



**6405 JAMES CIR N**

**Minneapolis, MN 55430**



**INTERACTIVE OFFERING MEMORANDUM**



## OFFERING MEMORANDUM

# DENNY'S

6405 JAMES CIR N | MINNEAPOLIS, MN 55430

EXCLUSIVELY LISTED BY



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**±5,250 SF**  
Building Size



**±1.00 AC**  
Lot Size



**1996**  
Year Built



**±134,000**  
Vehicles Per Day

# PROPERTY OVERVIEW

## HIGHLY OPPORTUNISTIC AREA | MAJOR NEARBY DEVELOPMENT

- As of November 2nd, 2024, the Brooklyn Center City Council approved transformative master plans for a reimagined ±80-acre downtown redevelopment located just south of the Denny's property. This redevelopment represents a significant urban revitalization, poised to drive long-term growth in the area.
- The redevelopment aims to position downtown Brooklyn Center as a central hub for the surrounding community. Key attractions include Centennial Park, City Hall, and a mix of anchor businesses, including movie theaters, grocery stores, and retail destinations, ensuring continuous foot traffic and demand for nearby services.

## HIGHLY POPULATED LOCATION | EXCEPTIONAL TRAFFIC COUNTS

- The property is strategically located in a densely populated area with a 5-mile radius encompassing 310,019 people. This offers a strong consumer base, and just 10 minutes from downtown Minneapolis, offering unmatched access to the greater metropolitan area.
- Situated along I-694, one of the busiest thoroughfares in the region, the property benefits from over ±134,000 vehicles passing daily, providing exceptional visibility and exposure to both local traffic and daily commuters. This location ensures consistent foot traffic and high retail demand.

## EXPERIENCED OPERATOR WITH PROVEN TRACK RECORD

- The tenant, a seasoned operator, currently operates multiple other locations throughout Minnesota.

## ATTRACTIVE LEASE TERM | ZERO LANDLORD RESPONSIBILITY | LOW RENT

- The lease is structured as an Absolute NNN, ensuring that the tenant is responsible for all property-related expenses including taxes, insurance, and maintenance. This structure provides the investor with completely passive ownership and eliminates any potential management or upkeep concerns.
- The tenant is paying roughly \$20 per square foot, which is well below the national average for similar national brand casual dining restaurants. This creates a level of security in that the rent is highly replaceable should the landlord ever need to release the property.





# FINANCIAL SUMMARY



**\$1,250,000**  
LIST PRICE



**8.50%**  
CAP RATE



**\$106,200**  
NOI

## LEASE SUMMARY

<b>Tenant</b>	Denny's
<b>Lease Guarantor</b>	Personal Guarantee* & Yun's Restaurants, Inc.
<b>Lease Type</b>	Absolute NNN
<b>Landlords Responsibilities</b>	None
<b>Original Lease Term</b>	15 Years
<b>Rent Commencement Date</b>	January 1st, 2020
<b>Lease Expiration Date</b>	March 31, 2035
<b>Lease Term Remaining</b>	±10.5 Years
<b>Net Operating Income</b>	\$106,200
<b>Options</b>	Two, 4-Year Options

\*Personal Guarantee Expires 3/31/2026

## BUILDING SUMMARY

<b>Address</b>	6405 James Cir N, Minneapolis, MN
<b>Lot Size</b>	±1.00 Acres
<b>Building Size</b>	±5,250 SF
<b>Year Built</b>	1996

## LEASE TERM

## MONTHLY RENT

## ANNUAL RENT

## RENT INCREASES

<b>1/1/2025 - 12/31/2029</b>	<b>\$8,850</b>	<b>\$106,200</b>	<b>-</b>
1/1/2030 - 3/31/2035	\$9,495	\$113,940	7.3%
Option 1	\$10,188	\$122,256	7.3%
Option 2	\$10,888	\$130,656	6.9%











## TENANT PROFILE

Denny's is a renowned American diner-style restaurant chain known for its round-the-clock service and classic comfort food offerings. Founded in 1953, Denny's has since grown into a staple of the American dining landscape, with over ±1,445

locations nationwide and a presence in several other countries. At Denny's, patrons can expect a diverse menu featuring traditional breakfast favorites like fluffy pancakes, hearty omelets, and crispy bacon, alongside an array of lunch and dinner options such as burgers, sandwiches, and homestyle dinners.

Catering to a wide range of tastes and dietary preferences, Denny's also offers lighter fare and healthier options, ensuring there's something for everyone. In addition to its extensive menu, Denny's is known for its commitment to providing affordable meals and a welcoming atmosphere for families, travelers, and late-night diners alike. The restaurant's iconic round-the-clock service makes it a go-to destination for satisfying cravings at any hour, setting apart from many other dining establishments.

HEADQUARTERS  
SPARTANBURG, SC

YEAR FOUNDED  
1953

# OF LOCATIONS  
±1,445





± 134,000 VPD

SUBJECT PROPERTY



SHINGLE CREEK PKWY ± 12,720 VPD





 **BROOKLYN CENTER HIGH SCHOOL**  
850 STUDENTS



**SUBJECT PROPERTY**



**± 134,000 VPD**

**SHINGLE CREEK PKWY ± 12,720 VPD**



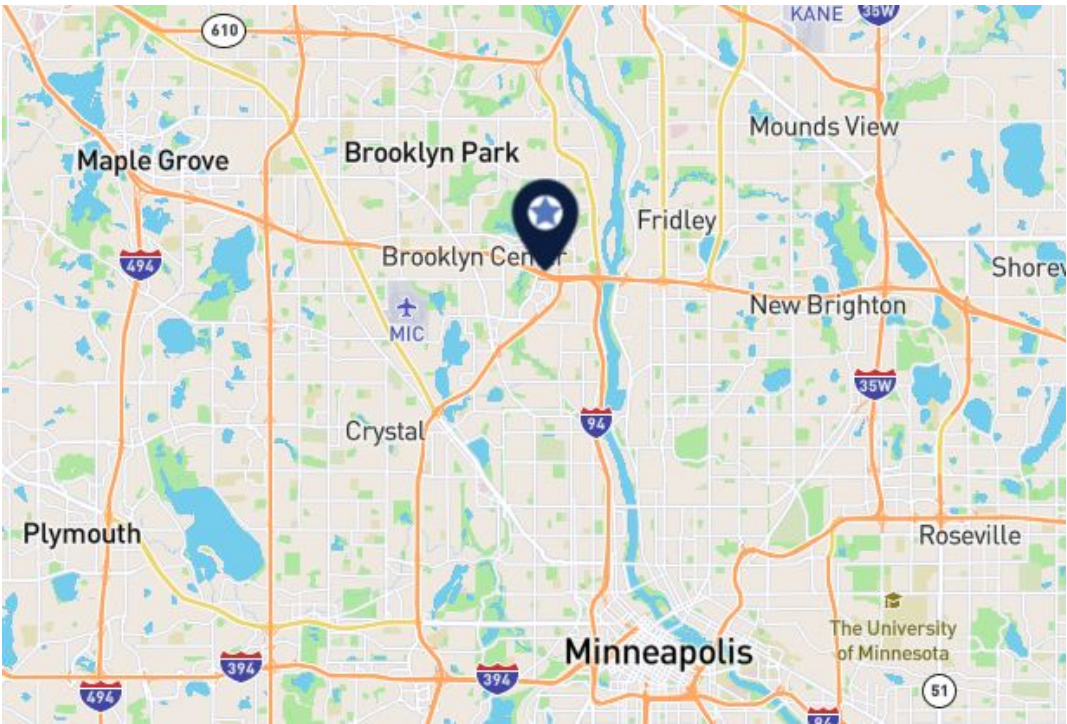
# AREA OVERVIEW

Minneapolis, located in the state of Minnesota, offers a vibrant and diverse urban experience with a rich cultural heritage and a range of attractions. As one half of the "Twin Cities" alongside St. Paul, Minneapolis serves as a major economic and cultural center in the Midwest region.

Minneapolis is renowned for its cultural offerings. The city boasts a vibrant arts scene, with numerous theaters, art galleries, and music venues. The renowned Guthrie Theater and the Walker Art Center are notable destinations for theater performances, contemporary art exhibitions, and cultural events. Minneapolis is also known for its rich music history and continues to be a hub for diverse musical genres, from rock and hip-hop to folk and jazz.

The city's beautiful parks and lakes add to its appeal. Minneapolis is famously referred to as the "City of Lakes" due to its many bodies of water. The Chain of Lakes, which includes Lake Harriet, Lake Calhoun (Bde Maka Ska), and Lake of the Isles, offers opportunities for boating, fishing, jogging, and biking. The Minneapolis Park System, with its well-maintained parks and trails, provides ample space for outdoor recreation and leisure activities.

DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	11,958	110,794	310,019
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	4,256	40,653	118,652
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$79,053	\$96,467	\$102,263





# ECONOMY

The Minneapolis economy is robust and diverse, supported by a range of industries that contribute to its economic stability and growth. The city's strong business environment, skilled workforce, and thriving entrepreneurial ecosystem make it a major economic center in the Midwest region. One of the key sectors driving the Minneapolis economy is finance and banking. The city is home to several major financial institutions, including headquarters of national and regional banks, investment firms, and insurance companies. This sector provides a significant number of jobs and contributes to the city's overall economic vitality.

Minneapolis is also known for its strong healthcare industry. The city is home to renowned medical centers and hospitals that provide top-quality healthcare services, research opportunities, and employment opportunities. The presence of major healthcare organizations contributes to the local economy and positions Minneapolis as a regional healthcare hub.

The city has a robust technology and innovation sector, attracting startups, tech companies, and entrepreneurs. Minneapolis has seen significant growth in industries such as software development, information technology, and digital marketing. This sector not only creates jobs but also fosters innovation and contributes to the city's reputation as a tech hub.

Minneapolis has a diverse manufacturing sector, with companies specializing in areas such as medical devices, food processing, printing, and precision instruments. These industries provide employment opportunities and contribute to the city's economic output.

The city's retail and hospitality sectors also play a significant role in the economy. Minneapolis is home to various shopping centers, upscale boutiques, and a vibrant restaurant scene. The city attracts tourists, business travelers, and visitors attending conventions and events, which boosts the hospitality industry and generates revenue for local businesses.



**#1 IN BEST PLACES TO LIVE**  
**(U.S. NEWS & WORLD REPORT)**



**#8 LARGEST CITY IN U.S.**  
**(U.S. NEWS & WORLD REPORT)**

EMPLOYERS	EMPLOYEES
Mayo Clinic	51,000
Target Corp.	35,000
General Mills	35,000
Fairview Health Services	36,865
Allina Health System	29,163
University of Minnesota	27,875





## TOURISM

Minneapolis offers a wealth of attractions and experiences that make it a vibrant destination for tourists. The city's unique blend of natural beauty, cultural offerings, and outdoor recreational opportunities creates an inviting and diverse tourism scene. One of the highlights of Minneapolis is its thriving arts and cultural scene. The city is home to numerous theaters, art galleries, and museums that showcase a wide range of artistic expressions. The iconic Walker Art Center, known for its contemporary art exhibitions, and the Minneapolis Institute of Art, housing a vast collection spanning different periods and cultures, are must-visit destinations for art enthusiasts.



## SPORTS

Sports enthusiasts can immerse themselves in Minneapolis's vibrant sports culture. The city is home to professional sports teams such as the Minnesota Vikings (NFL), Minnesota Timberwolves (NBA), Minnesota Twins (MLB), and Minnesota Wild (NHL). Attending a game or exploring sports-themed attractions like the U.S. Bank Stadium or Target Field can be a thrilling experience for visitors.



## THE UNIVERSITY OF MINNESOTA

The University of Minnesota stands as a prestigious public research university located in Minneapolis and St. Paul, with five campuses across the state. Established in 1851, it is one of the largest and most comprehensive universities in the United States, offering a wide range of undergraduate, graduate, and professional degree programs. With a student body of over 50,000 and a faculty of renowned scholars and researchers, the university is a hub of academic excellence and innovation.

The University of Minnesota is internationally recognized for its groundbreaking research, particularly in areas such as health sciences, engineering, agriculture, and social sciences. It boasts top-ranked programs in fields like medicine, law, business, and education. Beyond academics, the university offers a vibrant campus life with numerous student organizations, cultural events, and athletic programs. As a leading institution dedicated to advancing knowledge and serving the community, the University of Minnesota plays a significant role in shaping the future through education, research, and outreach.



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 6405 James Cir N, **Minneapolis, MN, 55430** ("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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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.



# MATTHEWS<sup>TM</sup>

REAL ESTATE INVESTMENT SERVICES



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