hhld Growth 2000-2010	19.82%	5.45%	1.86%
Hhld Growth 2019-2024	-0.59%	1.06%	1.15%
Housing Units: 2019			
Occupied Units	3,206	26,864	74,819
% Occupied Units	100.00%	99.55%	98.64%
% Vacant Housing Units	0.00%	0.45%	1.36%
Owner Occ Housing Growth 2000-2010	14.14%	0.74%	-3.13%
Owner Occ Housing Growth 2000-2024	10.90%	4.39%	0.66%
Owner Occ Housing Growth 2019-2024	-1.05%	0.97%	1.06%
Occ Housing Growth 2000-2010	19.82%	5.45%	1.86%
Occ Housing Growth 2010-2024	2.99%	6.25%	7.17%
Occ Housing Growth 2019-2024	-0.59%	1.06%	1.15%
Race and Ethnicity: 2019			
% American Indian or Alaska Native Population	0.36%	0.50%	0.65%
% Asian Population	14.28%	10.63%	17.32%

