

Caribou Coffee

26319 2ND ST E | ZIMMERMAN, MN



REPRESENTATIVE PHOTO



OFFERING MEMORANDUM

Investment *Overview*



INNOVATIVE CARIBOU “CABIN” CONCEPT

- This site is Caribou Coffee’s new “Cabin” concept, featuring a new drive-up and walk-up only format.
- This innovative building designs minimizes the company use of real estate and maximizes efficiency in service, reducing costs and increasing profitability
- Caribou Coffee has already rolled out many of these concepts across Minnesota and the Twin Cities



MARKET-DOMINANT COFFEE CHAIN

- Caribou Coffee is the dominant coffee chain in Minnesota with more locations in the state than Starbucks and Dunkin’ Donuts combined
- Caribou’s Minnesotan beginnings and high quality coffee makes the company a state favorite among residents



NEW 10 YEAR NNN LEASE WITH 10% BUMPS

- Caribou recently signed a 10 year lease featuring full pass-through for all operating expenses
- The lease features 10% rent bumps every 5 years, increases which continue through the option periods



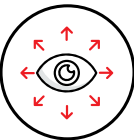
NEW CONSTRUCTION

- The building is new construction built-to-suit according to Caribou Coffee’s specifications
- The recent construction reduces future costs relating to possible capital improvements



SITUATED NEAR TRAFFIC DRIVERS

- The property is within walking distance to the local grocer and Zimmerman High School
- The site is directly south of a brand new apartment development, Courtyard Apartments



HIGH VISIBILITY ON SIGNALIZED INTERSECTION

- The property is located on the corner of 5th Ave N and POW/MIA Memorial Highway, also known as US-169
- The property benefits from a clear, unobstructed view from this highly traveled highway



PRICE

\$1,517,000

6.00% CAP Rate

ADDRESS

26319 2nd St E
Zimmerman, MN 55398

APN

95-575-0110

NET OPERATING INCOME

\$91,000

BUILDING / LOT SIZE

554 SF / 0.33 Acres

Lease Summary - *Caribou Coffee*

TENANT SUMMARY	
TENANT	Caribou Coffee Operating Company, Inc.
GROSS LEASABLE AREA	554
LEASE COMMENCEMENT	12/5/2022
LEASE EXPIRATION	12/31/2032
RENEWAL OPTIONS	Three (Five Years)

EXPENSE RESPONSIBILITIES	
TAXES	Tenant responsible.
INSURANCE	Tenant responsible.
ROOF	Tenant responsible for contract for repairs. Landlord responsible for replacement.
STRUCTURE	Landlord responsible.
PARKING LOT	Tenant responsible for contract for repairs. Landlord responsible for replacement.
TRASH, SNOW, & LAWN	Tenant responsible.
HVAC	Tenant responsible.
UTILITIES	Tenant responsible-pays direct.

RENT SCHEDULE			
TYPE	START	END	ANNUAL
Current	12/5/22	12/31/27	\$91,000
	1/1/28	12/31/32	\$100,100
Option 1	1/1/32	12/31/37	\$110,110
Option 2	1/1/37	12/31/42	\$121,121
Option 3	1/1/42	12/31/47	\$133,233

Tenant Summary - *Caribou Coffee*

4



REPRESENTATIVE PHOTO

Brooklyn Center, MN

HEADQUARTERS

600+

US & INTERNATIONAL
LOCATIONS

1992

YEAR FOUNDED



Website: cariboucoffee.com

Founded in 1992, Caribou Coffee is the second largest company-operated premium coffeehouse in the United States with over 300 company-owned locations nationwide. Caribou Coffee also has over 120 domestic license locations in 22 states and over 200 international franchise stores in 10 countries.

Caribou Coffee provides high quality, handcrafted beverages and food options to fuel life's adventures, both big and small. Known for a commitment to sustainability, the company was the first major U.S. coffeehouse to serve 100% Rainforest Alliance Certified™ coffees and espresso. Caribou Coffee products can also be found in grocery stores, mass retailers, club stores, foodservice providers, hotels, entertainment venues, and online.

In fall of 2021, Caribou Coffee merged with Panera Bread and Einstein Bros. Bagels to form Panera Brands. The combined company has nearly 4,000 units and 110,000 employees across 10 countries. Panera Brands has also recently announced that it plans to file for an IPO to go public.

["Panera Brands Going Public" - Wall Street Journal](#)

←
CLICK FOR
ARTICLE

Zimmerman Trade Aerial

5

5-MILE DEMOGRAPHICS

19,257

Population

\$130,603

Average HH Income

2.58%

Projected Annual Income Growth

26.6%

Bachelors Degree or Higher

\$95,931

Average Buying Power



Location *Site Plan*

6



REPRESENTATIVE PHOTOS

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Property *Overview*

7



REPRESENTATIVE PHOTO

TRAFFIC COUNTS

US-169: 21,200 VPD

PARKING

4 parking stalls

YEAR BUILT

2022

NEAREST AIRPORTS

Princeton Municipal Airport: 8.8 miles

Minneapolis - St. Paul Airport (MSP): 53.8 miles



This newly constructed Caribou Coffee is located on the corner of 5th Ave N and US Highway 169 (US-169), also known as POW/MIA Memorial Highway in the area. US-169 is the primary roadway serving Zimmerman and runs all the way from northern Minnesota down to Oklahoma. The site benefits from easy access from 5th Ave N and is clearly visible from both roadways. The property is next door to Jims Market, the primary grocery store in Zimmerman, and is just a mile from Zimmerman High School. Directly north of the property is Courtyard Apartments, a brand new apartment development that is sure to drive traffic to the property. The site is just under an hour to downtown Minneapolis. Additionally, the property is 15 minutes from Princeton Municipal Airport and just over an hour to the Minneapolis - St. Paul International Airport.

**HIGHLY
VISIBLE**
FROM HIGHWAY

NEAR
**MULTIFAMILY
DEVELOPMENT**

NEW
CONSTRUCTION

Location *Overview*

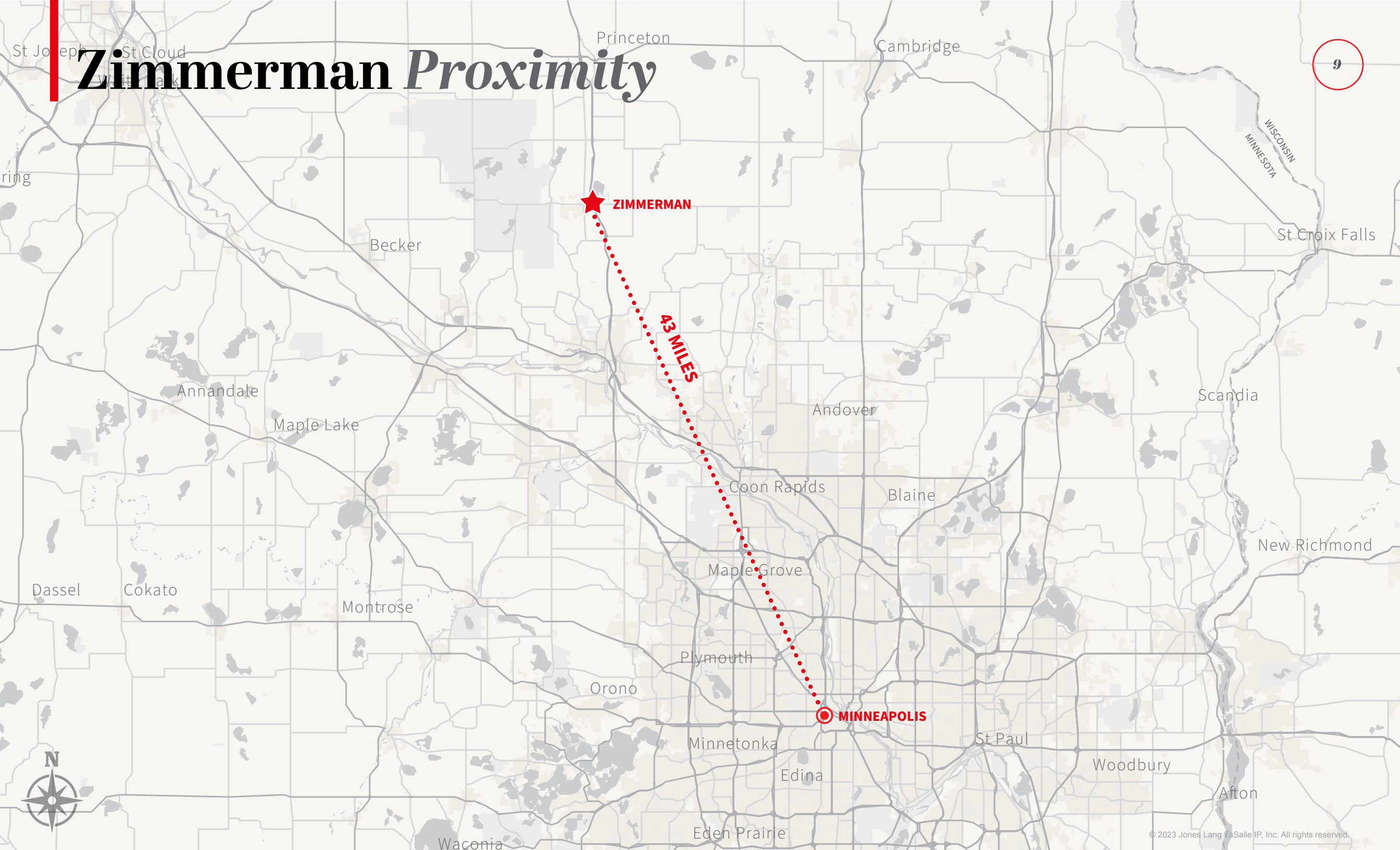


Zimmerman is a progressive and rapidly growing community with small-town “country” atmosphere. Zimmerman is located in the northwest portion of the Minneapolis-St. Paul metropolitan area at the intersection of State Highway 169 and Sherburne County Road 4.

The Village of Lake Fremont was incorporated in 1910. In 1967 the town was re-named the City of Zimmerman. Lake Fremont was named for the western explorer, John C. Fremont, and the name Zimmerman derives from Moses Zimmerman, a local farmer who was influential in promoting the idea of the Great Northern Railroad coming through the area.

Often described as the “Gateway to the Sherburne National Wildlife Refuge”, Zimmerman provides a panoramic view of nature at it’s best. Some of the recreational opportunities one can find in the Zimmerman area are hiking, camping, fishing, hunting, boating, sailing, cross-country skiing and snowmobiling. Zimmerman is also home to the Zimmerman Wild West Days, an annual festival featuring carnival rides and games, food, and vendors.

Zimmerman Proximity



Minnesota Market Snapshot

FORBES TOP PRIVATE MINNESOTA COMPANIES



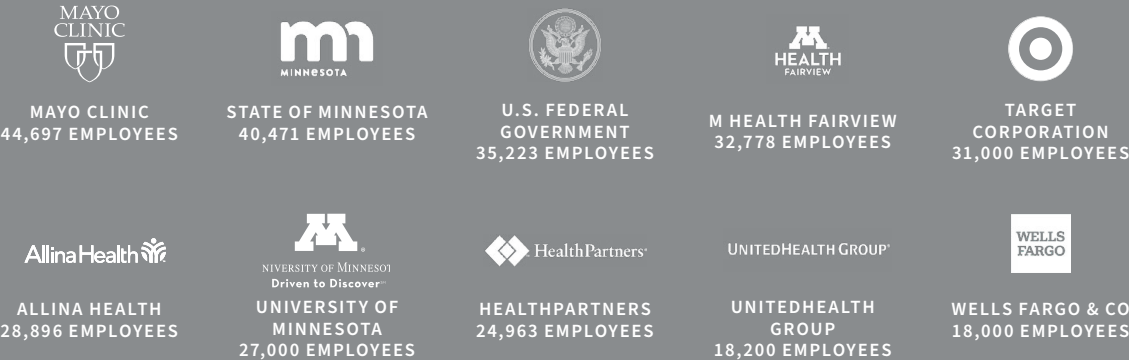
MINNESOTA'S FORTUNE 500 COMPANIES



MAJOR RETAIL BRAND HEADQUARTERS



TOP TEN MAJOR EMPLOYERS



Thank You

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