



NEW 15-YEAR ABSOLUTE NNN LEASE, CORPORATE GUARANTY

PANERA BREAD

MONTICELLO (MINNEAPOLIS MSA), MINNESOTA



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EXCLUSIVELY LISTED BY

+ PHIL SAMBAZIS

Executive Managing Director
SAN DIEGO
Tel: (858) 373-3174
phil.sambazis@marcusmillichap.com
License: CA 01474991

+ MARK RUBLE

Executive Managing Director
PHOENIX
Tel: (602) 687-6766
mark.ruble@marcusmillichap.com
License: AZ SA550593000

+ CHRIS LIND

Senior Vice President Investments
PHOENIX
Tel: (602) 687-6780
chris.lind@marcusmillichap.com
License: AZ SA627823000

+ ZACK HOUSE

Senior Vice President Investments
PHOENIX
Tel: (602) 687-6650
zachary.house@marcusmillichap.com
License: AZ SA665750000

+ JON RUZICKA

Broker of Record
1601 Utica Avenue South, Suite 301
Minneapolis, MN 55416
P: (952) 852-9700
License: MN 40583288



ADDRESS

1495 E 7th Street
Monticello, MN 55362

PRICE

\$3,223,000

CAP RATE

5.25%

NOI

\$169,200

FINANCIAL OVERVIEW

PRICE	\$3,223,000
CAP RATE	5.25%
GROSS LEASABLE AREA	2,400 SF
YEAR BUILT	2025
LOT SIZE	0.932 +/- Acres

LEASE SUMMARY

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	15 Years
RENT COMMENCEMENT	January 2025
INCREASES	8% Every Five Years, Including Options
OPTIONS	Three, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	None

RENT SUMMARY

TERM	ANNUAL RENT	MONTHLY RENT
Year 1 - Year 5	\$169,200	\$14,100
Year 6 - Year 10	\$182,736	\$15,228
Year 11 - Year 15	\$197,352	\$16,446
Option 1	\$213,144	\$17,762
Option 2	\$230,184	\$19,182
Option 3	\$248,616	\$20,718



TENANT OVERVIEW

OWNERSHIP: PRIVATE
TENANT: CORPORATE
GUARANTOR: PANERA, LLC

Panera Bread is a pioneer and market leader in fast casual, with leadership in ingredient quality, omnichannel access, digital convenience (more than 57% of sales are ecommerce as of January 2025) and engagement (nearly 63 million MyPanera loyalty members as of January 2025). As of December 31, 2024 there were 2,216 cafes, company and franchise, in 48 states and Washington D.C., and in Ontario, Canada, operating under the Panera Bread or Saint Louis Bread Co. names.

Panera Bread is privately held by JAB Holding Company and is part of Panera Brands, one of the largest fast casual restaurant companies in the U.S., comprised of Panera Bread, Caribou Coffee and Einstein Bros. Bagels. A portfolio of complementary brands bound by common values and shared growth opportunities, Panera Brands companies are independently operated and underpinned by industry-leading technology, loyalty and highquality ingredients.



HEADQUARTERED IN
ST. LOUIS,
MISSOURI



FOUNDED IN
1987



120,000
EMPLOYEES



2,216+
LOCATIONS



\$6.45
BILLION
IN REVENUE



AVERAGE UNIT
SALES OF
\$3.5
MILLION

Recent News

PANERA SEES TRAFFIC SURGE AHEAD OF MENU OVERHAUL AND POSSIBLE IPO LAUNCH

April 10, 2024
www.nrn.com

PANERA BRANDS IS GOING PUBLIC (AGAIN) SOON: HERE'S WHAT THAT COULD MEAN

May 30, 2023
www.nrn.com

INVESTMENT *HIGHLIGHTS*

- 15-Year Absolute NNN Lease with 8% Increases Every 5 Years
- Corporate Guaranty by Panera, LLC, 2,216+ Locations and \$6.45 Billion in Revenue
- Average Unit-Level Sales of Nearly \$3.5 Million, Equates to a Rent-to-Sales Ratio Less Than 5%
- Brand New High-Quality Construction with a Drive-Thru
- Outparcel to Super Target, Home Depot, Marshall's, and Petsmart Anchored Power Center
- Serving Over 121,800 Residents in Rapidly Growing Suburb to Minneapolis
- Surrounded by Several Residential Developments, Wright County is the Fastest Growing County in Minnesota
- Strong Average Household Incomes Exceeds \$93,000 in 3 Miles and \$100,000 in 5 Miles
- Highly Visible Along I-94 with 55,000 Cars/Day, Direct Access to Downtown Minneapolis
- Strategic Location, Nearest Panera Bread Over 13 Miles Away
- Across from Future Grocery Anchored Center Under Construction with Brand New Chipotle, Starbucks, Valvoline, Les Schwab Tire Center, Maverik, and More
- Close Proximity to Monticello Hospital with 400 Employees
- Strong Daytime Population, Over 34,554 Employees in Primary Trade Area
- Minutes to Several K-12 Schools with 5,000 Students





MONTICELLO VILLAGE
60 UNITS

us bank

WELLS FARGO

CentraCare®
Monticello

400 EMPLOYEES

MONTICELLO MIDDLE
946 STUDENTS

Cub
FOODS

CAMPING WORLD

AIRSTREAM

HILLSIDE TERRACE
44 UNITS

MCDONALD'S

THE HOME DEPOT
PETSMART
Marshalls
five BELOW
Wendy's
Baskin Robbins
RiverWood BANK

OPENROAD
RV
MONTICELLO

GMC
CHEVROLET

TARGET

verizon
FIREHOUSE
SUBS
Caribou COFFEE

MISSISSIPPI RIVER

DEEPAVEN
155 UNITS

Days Inn
Best Western
SUPER 8 MOTEL

BIG RIVER 445 CROSSINGS
NEW 189,000 SF RETAIL CENTER

Starbucks
CVS
Fire LES SCHWARZ
Valvoline
MAVERIK

55,000 CARS/DAY

Fleet 4 Farm

INDUSTRIAL

SUBJECT
PROPERTY

MATTRESS FIRM
at&t

Kwik Trip

AutoZone

SAVANNA VISTA
200 UNITS

BOWLING ALLEY

Arby's

Culver's
Applebee's

Kwik Trip

ALDI

LITTLE MOUNTAIN ELEMENTARY
568 STUDENTS

EASTVIEW
342 STUDENTS

MONTICELLO CROSSING
202 UNITS

94

EMAG/NE

Walmart
Supercenter
DOLLAR TREE
Aspen Dental
SHERWIN WILLIAMS

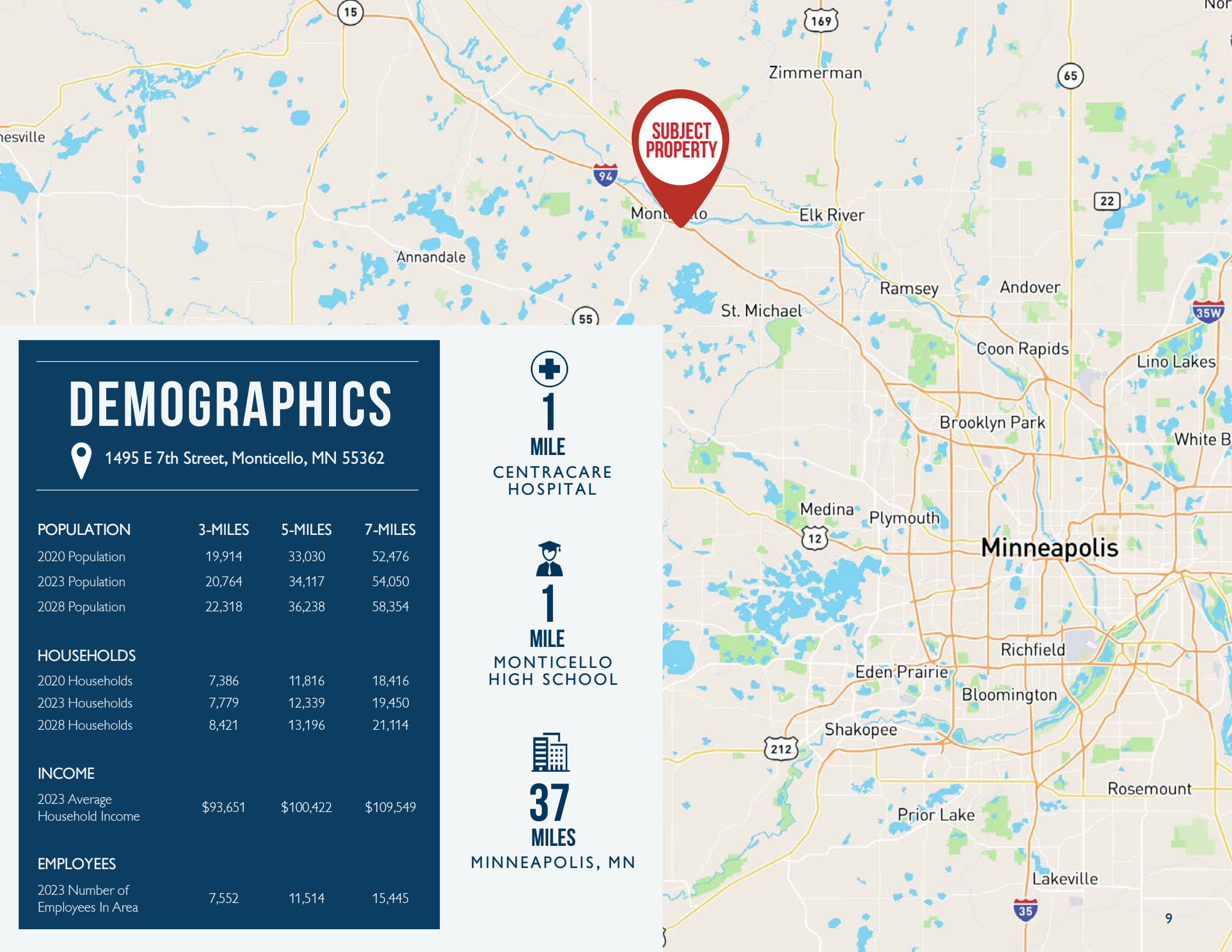
MONTICELLO HIGH
1,215 STUDENTS

11,351 CARS/DAY









DEMOGRAPHICS

 1495 E 7th Street, Monticello, MN 55362

POPULATION

	3-MILES	5-MILES	7-MILES
2020 Population	19,914	33,030	52,476
2023 Population	20,764	34,117	54,050
2028 Population	22,318	36,238	58,354

HOUSEHOLDS

	3-MILES	5-MILES	7-MILES
2020 Households	7,386	11,816	18,416
2023 Households	7,779	12,339	19,450
2028 Households	8,421	13,196	21,114

INCOME

	3-MILES	5-MILES	7-MILES
2023 Average Household Income	\$93,651	\$100,422	\$109,549

EMPLOYEES

	3-MILES	5-MILES	7-MILES
2023 Number of Employees In Area	7,552	11,514	15,445



1

MILE

CENTRACARE
HOSPITAL



1

MILE

MONTICELLO
HIGH SCHOOL



37

MILES

MINNEAPOLIS, MN

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O F F E R I N G M E M O R A N D U M

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MONTICELLO (MINNEAPOLIS MSA), MINNESOTA

PHIL SAMBAZIS

Executive Managing Director

SAN DIEGO

Tel: (858) 373-3174

phil.sambazis@marcusmillichap.com

License: CA 01474991

MARK RUBLE

Executive Managing Director

PHOENIX

Tel: (602) 687-6766

mark.ruble@marcusmillichap.com

License: AZ SA550593000

CHRIS LIND

Senior Vice President Investments

PHOENIX

Tel: (602) 687-6780

chris.lind@marcusmillichap.com

License: AZ SA627823000

ZACK HOUSE

Senior Vice President Investments

PHOENIX

Tel: (602) 687-6650

zachary.house@marcusmillichap.com

License: AZ SA665750000

JON RUZICKA

Broker of Record

1601 Utica Avenue South, Suite 301

Minneapolis, MN 55416

P: (952) 852-9700

License: MN 40583288