



**PIZZA HUT**

1809 Hwy 59 S Thief River Falls, MN 56701



INTERACTIVE OFFERING MEMORANDUM

## OFFERING MEMORANDUM

# PIZZA HUT

1809 Hwy 59 S | Thief River Falls, MN 56701

EXCLUSIVELY LISTED BY



## VINCENT TANZI

ASSOCIATE

**DIRECT** (925) 326-2135

**MOBILE** (408) 832-7076

vincent.tanzi@matthews.com

License No. 02192818 (CA)



## VINCE CHAPEY

SENIOR ASSOCIATE

**DIRECT** (925) 718-7525

**MOBILE** (925) 915-9569

vincent.chapey@matthews.com

License No. 02102058 (CA)

## BROKER OF RECORD

KURT SAUER

License No. 40841922 (MN)

## TABLE OF CONTENTS

<b>PROPERTY OVERVIEW</b>	<b>03</b>
<b>FINANCIAL SUMMARY</b>	<b>04</b>
<b>TENANT PROFILE</b>	<b>05</b>
<b>AREA OVERVIEW</b>	<b>07</b>





**±2,800 SF**

GLA



**±0.75**

Acres



**±\$1,083,148**

Sales



**Business and  
Real Estate**

Lease Type

## PROPERTY OVERVIEW

- Opportunity to purchase the operations and real estate for a Pizza Hut in Thief River Falls, MN.
- Neighbors a Walmart anchored center with outparcel tenants including O'Reilly Auto Parts, Verizon, and Dollar Tree.
- Neighbors a strip center with tenants including Anytime Fitness and Papa Murphy's.
- Across from a Scooter's Coffee (in the 84th percentile of locations in the state - per Alpha Maps) and a medical strip center with Sanford Health.
- In close proximity to many national tenants including Tractor Supply, McDonald's, Moe's, and A&W.



# FINANCIAL SUMMARY



**\$800,000**

LIST PRICE



**±\$52,068**

EBITDAR



**±3.5x**

EBITDA Multiple

## TENANT SUMMARY

**Tenant Trade Name**

Pizza Hut

**Type of Ownership**

Business and Real Estate

**Sales**

±\$1,083,148

**EBITDAR**

±\$52,068

**EBITDA Multiple**

±3.5x







HEADQUARTERS  
**Plano, TX**

YEAR FOUNDED  
**1958**

# OF LOCATIONS  
**19,000+**



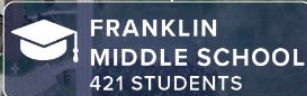
## TENANT PROFILE

Pizza Hut is a globally recognized quick-service restaurant chain specializing in pizza and Italian-American cuisine. Founded in 1958, the brand operates over 19,000 locations across more than 100 countries, known for its signature pan pizza, stuffed crust, and diverse menu of pasta, wings, and sides. Offering dine-in, carry-out, and delivery options, Pizza Hut appeals to a wide customer base and drives consistent traffic in both urban and suburban markets.

As a tenant, Pizza Hut is a reliable addition to shopping centers, standalone units, and mixed-use developments. The brand's adaptable store formats, modern designs, and focus on technology-driven services like online ordering and contactless delivery ensure strong operational performance.

Pizza Hut's established reputation and loyal customer base make it a valuable, long-term tenant for property owners seeking steady foot traffic and revenue.





GREENWOOD ST E



SUBJECT PROPERTY



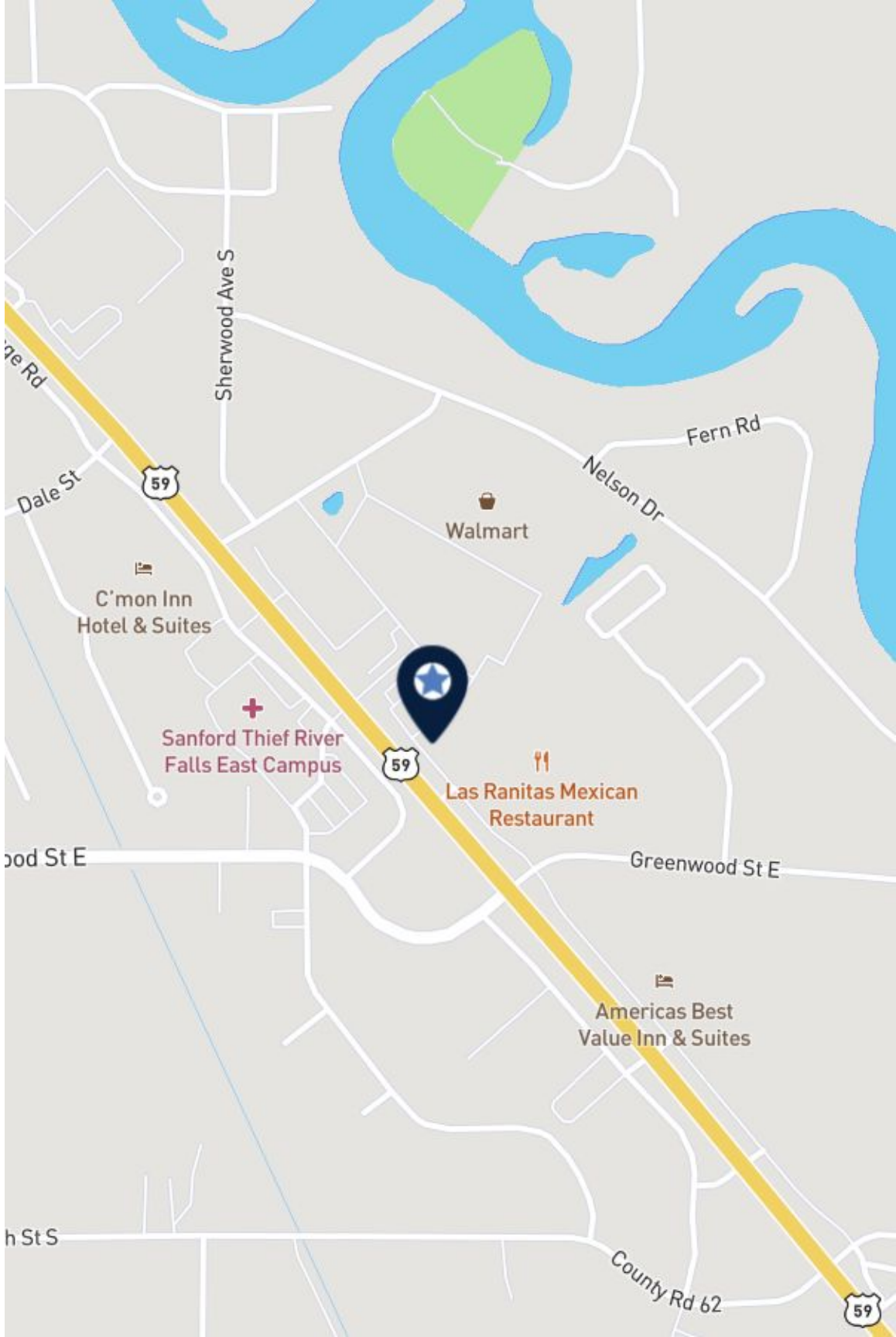


# AREA OVERVIEW

Thief River Falls, Minnesota is a city located in the northwestern part of the state at the meeting point of the Red Lake and Thief Rivers. The area is known for its outdoor recreation opportunities including fishing, boating, and hiking. Popular attractions include the Ralph Engelstad Arena, a hub for regional hockey and community events, and the Peder Engelstad Pioneer Village which features historic buildings and artifacts highlighting the area’s early development. The city hosts community festivals and events throughout the year, reflecting its strong sense of local culture and tradition.

The economy of Thief River Falls is supported by manufacturing, agriculture, and technology. Major employers include Digi-Key Electronics, a global distributor of electronic components, and Arctic Cat, a producer of snowmobiles and off-road vehicles. These companies provide significant job opportunities and drive economic growth in the area. Culturally, the city reflects its Scandinavian heritage through events, local cuisine, and community gatherings. With its roots in the fur trade, agriculture, and the railroad, Thief River Falls has grown into a modern center for business, recreation, and community life while maintaining its historical character.

DEMOGRAPHICS			
POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	9,756	10,783	12,786
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	4,507	4,911	5,709
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$87,213	\$89,542	\$93,051



# 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 **1809 Hwy 59 S, Thief River Falls, MN, 56701** ("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



## EXCLUSIVELY LISTED BY

### VINCENT TANZI

ASSOCIATE

DIRECT (925) 326-2135

MOBILE (408) 832-7076

[vincent.tanzi@matthews.com](mailto:vincent.tanzi@matthews.com)

License No. 02192818 (CA)

### VINCE CHAPEY

SENIOR ASSOCIATE

DIRECT (925) 718-7525

MOBILE (925) 915-9569

[vincent.chapey@matthews.com](mailto:vincent.chapey@matthews.com)

License No. 02102058 (CA)

**BROKER OF RECORD | KURT SAUER | License No. 40841922 (MN)**



## 1809 HWY 59 S

Thief River Falls, MN 56701