



CVS
pharmacy®

7765 GALPIN BLVD
CHANHASSEN, MN 55317

 INTERACTIVE
OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

KURT SAUER

BROKER OF RECORD

LICENSE NO. 40841922 (MN)

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EXECUTIVE OVERVIEW

- **PREMIER LOCATION IN A HIGHLY AFFLUENT SUBURB:** Situated in Chanhassen, the second wealthiest suburb, with an impressive average household income of \$186,506 within 1 mile and \$153,577 within a 5-mile radius.
- **FUNDAMENTAL REAL ESTATE APPEAL:** Strategically located just 20 miles from downtown Minneapolis within the Twin City MSA and occupies a prominent hard signalized corner, boasting a spacious lot size of ±1.90 AC.
- **EFFORTLESS INVESTMENT WITH ZERO LANDLORD RESPONSIBILITIES:** Benefits from an absolute NNN ground lease, ensuring a truly passive investment experience.
- **NATIONALLY RECOGNIZED TENANT WITH STRONG CREDIT RATING:** Secured by a corporate-backed guarantee from CVS, an Investment Grade Tenant rated BBB+ on the NYSE.
- **LUCRATIVE RENTAL OPPORTUNITY:** Enjoy a substantial 20% rent increase during the initial option period.
- **ATTRACTIVE BELOW-MARKET RENT:** Current tenant pays \$9.22 per SF, presenting a replaceable amount in the market.
- **HIGH VISIBILITY AND TRAFFIC FLOW:** Positioned for success with substantial visibility, attracting 27,000 vehicles per day on Arboretum Blvd.
- **DENSE SURROUNDING RESIDENTIAL POPULATION:** Capitalize on the growth potential with a high annual population increase of 1% and a robust community of 102,828 residents within a 5-mile radius.



FINANCIAL OVERVIEW



\$2,105,263

LIST PRICE



\$120,000

NOI



5.70%

CAP RATE

BUILDING INFO



Address	7765 Galpin Blvd Chanhassen, MN 55317
GLA	±13,013 SF
Year Built	2004
Lot Size	±1.90 AC

TENANT SUMMARY

Tenant Trade Name	CVS Pharmacy, Inc.
Type of Ownership	Ground Lease
Lease Guarantor	Corporate
Lease Type	Abs NNN
Roof, Structure, & Taxes	Tenant Responsible
Original Lease Term	25 Years
Rent Commencement Date	1/31/2005
Lease expiration date	1/31/2030
Term Remaining on Lease	±6.25 Years
Increase	20% In First Option; 12% In Third and Fifth Option
Options	Six, 5-year Options

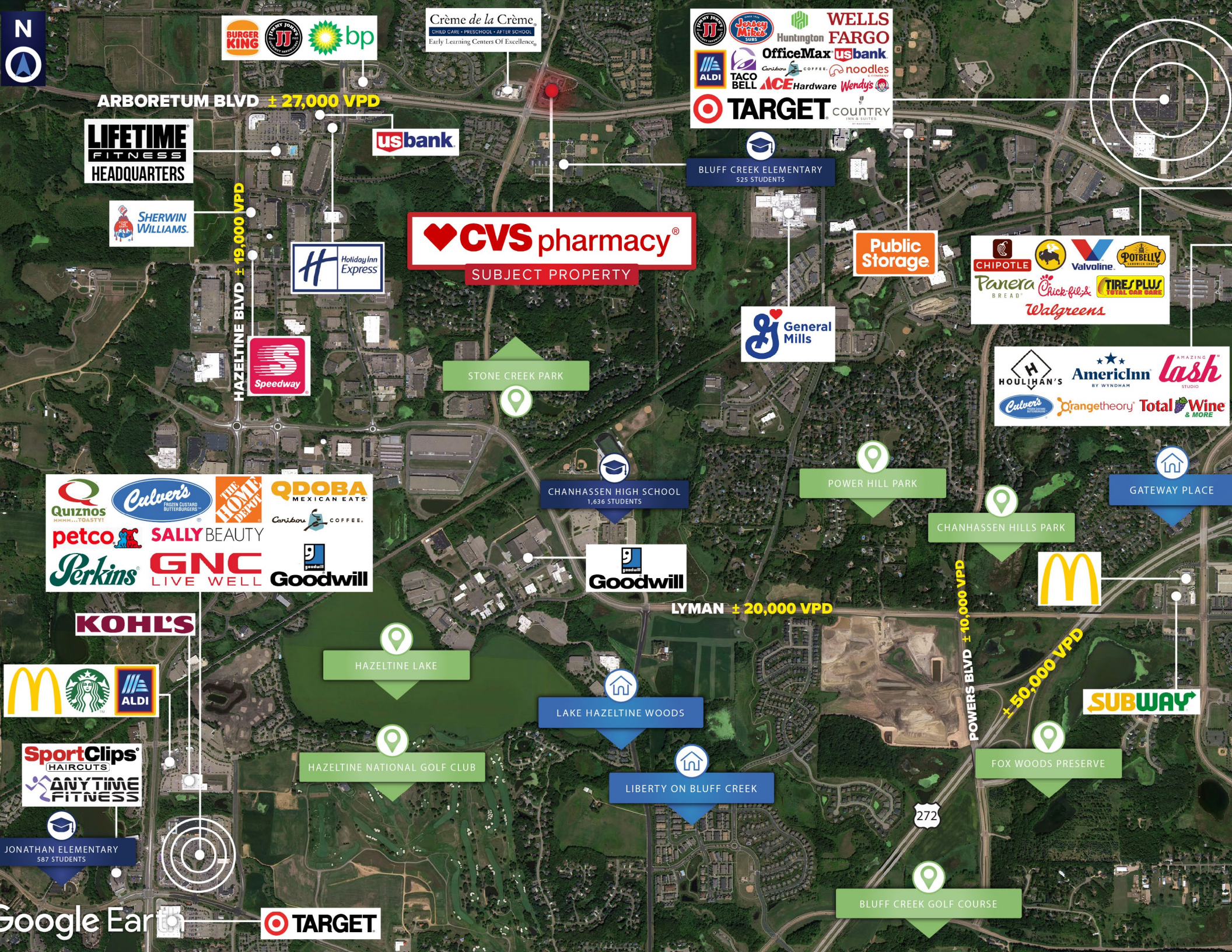
ANNUALIZED OPERATING DATA

Date	Monthly Rent	Annual Rent	Increases	Cap Rate
Current	\$10,000.00	\$120,000.00	-	5.70%
Option 1	\$12,000.00	\$144,000.00	20%	6.84%
Option 2	\$12,000.00	\$144,000.00	-	6.84%
Option 3	\$13,440.00	\$161,280.00	12%	7.66%
Option 4	\$13,440.00	\$161,280.00	-	7.66%
Option 5	\$15,052.80	\$180,633.60	12%	8.58%
Option 6	\$15,052.80	\$180,633.60	-	8.58%

FINANCING INQUIRIES

For financing options reach out to:

Zachary Ahmad
 +1 (972) 636-8449
 zachary.ahmad@matthews.com



Crème de la Crème
CHILD CARE • PRESCHOOL • AFTER SCHOOL
Early Learning Centers Of Excellence



ARBORETUM BLVD ± 27,000 VPD



BLUFF CREEK ELEMENTARY
525 STUDENTS



HAZELTINE BLVD ± 19,000 VPD



STONE CREEK PARK



CHANHASSEN HIGH SCHOOL
1,636 STUDENTS

POWER HILL PARK

GATEWAY PLACE

CHANHASSEN HILLS PARK



LYMAN ± 20,000 VPD



KOHL'S

HAZELTINE LAKE

LAKE HAZELTINE WOODS

POWERS BLVD ± 10,000 VPD

± 50,000 VPD



HAZELTINE NATIONAL GOLF CLUB

LIBERTY ON BLUFF CREEK

FOX WOODS PRESERVE

JONATHAN ELEMENTARY
587 STUDENTS

272

BLUFF CREEK GOLF COURSE

Google Earth





TENANT OVERVIEW

COMPANY NAME	CVS Health Corporation
OWNERSHIP	Public
WEBSITE	www.cvs.com
INDUSTRY	Drugstore
HEADQUARTERS	Woonsocket, RI



CVS PHARMACY

CVS Pharmacy, commonly known as CVS, is a prominent retail pharmacy chain in the United States. With thousands of locations spread across the country, CVS has become a trusted destination for a wide range of healthcare and wellness needs. The stores offer a diverse array of products and services, including prescription medications, over-the-counter drugs, vitamins, beauty and personal care items, and even basic groceries. Beyond being a retail establishment, CVS has embraced a broader role in healthcare by providing convenient walk-in clinics, flu shots, and wellness services. Moreover, the company has made significant strides in promoting sustainability and community engagement through various initiatives. As a cornerstone of many American communities, CVS Pharmacy continues to play a vital role in enhancing the health and well-being of countless individuals.



9,600+

Locations



\$91.51B

Market Value



BBB+

Credit Rating



\$329.2 B

Annual Revenue

AREA OVERVIEW

CHANHASSEN, MN

Chanhassen, Minnesota, is a charming suburban community located in the southwestern part of the state. Known for its picturesque landscapes, friendly neighborhoods, and a strong sense of community, Chanhassen offers a peaceful and family-friendly atmosphere. One of its notable attractions is the renowned Chanhassen Dinner Theatres, a cultural gem that has been entertaining audiences with top-notch performances and delicious dining for decades. Nature enthusiasts can explore the stunning parks and lakes that dot the area, providing opportunities for outdoor activities year-round. Chanhassen also boasts excellent schools, making it an attractive choice for families looking for a safe and welcoming place to call home. With its blend of cultural offerings, natural beauty, and a tight-knit community, Chanhassen, MN, is a place where residents and visitors alike can enjoy a high quality of life.

PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	4,452	37,399	105,343
2023 Estimate	4,333	36,207	102,828
2010 Census	4,036	31,565	91,102
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	1,530	14,151	38,813
2023 Estimate	1,490	13,698	37,884
2020 Census	1,398	11,908	33,508
2020-2023 Growth	0.5%	1.2%	1.1%
INCOME	1-MILE	3-MILE	5-MILE
2023 Avg. Household Income	\$186,506	\$157,031	\$153,577



ECONOMY

The economy in Chanhassen, MN, is characterized by a diverse blend of industries that contribute to its overall stability and prosperity. The city's proximity to the Minneapolis-St. Paul metropolitan area has allowed it to benefit from the region's economic vitality. Chanhassen is home to a mix of businesses, including manufacturing companies, retail establishments, and professional services. The presence of major corporations and small businesses alike fosters a healthy job market, providing employment opportunities for the local workforce.

Chanhassen has also developed a niche in the arts and entertainment industry, primarily due to the presence of the renowned Chanhassen Dinner Theatres, which draws visitors from across the region and creates jobs in the hospitality and entertainment sectors. Additionally, the city's commitment to fostering a vibrant community and supporting local entrepreneurs has led to the growth of small businesses and startups.

The city's economic outlook is positive, with a focus on maintaining a balanced mix of industries while embracing innovation and sustainable practices. Chanhassen's strong local economy, combined with its quality of life and amenities, makes it an attractive place for both businesses and residents.

TOURISM

Chanhassen offers a variety of attractions that cater to residents and visitors alike. Perhaps the most iconic of these is the Chanhassen Dinner Theatres, a world-renowned venue known for its exceptional live performances and delectable dining experiences. It has been a cultural gem for decades, showcasing top-notch musicals and plays. Nature enthusiasts can explore the city's beautiful parks and recreational areas, such as Lake Ann Park and the Minnesota Landscape Arboretum. These green spaces offer opportunities for hiking, picnicking, and enjoying the natural beauty of the area. The Arboretum, in particular, is a haven for plant enthusiasts, with its stunning gardens and extensive plant collections.

Chanhassen is also home to the Paisley Park estate, which was once the residence and recording studio of the legendary musician Prince. Visitors can take guided tours to learn about Prince's life and career and explore his creative world. For those interested in history, the Chanhassen Historical Society offers a glimpse into the city's past through its exhibits and educational programs. Whether you're seeking cultural experiences, outdoor adventures, or a taste of history, Chanhassen has a range of attractions to captivate and entertain its visitors.

MINNEAPOLIS, MN MSA



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **7765 Galpin Blvd, Chanhassen, MN 55317** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

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