

CALIBER COLLISION[®]

7800 Jolly Ln | Brooklyn Park, MN 55445

**Retail
Investment Opportunity**
Offering Memorandum



MATTHEWS[™]

Exclusively Listed By



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Investment Highlights

Property Highlights

- **Credit Tenant – Corporate Guarantee** - Caliber Collision is the largest collision repair chain in the United States, operating more than 1,700 locations and generating approximately \$7 billion in annual revenue. The lease is backed by a corporate guarantee, eliminating personal guarantor risk.
- **Contractual 2% Annual Rent Increases** - Base rent increases by 2% annually throughout the initial lease term and both renewal option periods, growing from \$240,000 per year in Year 1 to \$286,822 per year by the scheduled lease expiration in 2033.
- **Long-Term Lease with Extension Potential** - The lease extends through February 2033 and includes two additional five-year renewal options, allowing for potential occupancy through 2043. If all options are exercised, annual net operating income (NOI) could increase to approximately \$349,635 per year.
- **Minimal Landlord Responsibilities (NN Lease)** - The double-net (NN) lease structure limits the landlord's responsibilities primarily to the roof, HVAC systems, and structural components, creating a relatively passive ownership profile with limited management obligations.
- **Strong Minneapolis MSA Location** - The property is located in Brooklyn Park within the Minneapolis–St. Paul metropolitan statistical area (MSA). The five-mile trade area includes approximately 101,826 residents, projected to grow to roughly 110,786 residents within five years, with an average household income of \$86,799.
- **Low Per-Square-Foot Rent Basis (Attractive Lease Pricing)** - At just \$10.55 per square foot, the property's rent basis is well below market for comparable net lease assets, providing a strong value proposition for investors and meaningful downside protection against re-leasing risk.



7800 Jolly Ln
Brooklyn Park, MN 55445

±24,150 SF
GLA

1991
Year Built

±21,300
Vehicles Per Day (CR-81)

NN
Lease Type

±3.03 AC
Lot Size



Financial Summary

\$3,918,306

List Price

6.50%

Cap Rate

\$254,689.92

NOI

Property Details

Tenant	Caliber Collision
Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
LL Responsibilities	Roof, Structure, HVAC
NOI (Original)	\$254,689.92
Lease Commencement	02/04/2023
Lease Expiration	02/28/2033
Term Remaining	±6.9 Years
Property SF	±24,150
Lot Size (AC)	±3.03
Options	Two, 5-Year
Increases	2% Annually
Year Built	1991



Financial Summary

Rent Schedule

Base Term

Rent Period	Annual Rent	PSF	Monthly Rent	Increases
Year 1 (2/4/2023 – 2/29/2024)	\$240,000.00	\$9.94	\$20,000.00	-
Year 2 (3/1/2024 – 2/28/2025)	\$244,800.00	\$10.14	\$20,400.00	2%
Year 3 (3/1/2025 – 2/28/2026)	\$249,696.00	\$10.34	\$20,808.00	2%
Current Term (3/1/2026 – 2/28/2027)	\$254,689.92	\$10.55	\$21,224.16	2%
Year 5 (3/1/2027 – 2/29/2028)	\$259,783.72	\$10.76	\$21,648.64	2%
Year 6 (3/1/2028 – 2/28/2029)	\$264,979.39	\$10.97	\$22,081.62	2%
Year 7 (3/1/2029 – 2/28/2030)	\$270,278.98	\$11.19	\$22,523.25	2%
Year 8 (3/1/2030 – 2/28/2031)	\$275,684.56	\$11.42	\$22,973.71	2%
Year 9 (3/1/2031 – 2/29/2032)	\$281,198.25	\$11.64	\$23,433.19	2%
Year 10 (3/1/2032 – 2/28/2033)	\$286,822.22	\$11.88	\$23,901.85	2%

Option #1

Year 1 (3/1/2033 – 2/28/2034)	\$292,558.66	\$12.11	\$24,379.89	2%
Year 2 (3/1/2034 – 2/28/2035)	\$298,409.84	\$12.36	\$24,867.48	2%
Year 3 (3/1/2035 – 2/29/2036)	\$304,378.03	\$12.60	\$25,364.83	2%
Year 4 (3/1/2036 – 2/28/2037)	\$310,465.60	\$12.86	\$25,872.13	2%
Year 5 (3/1/2037 – 2/28/2038)	\$316,674.91	\$13.11	\$26,389.57	2%

Option #2

Year 6 (3/1/2038 – 2/28/2039)	\$323,008.41	\$13.38	\$26,917.37	2%
Year 7 (3/1/2039 – 2/29/2040)	\$329,468.57	\$13.64	\$27,455.71	2%
Year 8 (3/1/2040 – 2/28/2041)	\$336,057.94	\$13.92	\$28,004.83	2%
Year 9 (3/1/2041 – 2/28/2042)	\$342,779.10	\$14.19	\$28,564.92	2%
Year 10 (3/1/2042 – 2/28/2043)	\$349,634.69	\$14.48	\$29,136.22	2%



±600 Employees
CATERPILLAR

enterprise
CALIBER
 fix COLLISION

Auto Auction | ±350 Employees
Manheim

HYUNDAI

169 ±75,000 VPD

Luther Collision & Glass

amazon
 Warehouse
 ±450 Employees

±21,300 VPD 81

Gas Station
AMOCO

Walmart Supercenter
 Top 25% of National Locations
 Source: AlphaMap

MENARDS

Lupient
 KIA

TST TRANSMISSION SHOP INC

Luther brookdale
 Chrysler • Jeep • Dodge

Jolly Ln N

CALIBER
 Subject Property

VICTORY
 TIRE & AUTO
 A STRAIGHTWAY BRAND

DOLLAR TREE

*AI Enhanced Image

INTERIOR PHOTOS





CALIBER





 **Trenton Terrace**
±175 Homes

 **Wickford Village**
±200 Homes


 **Pinebrook Village**
±250 Homes

Bottineau Blvd ± 21,300 VPD

610

± 45,000 VPD

 **Candlewood**
±1,200 Homes

 **Edinburgh**
±800 Homes

 **Mills Creek**
±66 Units

 **Windsor Gates**
±201 Units

 **Park 85 Apartments**
±186 Units

 **Bottineau Ridge Apartments**
±50 Units

169

CALIBER
Subject Property

 **Villa Del Coronado Apartments**
±192 Units

 **Point of America Apartments**
±19 Units

± 63,800 VPD

 **Forestview Lane Townhomes**
±160 Townhomes

 **Brook's Landing**
±110 Units

 **Moonraker Apartments**
±205 Units

± 112,000 VPD

94

 **Strawberry Commons**
±200 Condos

 **Unity Place**
Townhomes

 **Strawberry Commons**
±96 Units

94

Year Founded
1997

Headquarters
Lewisville, Texas

Ownership Status
Private

Employees
25,000+

Locations
1,800+

Market Share
20%+

Annual Revenue
\$7 Billion

Tenant Overview

Caliber Collision is the largest collision repair company in the United States, specializing in auto body repair, glass repair/replacement, and auto care services. Headquartered in Lewisville, Texas, Caliber has grown through an aggressive expansion strategy, both organically and via acquisitions, establishing itself as the premier tenant in the space. With a coast-to-coast footprint, Caliber serves insurance companies, fleet operators, and individual customers, providing timely, high-quality repair solutions backed by strong operational processes and customer service.

Why Invest in Caliber Collision?

- **Market Leadership & Scale:** Largest collision repair chain in the U.S. with over 1,800 centers, offering nationwide coverage and strong partnerships with major insurance carriers.
- **Resilient Demand:** Auto collision repair remains a necessity-based service, providing stable demand regardless of economic cycles.
- **Growth via Acquisition & Expansion:** Proven track record of integrating acquisitions and expanding into complementary services (glass, auto care, and diagnostics).
- **Operational Efficiency:** Significant investments in standardized processes, technology platforms, and supply chain partnerships to deliver consistent service quality and cost efficiencies.
- **Reputation & Brand Strength:** Recognized as the most trusted name in collision repair with a strong focus on customer satisfaction, employee training, and community engagement.

Accolades & Ratings



Forbes
America's Best
Large Employers (2024)



NABC
National Auto Body Council
President's Award (2024)

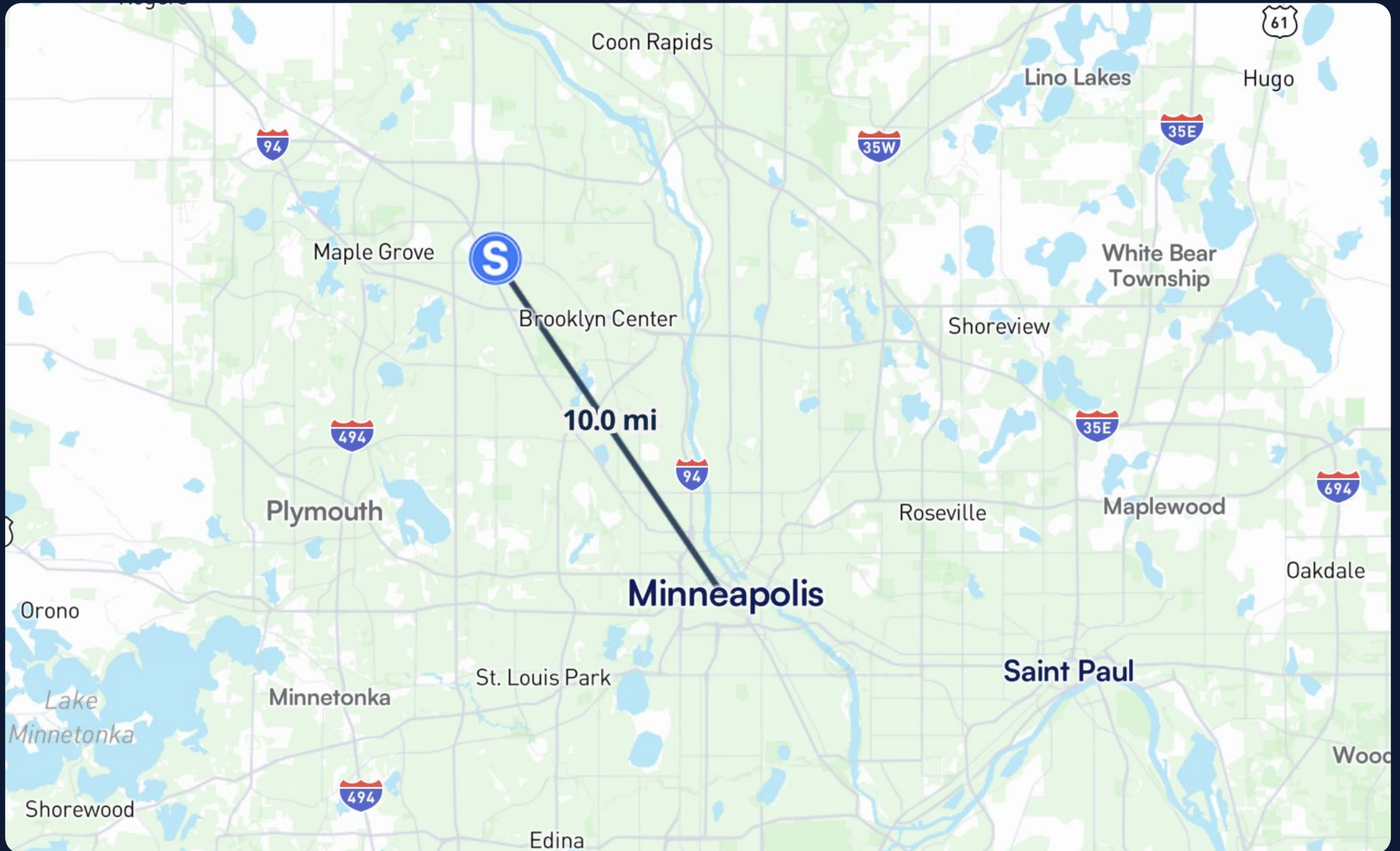


MOODY'S
Rated B2

Market Overview

Caliber Collision

7800 Jolly Ln | Brooklyn Park, MN 55445



Brooklyn Park, MN

Market Demographics

83,543

Total Population

81%

Commuters Travel by Car

\$89,891

Median HH Income

35.2

Median Age



Local Market Overview

Brooklyn Park, Minnesota, is the sixth-largest city in the state and a prominent suburb located northwest of Minneapolis in Hennepin County. Home to more than 80,000 residents, the city is known for its diverse population, strong neighborhoods, and extensive park and trail system. Its strategic location within the Twin Cities metropolitan area provides residents and businesses with convenient access to regional transportation networks, employment centers, and educational institutions. Brooklyn Park continues to experience growth through ongoing residential, commercial, and community development initiatives.

The city's economy is diverse and supported by key industries including manufacturing, healthcare, transportation and logistics, retail, and professional services. Brooklyn Park benefits from its proximity to the broader Minneapolis–St. Paul economy, making it an attractive location for employers and workforce talent. Economic development efforts have focused on business expansion, workforce training, and infrastructure improvements, helping to attract investment and create jobs. Combined with a strong median household income and growing business community, Brooklyn Park remains an important economic hub within the Twin Cities region.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	7,814	84,824	225,188
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,599	31,880	85,257
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$100,557	\$111,484	\$128,368

MINNEAPOLIS, MN MSA

429,954

Total Population

\$76,487

Median HH Income

188,812

of Households

49.3%

Homeownership Rate

238,500

Employed Population

52.6%

% Bachelor's Degree

32.9

Median Age

\$312,200

Median Property Value



Market Overview

Located along the banks of the Mississippi River, Minneapolis is the largest city in Minnesota and serves as a major economic, cultural, and transportation hub for the Upper Midwest. As one-half of the renowned Twin Cities metropolitan area, Minneapolis benefits from a diverse economy anchored by finance, healthcare, technology, manufacturing, education, and professional services. The city is home to numerous Fortune 500 companies, a highly educated workforce, and a strong employment base that continues to attract residents and businesses from across the region.

Minneapolis is widely recognized for its exceptional quality of life, combining urban amenities with an extensive network of parks, lakes, trails, and public spaces. The city features a diverse mix of neighborhoods, each offering unique character, housing options, and commercial districts, ranging from vibrant urban centers and historic residential areas to emerging mixed-use developments. Residents enjoy access to a thriving arts and culture scene that includes world-class museums, theaters, music venues, and professional sports franchises, while a robust restaurant and entertainment landscape contributes to the city's dynamic atmosphere.

Transportation connectivity is a significant strength, with access to major interstate highways, an expanding transit network, dedicated bicycle infrastructure, and Minneapolis–Saint Paul International Airport, one of the region's most important transportation assets. Ongoing public and private investment in housing, infrastructure, sustainability initiatives, and mixed-use redevelopment continues to support long-term growth and economic vitality. Combined with its strong employment opportunities, recreational amenities, and diverse housing stock, Minneapolis remains one of the Midwest's most desirable and resilient urban markets for residents, businesses, and investors alike.

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