

MATTHEWS™

CALIBER COLLISION

CALIBER COLLISION

1399 W Wisconsin Ave | Oconomowoc, WI 53066

Retail
Investment Opportunity
Offering Memorandum

Exclusively Listed By

Point Of Contact



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Property Overview

Caliber Collision

1399 W Wisconsin Ave Oconomowoc, WI 53066



Investment Highlights

Property Highlights

- **Highly Visible Wisconsin Avenue Location | 28,800+ VPD** - Strategically positioned along W Wisconsin Avenue, Oconomowoc primary commercial corridor, the property benefits from excellent visibility and exposure to traffic counts exceeding 28,800 vehicles per day.
- **11,600 SF Across Two Buildings** - The offering consists of approximately 11,600 square feet across two buildings, providing a functional layout well suited for automotive and collision repair operations.
- **Large 1.56-Acre Site** - Situated on approximately 1.56 acres, the property provides substantial land area for vehicle circulation, outdoor storage, customer parking, and collision repair operations.
- **Strong Building-to-Land Ratio** - The property's 1.56-acre parcel relative to its 11,600 SF of improvements provides ample exterior area; an important operational characteristic for collision repair facilities given their significant vehicle parking and storage requirements.
- **Strategic Milwaukee Metro Proximity** - Located approximately 34 miles west of Downtown Milwaukee, Oconomowoc benefits from convenient access to the greater Milwaukee metropolitan area via the I-94 corridor.
- **Functional Automotive Real Estate** - The combination of multiple buildings, substantial acreage, strong frontage, and existing automotive improvements provides a specialized yet highly functional property configuration for Caliber's operations and future automotive users.



Investment Highlights

Investment Highlights

- **Nationally Recognized Tenant** - The property is leased to Caliber Collision, one of the largest collision repair operators in the United States with over 1,800 locations nationwide, providing investors with exposure to an established national tenant within the needs-based automotive services industry.
- **Below-Market Rent Provides Embedded Lease Security** - Caliber currently pays approximately \$11.92/SF, meaningfully below the approximately \$17.00/SF market rent reported by CoStar. This favorable rent basis helps support tenant retention while providing potential long-term upside upon renewal or future re-leasing.
- **2% Annual Rental Increases** - The lease features 2% annual rent increases, providing consistent NOI growth throughout the remaining lease term and helping offset the effects of inflation.
- **Passive NN+ Lease Structure** - The property is leased to Caliber Collision under a NN+ lease structure, providing investors with a passive ownership opportunity and limited ongoing landlord obligations.
- **Established Caliber Location** - The property has been purposefully utilized for collision repair operations, with substantial building and site infrastructure supporting Caliber's continued occupancy and creating meaningful operational investment in the location.
- **Attractive Basis Relative to Replacement Rent** - With in-place rent substantially below prevailing market levels, an investor benefits from contractual income today while maintaining embedded upside in the underlying real estate should rents eventually reset closer to market.





 **Morningside Orchard Apartments**
±172 Units

 **River Bluff Lower Park**
±2.8 Miles Away



Natalie Jean
ESTHETICS



Oconomowoc Industrial Park West









 **Shorehaven**
±400 Residents



All One Storage

 **Subject Property**

Tips & Toes
Nail Salon

Wisconsin Ave ± 11,446 VPD



Subject Property

Wisconsin Ave ± 11,446 VPD

1399 W Wisconsin Ave
Oconomowoc, WI 53066

±11,600 SF
GLA

±1.56 AC
Lot Size

NN+
Lease Type

7.52%
Average Cap Rate



Property Photos



Financial Overview

Caliber Collision

1399 W Wisconsin Ave Oconomowoc, WI 53066



Financial Summary

\$1,925,000

List Price

7.23%

Cap Rate

\$165.95

Price Per SF

Property Details

Tenant	Caliber Collision
Lease Guarantor	Corporate
Lease Expiration Date	9/30/2031
Lease Term Remaining	5 Years
Annual Rent	\$139,114.18
Rent Increases	2% Annually
Option Periods	Two, 5 Year Option
Lease Type	NN+
Parking Lot / CAM	Tenant Responsibilities
Property Tax	Tenant Responsibilities
Insurance	Tenant Responsibilities
Roof/Structure	Landlord Responsibilities

Annualized Operating Data

Years	Monthly Rent	Annual Rent	Rent Increases	\$/SF	Cap Rate
10/1/2026 - 9/30/2027	\$11,592.85	\$139,114.18	2.00%	\$11.99	7.23%
10/1/2027 - 9/30/2028	\$11,824.71	\$141,896.46	2.00%	\$12.23	7.37%
10/1/2028 - 9/30/2029	\$12,061.20	\$144,734.39	2.00%	\$12.48	7.52%
10/1/2029 - 9/30/2030	\$12,302.42	\$147,629.08	2.00%	\$12.73	7.67%
10/1/2030 - 9/30/2031	\$12,548.47	\$150,581.66	2.00%	\$12.98	7.82%

TENANT OVERVIEW



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

1399 W Wisconsin Ave Oconomowoc, WI 53066



Oconomowoc, WI



Local Market Overview

Oconomowoc, Wisconsin is a growing community in western Waukesha County, strategically positioned along the I-94 corridor between Milwaukee and Madison. The city combines a high quality of life with convenient access to major employment centers, regional transportation networks and the broader Milwaukee metropolitan area. Oconomowoc has experienced notable population growth, with the city's population increasing approximately 11% since 2020, while its location within Wisconsin's Lake Country continues to support residential and commercial development.

The local economy benefits from a diverse employment base spanning healthcare, logistics, advanced manufacturing, retail and professional services. Oconomowoc serves as an employment center for western Waukesha County, with multiple business and industrial parks and continued development around the Pabst Farms area. Strong household incomes, an educated workforce and access to both Milwaukee and Madison contribute to sustained demand for retail, healthcare, housing and other commercial services throughout the area.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,089	21,778	36,338
Current Year Estimate	3,019	21,143	35,247
Growth Current Year-Five-Year	2.38%	3.00%	3.20%
Annual Growth 2020 - 2025	0.8%	1.5%	1.7%
Annual Growth 2025 - 2030	0.5%	0.6%	0.6%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,291	8,975	14,732
Current Year Estimate	1,261	8,714	14,275
Growth Current Year-Five-Year	2.38%	3.00%	3.20%
Annual Growth 2020-2025	0.7%	1.6%	1.7%
Annual Growth 2025-2030	0.5%	0.6%	0.6%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$115,422	\$119,960	\$126,943



Strategically positioned along the I-94 corridor, Oconomowoc provides convenient access to the Milwaukee and Madison metropolitan areas while serving as a regional center for commerce, healthcare, and employment.

- **Oconomowoc benefits from a diverse economic base** anchored by healthcare, manufacturing, retail, distribution, and professional services, supporting a broad range of employment opportunities.
- **Healthcare is a major component of the local economy**, with Oconomowoc Memorial Hospital, Rogers Behavioral Health, and senior-living and care facilities serving the community and surrounding Lake Country area.
- **Manufacturing and distribution provide an important employment base**, with companies such as Bimbo Bakeries, D&H Industries, Orbis Corporation, Sentry Equipment, and Silgan Containers operating in the area.
- **Oconomowoc's location along I-94 strengthens regional connectivity**, providing access to Milwaukee and Madison while supporting continued commercial and residential development throughout western Waukesha County.

Major Industries

- Healthcare & Senior Services
- Advanced Engineering
- Retail & Consumer Services
- Logistics & Distribution
- Professional & Business Services

Top Employers

- Oconomowoc Memorial Hospital
- Rogers Behavioral Health
- Bimbo Bakeries USA
- Orbis Corporation
- Sentry Equipment

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1399 W Wisconsin Ave, Oconomowoc, WI, 53066 ("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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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.

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Owner and Matthews™. 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™. 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.

APOLLO OM TEMPLATE SECTION

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Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[Retail OM Template](#)