

# OFFERING MEMORANDUM

Auntie Anne's & Jamba Juice | Burnsville, MN (Minneapolis, MN MSA)



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# TRANSACTION SUMMARY



Purchase Price  
**\$2,647,000**



Cap Rate  
**6.50%**



Annual Rent  
**\$172,074**

## Lease Details

Tenant:	Fresh Dining Concepts LLC
Lease Type:	Absolute NNN
Landlord Responsibilities:	Zero
Lease Term:	20 years
Rent Commencement:	1/20/2024
Lease Expiration:	1/32/2044
Rent Increases:	10% every 5 years
Options to Renew:	4, Five year

## Property Specifications

Address:	2111 County Rd 42 W, Burnsville, MN
Building Size:	1,052 SF
Land Size:	0.80 Acres
Year Built:	2023



**LONG TERM COMMITMENT:** 20 year absolute NNN lease providing passive ownership opportunity.

**WELL POSITIONED:** Situated just off Egan Dr which has a traffic count of approximately 39,000 VPD.

**AFFLUENT AREA:** The average household income within a 3 mile radius is \$112,000.

**RETAIL DENSE LOCATION:** Located near other national tenants such as Target, Costco, TJ Maxx, Home Goods, The Home Depot, and more including Burnsville Center Mall.

**EXPERIENCED OPERATOR:** Fresh Dining Concepts currently operates 165 stores they operate across 18 states.



# AREA MAP



HIDDEN VALLEY  
ELEMENTARY  
SCHOOL

EAGLE RIDGE  
MIDDLE SCHOOL

SOUTHCROSS SHOPPES  
EL PARIAN Mexican Restaurant  
Auto Zone

McDonald's

DQ

SUBWAY

Walgreens  
SONIC  
America's Drive-In

BURNSVILLE PKWY

BURNSVILLE PKWY

BURNSVILLE PLAZA  
Fratrallone's Hardware & Garden  
ALDI  
PET SUPPLIES PLUS  
HOBBY LOBBY

SHERWIN-WILLIAMS  
Pizza Hut  
KFC

IHOP RESTAURANT

★

DISCOUNT TIRE  
Wendy's

Advance Auto Parts  
TIRES PLUS TOTAL CAR CARE

BURNSVILLE CENTER  
±1,100,000 SF GLA | ±100 STORES  
macy's  
JCPenney  
KIRKLAND'S Home Decor, Gifts & More  
DICK'S SPORTING GOODS  
Bath & Body Works  
LENSCRAFTERS VisionCare Specialists  
FAMOUS footwear  
sears JARED The Galleria Of Jewelry

THE BURNSVILLE MARKETPLACE  
BEST BUY  
five BELOW  
Bath & Body Works  
T.J. MAXX  
SALLY BEAUTY SUPPLY  
petco  
Michael's  
HomeGoods  
carter's

TARGET  
KOHLS  
ULTA BEAUTY  
STARBUCKS

COSTCO WHOLESALE

THE HOME DEPOT

NICOLLET AVE

MCANDREWS RD

COBBLESTONE COURT SC  
home choice  
HONEY BAKED Ham  
BOOT BARN

WYNDHAM  
BURGER KING  
TACO BELL

PET SMART  
CosmoProf  
BECKER FURNITURE WORLD

LUNDS & BYERLYS

PORTLAND AVE

# AERIAL IMAGE



 **NORTHERN**  
TOOL + EQUIPMENT

 **UTC Aerospace Systems**

**Public Storage**

**In Town SUITES**

**Auto Zone** **McDonald's** **DQ** **SONIC** **SUBWAY**  
America's Drive-In **Walgreens**

 **Caribou COFFEE**

**SUBJECT PROPERTY**

**39,725**  
CARS PER DAY 

# AERIAL IMAGE



**COSTCO**  
WHOLESALE

**HOBBY LOBBY**  
ALDI  
PET SUPPLIES PLUS  
Starbucks  
Chick-fil-A  
Huntington

**TARGET**  
**KOHL'S**  
BARNES & NOBLE  
usbank  
DXL  
ULTA BEAUTY

BURNSVILLE CENTER  
±1,100,000 SF GLA | ±100 STORES  
macy's  
JCPenney  
KIRKLAND'S  
DICK'S  
FAMOUS footwear  
sears  
JARED  
The Galleria Of Jewelry  
LENSCRAFTERS

SHERWIN-WILLIAMS  
**PIZZA HUT**  
KFC

**Cane's**  
Olive Garden  
Red Lobster

at home  
planet fitness

LAIFITNESS

17,520  
CARS PER DAY

5

**IHOP**  
RESTAURANT

Advance Auto Parts  
**TIRES PLUS**  
TOTAL CAR CARE

**DISCOUNT**  
TIRE

**Wendy's**

Eagan Dr  
39,725  
CARS PER DAY

**SUBJECT PROPERTY**  
jamba  
Auntie Anne's

Newton Ave

# AERIAL IMAGE



143rd St

**SUBJECT PROPERTY**

*jamba* Auntie Anne's



Newton Ave

39,725 CARS PER DAY

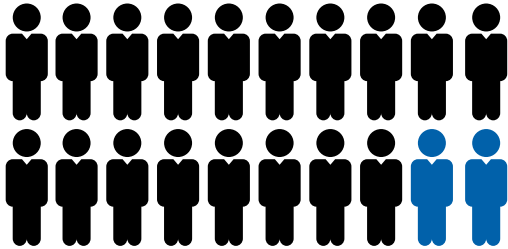
Eagan Dr



# BUILDING IMAGES



# MARKET SNAPSHOT



**3.6 MILLION**

Total residents in the Twin Cities Metropolitan area. Minneapolis and its neighbor Saint Paul make up the Twin Cities metropolitan area and their surrounding suburbs contain about 3.63 million people, making it the **third-largest economic and population center in the Midwest.**



Minneapolis is compact and easy to get around with the 12-mile light-rail transit line that connects downtown Minneapolis with the airport, Mall of America, Saint Paul and 43 other stations. The Minneapolis-St Paul International Airport (MSP), is the **17th busiest travel hub** with 40 million passengers passing through each year.

The robust talent pipeline is fueled by 36 colleges & universities, ranging from globally ranked major research universities, world-class liberal arts colleges, and trade & community colleges -- all reliant upon by some of the world's largest companies for training a great workforce. **Greater MSP is home to a labor pool of over 2 million and has the highest labor force participation rate for a large metro at 72%.**

**#1**

**Most concentrated medical device workforce in the U.S. and 2nd largest internationally**

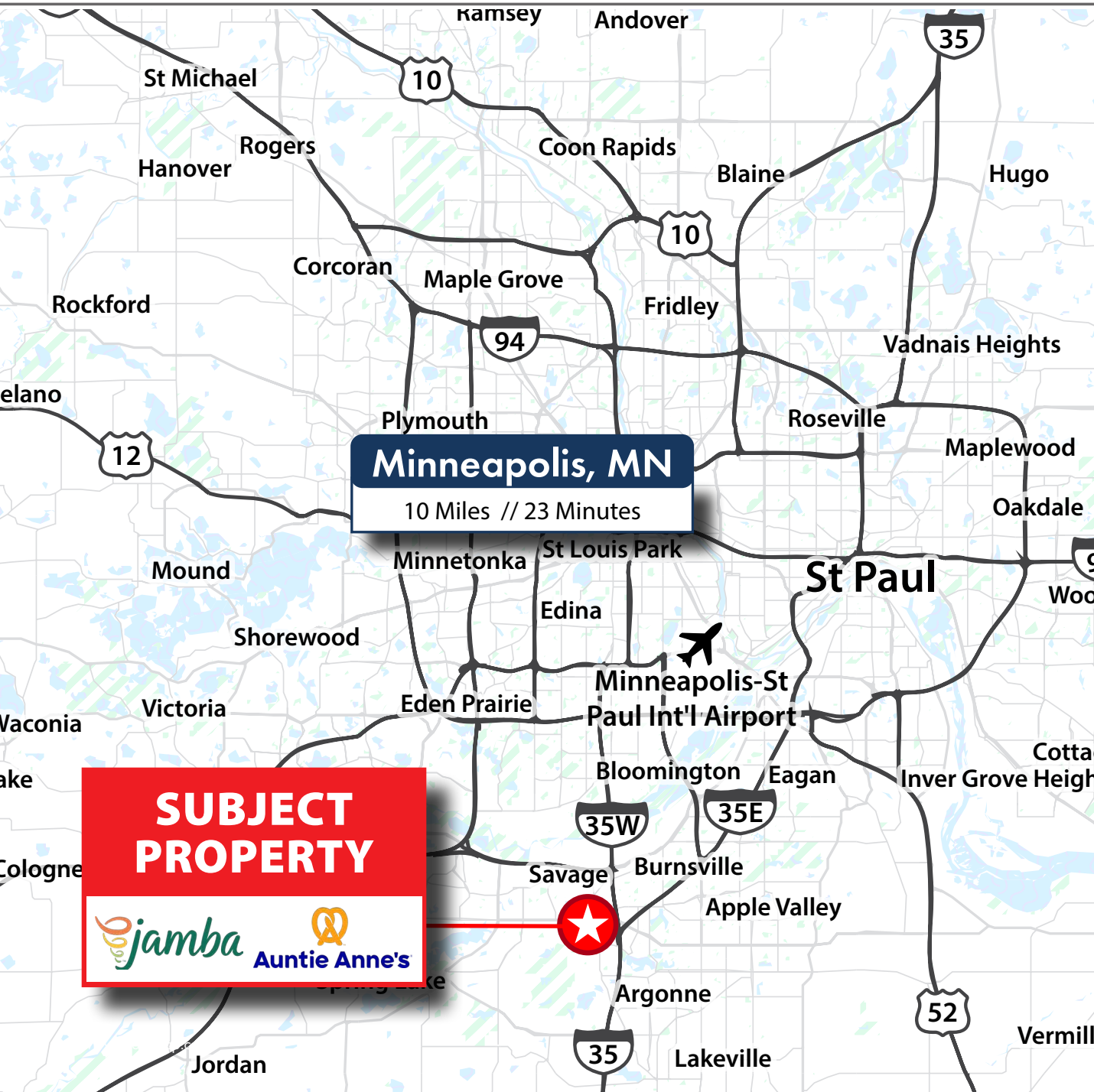
## **\$273 Billion Total GDP Minneapolis–St. Paul area is the second largest economic center in the Midwest**

Minnesota has historically enjoyed a robust economy, characterized by diverse industry, the attraction and retention of a skilled workforce, a tradition of entrepreneurial spirit and an eye toward innovation. The economy of Minneapolis today is based in commerce, finance, logistics, health care, and manufacturing with the latter contributing to over \$49 billion annually to the economy, accounting for the largest share of GDP out of the entire economic sector.



The Twin Cities metropolitan area has the **fifth highest concentration of major corporate headquarters** in the country, with six Fortune 500 corporations headquartered within the city limits of Minneapolis: Target, U.S. Bancorp, Xcel Energy, Ameriprise Financial and Thrivent Financial. Additionally, the area is also home to 30 Fortune 1000 companies and several of the world's largest private companies.

# REGIONAL MAP



**Minneapolis, MN**  
10 Miles // 23 Minutes

**SUBJECT PROPERTY**

**jamba** Auntie Anne's

**3-MILE RADIUS DEMOGRAPHICS**

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**70,255**  
Area Population

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**27,421**  
Total Households

---

**\$112,105**  
Average Household Income

**5-MILE RADIUS DEMOGRAPHICS**

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**161,903**  
Area Population

---

**62,753**  
Total Households

---

**\$124,367**  
Average Household Income



Founded in the seaside town of San Luis Obispo, California, Jamba Juice is an American quick-service restaurant and juice bar chain that sells blended fruit and vegetable juices, smoothies and other food products. Jamba is owned by Focus Brands, an affiliate of private equity firm Roark Capital Group, which completed its acquisition in 2019. **The company has more than 850+ locations operating in 36 states in the United States, and also has locations 7 countries & territories; Australia, Japan, the Philippines, Taiwan, South Korea, Thailand, and Indonesia.**

**\$731,361**

Average Net Sales for the Fiscal Year 2022

\*Average net sales in our 2022 fiscal year for 543 franchises that operated throughout such fiscal year in traditional locations



**Auntie Anne's**

The world's largest hand-rolled soft pretzel franchise, Auntie Anne's couples a fresh, sweet taste with a light, bread-like texture that elevates hand-rolled soft pretzels to a category of its own. **Established in 1988, Auntie Anne's has more than 1,950 bakery franchise locations worldwide in malls, outlet centers, airports, train stations, travel plazas, colleges and universities, and non-traditional shopping and entertainment centers.** In addition to a variety of sweet and savory pretzel flavors such as Original, Cinnamon Sugar, and Almond, Auntie Anne's is also loved for its Pretzel Dogs, signature lemonade and Lemonade Mixers.



**About Focus Brands**

Atlanta-based Focus Brands Inc. is a leading developer of global multi-channel foodservice brands. Focus, through its affiliate brands, is the franchisor and operator of more than 6,000 restaurants, cafes, ice cream shoppes and bakeries in the United States, the District of Columbia, Puerto Rico and over 50 foreign countries under the brand names Carvel®, Cinnabon®, Schlotzsky's®, Moe's®, Auntie Anne's®, McAlister's Deli® and Jamba Juice®, as well as Seattle's Best Coffee® on certain military bases and in certain international markets.



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