



# CALIBER COLLISION

8300 North Lindbergh Boulevard & 7 Industrial Lane - Florissant, MO 63031

CALIBER COLLISION - FLORISSANT, MO

# EXCLUSIVELY MARKETED BY



**HARRY ARCHER**

GA #388927  
770.672.5931 | DIRECT  
harry@SIGnnn.com



**CALEB PRUITT**

GA #427259  
770.462.4364 | DIRECT  
cpruitt@SIGnnn.com



**TOM GORMAN**

MO #2023012377  
610.550.8884 | DIRECT  
tom@SIGnnn.com

In Cooperation With Sands Investment Group Missouri, LLC - Lic. #2019044754  
BoR: Tom Gorman - Lic. MO #2023012377



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### CONFIDENTIALITY & DISCLAIMER

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SECTION 1

# *INVESTMENT OVERVIEW*



# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 22,134 SF Caliber Collision Located at 8300 North Lindbergh Boulevard & 7 Industrial Lane in Florissant, MO. The Property Has Over 30-Years of Experience as a Successful Collision Repair & Body Shop. The Tenant Recently Renewed For a New 10-Year Lease in 2021, Showing its Commitment to the Site as a Successful Location, Providing For a Secured Investment.

Sale Price

\$2,615,384

## OFFERING SUMMARY

Cap Rate:	7.15%
NOI:	\$187,000
Price / SF:	\$118.16
Guarantor:	Corporate

## BUILDING INFORMATION

Street Address:	8300 N. Lindbergh Blvd & 7 Industrial Lane
Building #1: (8300 N. Lindbergh Blvd)	6,003 SF
Building #2: (8300 N. Lindbergh Blvd)	6,011 SF
Building #3: (8300 N. Lindbergh Blvd)	3,403 SF
Building #4: (7 Industrial Ln)	6,717 SF
City, State, Zip:	Florissant, MO 63031
County:	St. Louis
Total Building Size:	Collectively 22,134 SF



Actual Property Image



Actual Property Image



# INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

## PROPERTY HIGHLIGHTS

- History of Being Profitable: The Property Has Over 30 Years of Experience as a Successful Collision Repair & Body Shop; the Tenant Recently Renewed For a New 10-Year Lease in 2021 Showing Its Commitment to the Site as a Successful Location
- Below Market Rent: At a Rent Per SF of \$8.50, the Property is Leased at Roughly 50% Below the Market Rate of \$15 Per SF, Offering Security Around the Tenancy at the Property and the Possibility of Upside in the Future
- Attractive Rent Increase: The Rent is Soon to Increase 5.00% in March 2026
- The Site Benefits From Its Close Proximity to St. Louis Lambert International Airport - The Street the Property Sits on (N Lindbergh Blvd) is Home to Several National Retailers, Including a Schnucks Grocery Center Located Directly Adjacent to the Caliber Collision Site
- Caliber Collision is the Nation's Largest Collision Repair Provider, With More Than 1,700 Convenient Locations in 40 States and Growing
- Dominant Leadership: Hellman & Friedman, Private Equity Firm With Over \$25 Billion of Total Assets, is the Majority Owners After Merger
- Significant Tax Benefits - Subject Property Qualifies For Tax Savings Via Accelerated Depreciation and Cost Segregation





CALIBER  
COLLISION

Auto  
Zone

SECTION 2

# LEASE ABSTRACT

# LEASE SUMMARY



Actual Property Image

## LEASE ABSTRACT

Tenant:	Caliber Collision (Caliber Holdings, LLC)
Premises:	Collectively 22,134 SF
Base Rent:	\$187,000
Rent Per SF:	\$8.45
Lease Commencement:	08/08/2014
Rent Commencement:	02/23/2021
Lease Expiration:	02/28/2031
Lease Term:	6 Years Remaining
Renewal Options:	2 x 5 Year Options
Rent Increases:	5.0% Every 5-Years
Lease Type:	Double Net (NN)
Use:	Automotive
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Landlord's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Landlord's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No
Guarantor:	Corporate



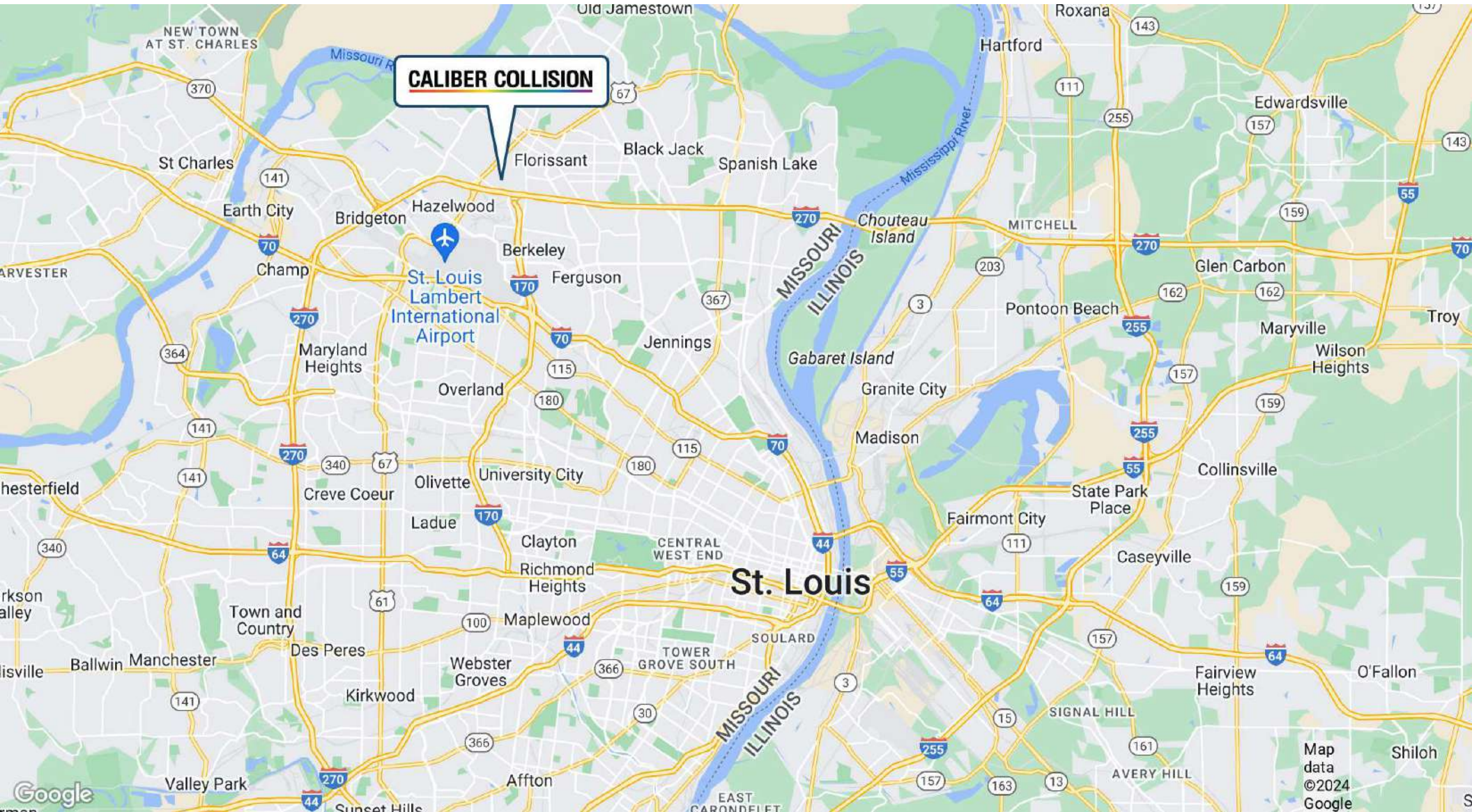


SECTION 3

# PROPERTY INFORMATION



# LOCATION MAP





# PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



# AERIAL MAP





# AERIAL MAP



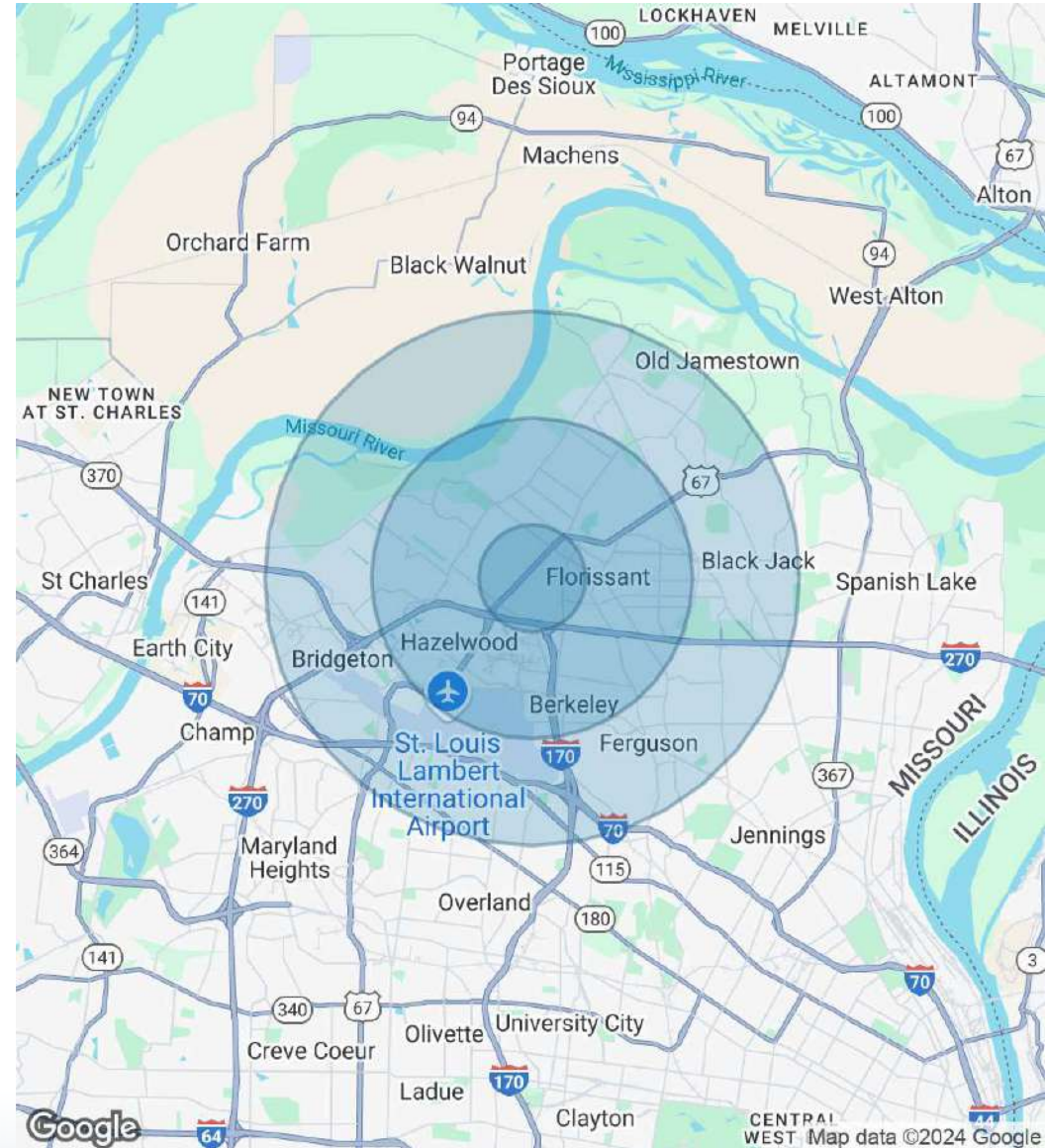


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,367	88,838	169,132
Average Age	40	39	40
Average Age (Male)	38	37	38
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,087	35,835	68,291
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$70,492	\$73,541	\$73,399
Average House Value	\$160,964	\$160,310	\$165,700

TRAFFIC CONUTS		
N Lindbergh Blvd		51,916 VPD
I-270		147,874 VPD
Graham Rd		25,091 VPD
Washington St		16,846 VPD







SECTION 4

# AREA OVERVIEW



# CITY OVERVIEW



St. Louis, MO



St. Louis Lambert International Airport

## FLORISSANT, MO

Florissant, Missouri, is a northern suburb of St. Louis, known for its rich history and diverse community. About 15 miles northwest of downtown St. Louis, making it part of the Greater St. Louis metropolitan area. Around 12.8 square miles, with a blend of suburban neighborhoods, commercial areas, and parks. The City of Florissant had a population of 51,417 as of July 1, 2024.

Florissant, Missouri's economy is largely shaped by its role as a residential suburb of St. Louis. The local economy has a strong retail and service sector, which serves the needs of Florissant's residents as well as those in neighboring communities. DePaul Hospital in Bridgeton, SSM Health is a key employer for Florissant residents working in healthcare, nursing, and related fields. The Ferguson-Florissant and Hazelwood School Districts are some of the area's largest employers, providing jobs to educators, administrators, and support staff. While Florissant itself is primarily residential, it is near industrial hubs in the greater St. Louis area, allowing some residents to work in manufacturing, distribution, and logistics. The nearest major airport to Florissant, Missouri, is St. Louis Lambert International Airport (STL), located approximately 10 miles south of Florissant. The airport itself is a major employer in the region, offering jobs in fields like airport operations, administration, security, retail, and maintenance. The proximity to a major airport makes Florissant and the surrounding North St. Louis County area attractive to businesses that require frequent travel for employees, suppliers, or clients.

Visitors can spend their leisure at the Bangert Park and Kock Park while in Florissant. Shopping can be enjoyed at the Cross Keys Shopping Center. The Horseshoe Lake State Fish and Wildlife Area, Castlewood State Park, Chatillon - Demenil Mansion, Scott Joplin House State Historic Site, Saint Louis Art Museum, and Museum of Westward Expansion are in the neighborhood. One can also plan a trip to the Missouri Botanical Garden, Sophia M. Sachs Butterfly House, and Saint Louis Zoo. The city hosts the Valley of Flowers Festival every year in the month of May. Florissant and nearby Attractions are Museum of Western Jesuit Missions, Museum of Transportation, Jefferson Barracks Historical Park, Mississippi River State Fish & Wildlife Area, Sophia M. Sachs Butterfly House and Saint Louis Zoo.





SECTION 5

# TENANT OVERVIEW



# TENANT PROFILE



## CALIBER COLLISION

### TENANT OVERVIEW

Company:	Private
Founded:	1997
Locations:	1,800+
Headquarters:	Lewisville, TX
Website:	caliber.com

### CALIBER COLLISION

Founded in 1997, the Caliber portfolio of brands has grown to more than 1,800 centers nationwide and features a full range of complementary automotive services, including Caliber Collision, the nation's largest auto collision repair provider across 41 states, and Caliber Auto Glass for auto glass repair and replacement. With the purpose of Restoring the Rhythm of Your Life®, Caliber's more than 30,000 teammates are committed to getting customers back on the road safely—and back to the rhythm of their lives. Dedicated to providing an outstanding customer experience, Caliber continues to rank among the highest customer satisfaction scores in the industry.



# GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

## Contact SIG's Capital Markets Team Today



**Miguel Jauregui**

Managing Director

Capital Markets

310.421.0374

[miguel@SIGnnn.com](mailto:miguel@SIGnnn.com)



**Ty Reiley**

Senior Associate

Capital Markets

512.649.2421

[treiley@SIGnnn.com](mailto:treiley@SIGnnn.com)



**Harrison Timberlake**

Associate

Capital Markets

404.282.3047

[htimberlake@SIGnnn.com](mailto:htimberlake@SIGnnn.com)



# CONFIDENTIALITY AGREEMENT

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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