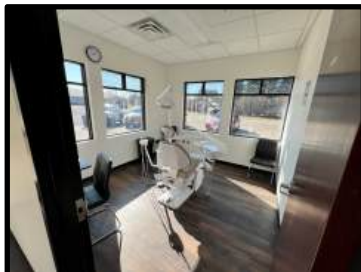
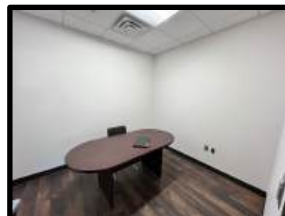




3525 Plymouth Boulevard
Plymouth, MN 55447
(763) 231-0282 Phone
yablo@yablo.net

FOR SALE

3790 Coon Rapids Boulevard NW
Coon Rapids, MN 55433



Offered Exclusively By:
Rich Yablonsky, CCIM, SIOR
(763) 231-0282 Phone
(612) 419-7766 Cellular
yablo@yablo.net



SINGLE TENANT NNN LEASE

3790 Coon Rapids Boulevard NW
Coon Rapids, MN 55433

BUILDING SIZE:	12,030 square feet Main floor 8,156 sf Basement 3,874 sf
AVAILABLE SUITES:	100% Leased
YEAR BUILT:	2002 (remodeled in 2023)
PURCHASE PRICE:	\$3,050,000 (\$253.53 psf)
PROPERTY ID:	17-31-24-21-0072
NET OPERATING INCOME:	\$182,808.75 (increases annually by 2.5%)
LEASE EXPIRATION:	February 28, 2033
CAP RATE:	6%
OPERATING EXPENSES:	
Taxes	Paid by tenant
CAM	Paid by tenant

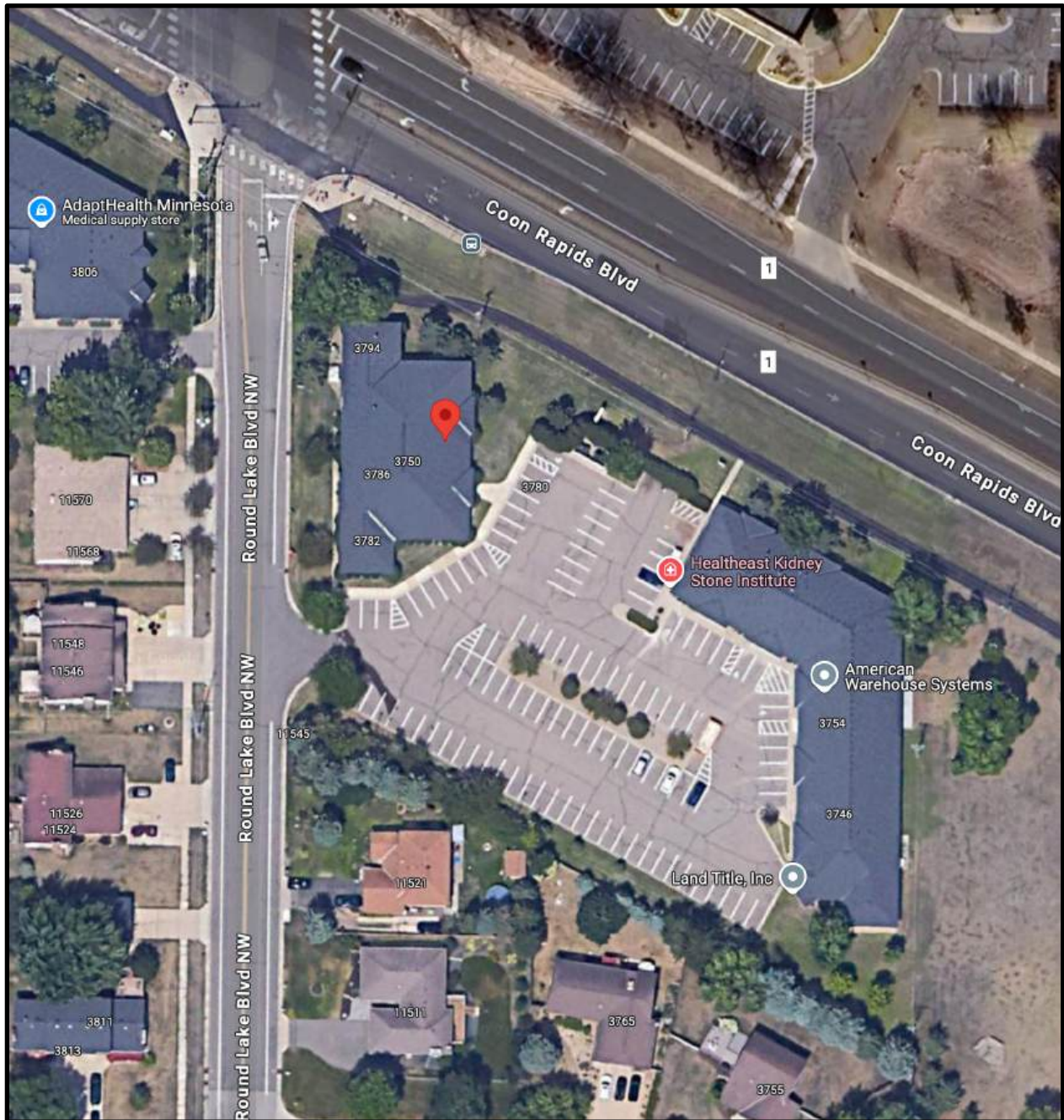
ADDITIONAL COMMENTS:

- CLEAR LAKES DENTAL currently has 8 locations and is growing!
- No landlord responsibilities except roof and structure

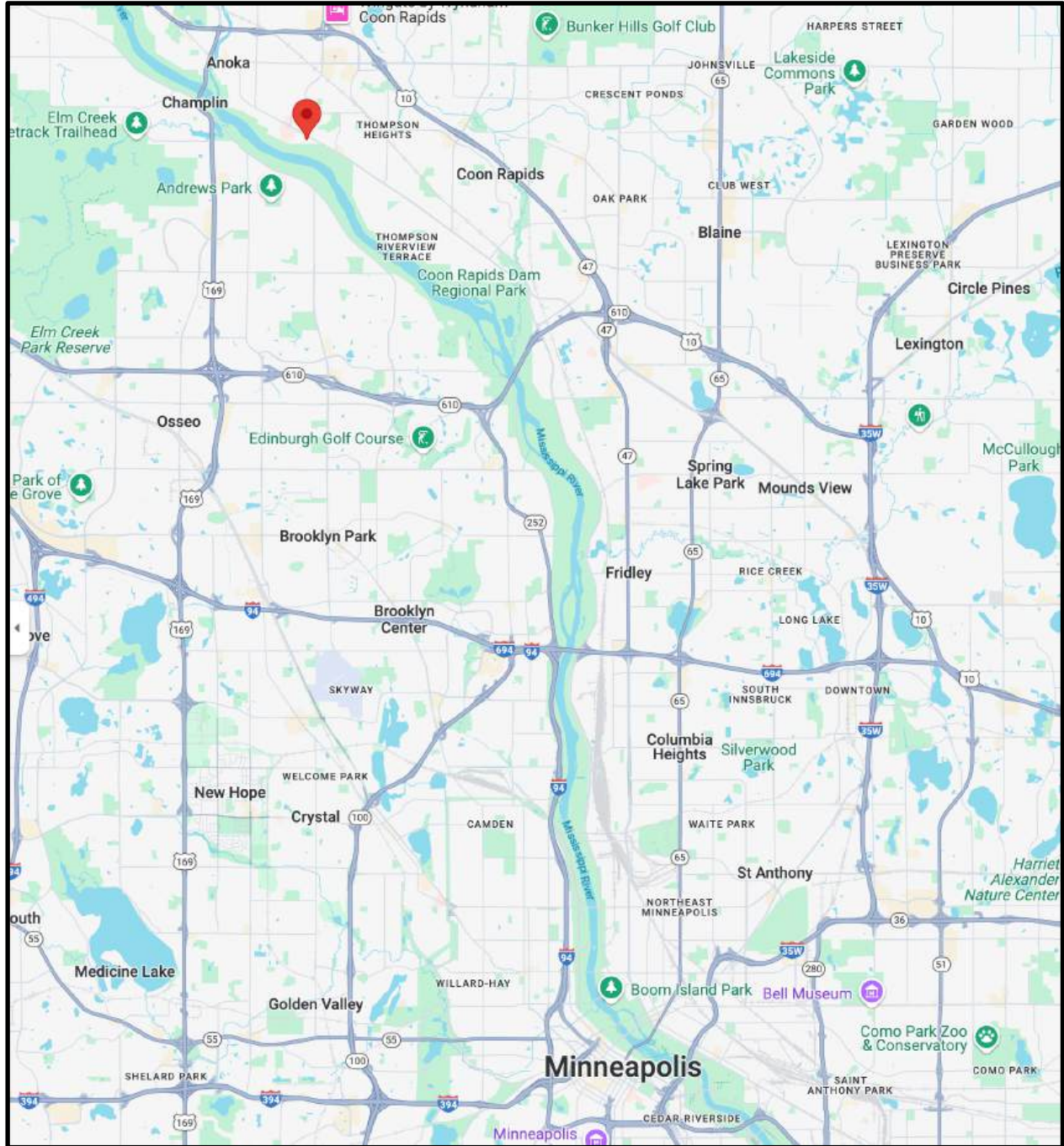
Please call for more information:

Rich Yablonsky, CCIM, SIOR
(763) 231-0282

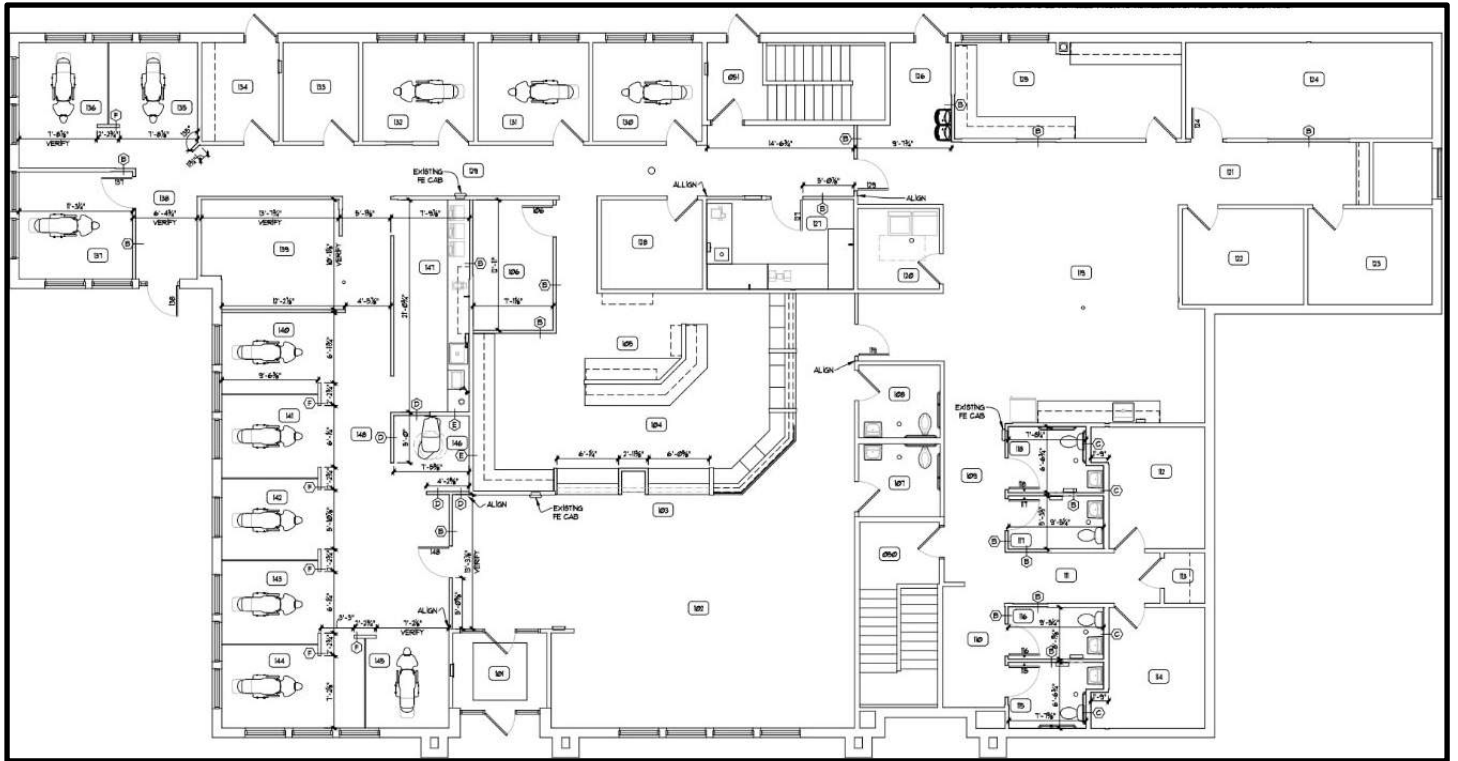
Aerial



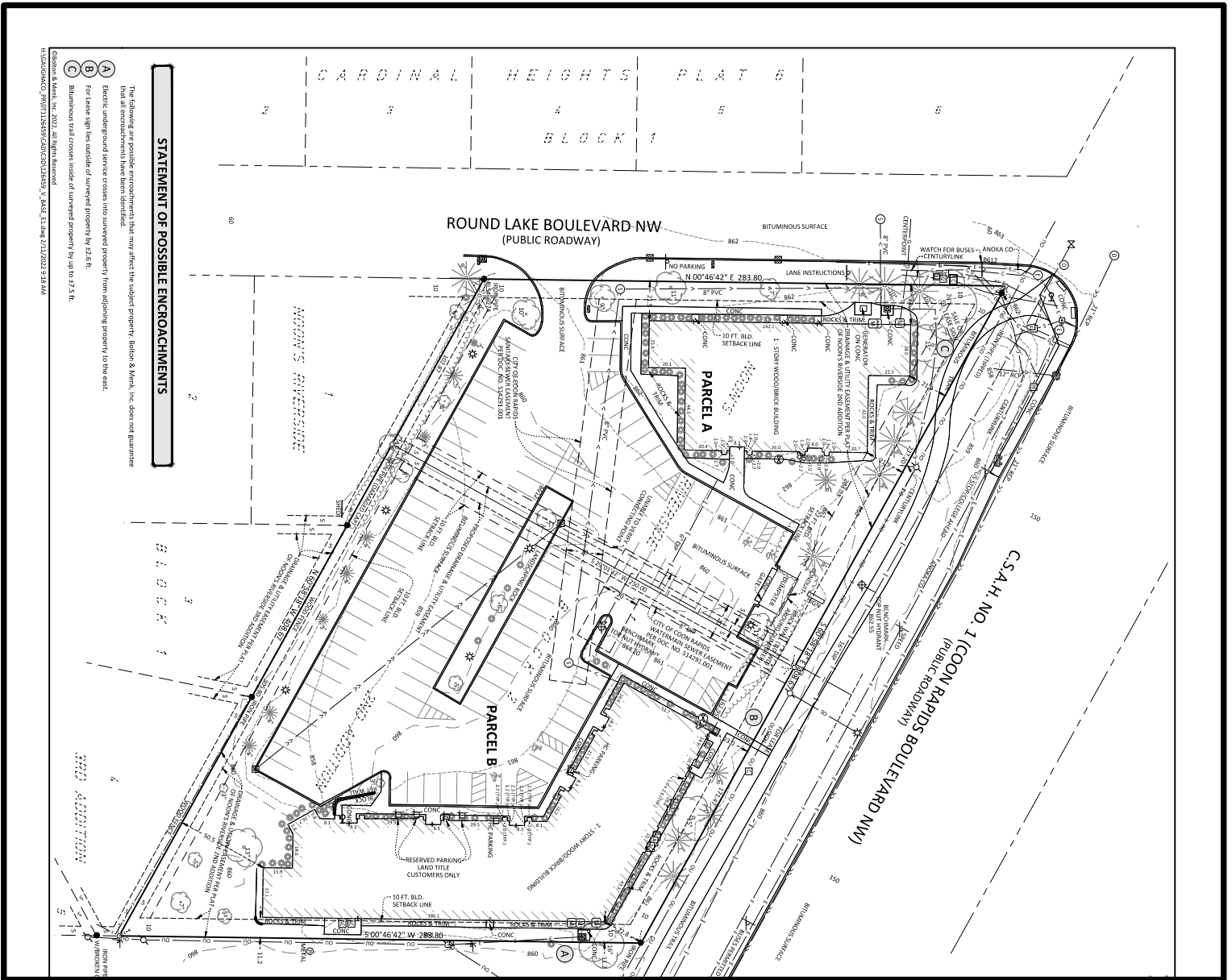
Map



Floor Plan (Main Floor)



Survey



All information is from sources judged to be reliable. However, no warranty or representation is made as to its accuracy.



Demographic and Income Profile

3790 Coon Rapids Blvd NW, Minneapolis, Minnesota, 55433
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 45.18131
 Longitude: -93.36295

Summary	Census 2010	Census 2020	2024	2029
Population	10,413	10,647	10,871	10,933
Households	3,971	4,190	4,291	4,359
Families	2,772	2,830	2,865	2,895
Average Household Size	2.61	2.54	2.53	2.50
Owner Occupied Housing Units	2,892	2,928	2,943	3,013
Renter Occupied Housing Units	1,079	1,262	1,348	1,346
Median Age	37.2	39.2	39.4	40.6

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.11%	0.40%	0.38%
Households	0.31%	0.52%	0.64%
Families	0.21%	0.46%	0.56%
Owner HHs	0.47%	0.64%	0.97%
Median Household Income	2.11%	2.96%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	141	3.3%	134	3.1%
\$15,000 - \$24,999	225	5.2%	181	4.2%
\$25,000 - \$34,999	292	6.8%	256	5.9%
\$35,000 - \$49,999	479	11.2%	426	9.8%
\$50,000 - \$74,999	747	17.4%	706	16.2%
\$75,000 - \$99,999	665	15.5%	640	14.7%
\$100,000 - \$149,999	769	17.9%	822	18.9%
\$150,000 - \$199,999	615	14.3%	771	17.7%
\$200,000+	357	8.3%	423	9.7%

Median Household Income	\$83,063	\$92,185
Average Household Income	\$107,200	\$120,454
Per Capita Income	\$42,877	\$48,722

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	726	7.0%	637	6.0%	652	6.0%	645	5.9%
5 - 9	666	6.4%	628	5.9%	697	6.4%	659	6.0%
10 - 14	682	6.5%	697	6.5%	651	6.0%	700	6.4%
15 - 19	805	7.7%	647	6.1%	644	5.9%	591	5.4%
20 - 24	643	6.2%	620	5.8%	594	5.5%	565	5.2%
25 - 34	1,407	13.5%	1,481	13.9%	1,489	13.7%	1,377	12.6%
35 - 44	1,358	13.0%	1,352	12.7%	1,549	14.3%	1,635	15.0%
45 - 54	1,716	16.5%	1,251	11.7%	1,222	11.2%	1,306	11.9%
55 - 64	1,233	11.8%	1,592	15.0%	1,403	12.9%	1,170	10.7%
65 - 74	667	6.4%	1,062	10.0%	1,194	11.0%	1,319	12.1%
75 - 84	384	3.7%	515	4.8%	599	5.5%	739	6.8%
85+	127	1.2%	166	1.6%	176	1.6%	227	2.1%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	8,987	86.3%	8,179	76.8%	8,027	73.8%	7,848	71.8%
Black Alone	543	5.2%	857	8.0%	1,038	9.5%	1,111	10.2%
American Indian Alone	67	0.6%	77	0.7%	79	0.7%	80	0.7%
Asian Alone	390	3.7%	632	5.9%	735	6.8%	821	7.5%
Pacific Islander Alone	6	0.1%	5	0.0%	5	0.0%	5	0.0%
Some Other Race Alone	152	1.5%	255	2.4%	283	2.6%	305	2.8%
Two or More Races	268	2.6%	642	6.0%	705	6.5%	763	7.0%
Hispanic Origin (Any Race)	303	2.9%	495	4.6%	557	5.1%	607	5.6%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

March 28, 2025

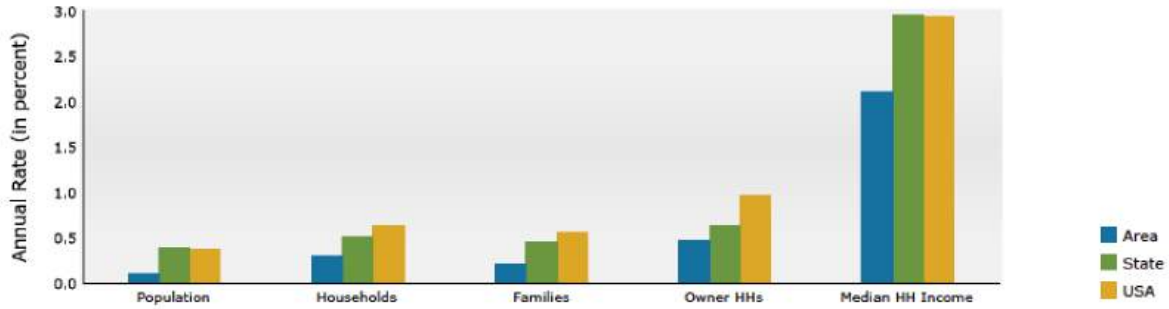


Demographic and Income Profile

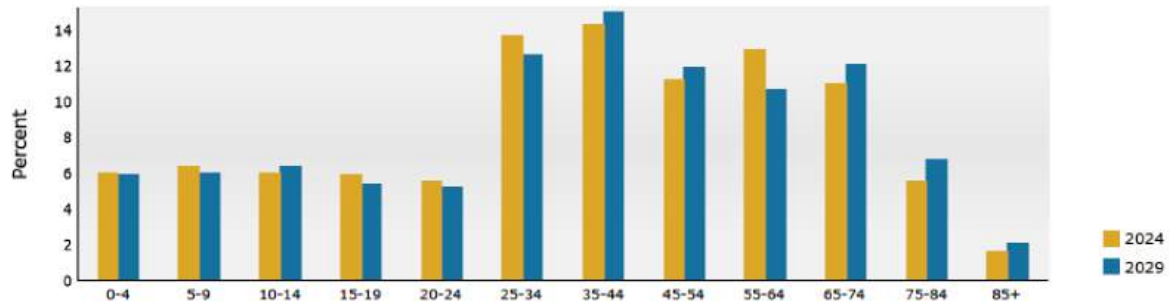
3790 Coon Rapids Blvd NW, Minneapolis, Minnesota, 55433
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 45.18131
 Longitude: -93.36295

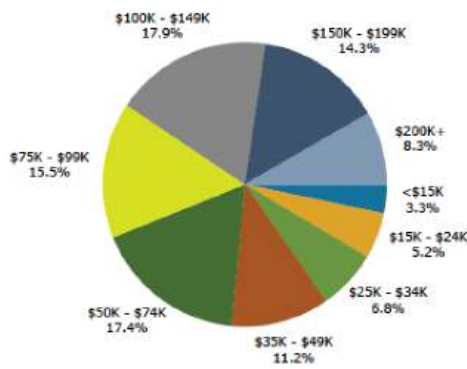
Trends 2024-2029



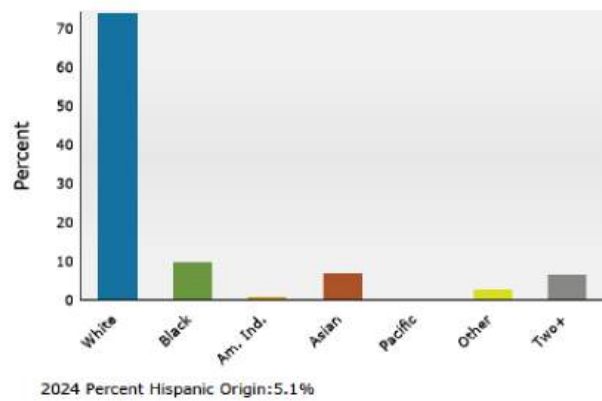
Population by Age



2024 Household Income



2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

March 28, 2025



Demographic and Income Profile

3790 Coon Rapids Blvd NW, Minneapolis, Minnesota, 55433
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 45.18131
 Longitude: -93.36295

Summary	Census 2010	Census 2020	2024	2029
Population	74,917	79,984	80,247	80,766
Households	28,446	30,755	31,070	31,534
Families	19,741	20,866	20,778	21,008
Average Household Size	2.61	2.57	2.56	2.54
Owner Occupied Housing Units	21,309	22,349	22,190	22,696
Renter Occupied Housing Units	7,137	8,406	8,880	8,838
Median Age	36.8	39.1	39.6	40.8

Trends: 2024-2029 Annual Rate	Area	State	National
Population	0.13%	0.40%	0.38%
Households	0.30%	0.52%	0.64%
Families	0.22%	0.46%	0.56%
Owner HHs	0.45%	0.64%	0.97%
Median Household Income	2.57%	2.96%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	1,637	5.3%	1,530	4.9%
\$15,000 - \$24,999	1,590	5.1%	1,262	4.0%
\$25,000 - \$34,999	1,856	6.0%	1,581	5.0%
\$35,000 - \$49,999	2,615	8.4%	2,224	7.1%
\$50,000 - \$74,999	4,868	15.7%	4,468	14.2%
\$75,000 - \$99,999	4,475	14.4%	4,252	13.5%
\$100,000 - \$149,999	6,527	21.0%	6,770	21.5%
\$150,000 - \$199,999	4,484	14.4%	5,662	18.0%
\$200,000+	3,018	9.7%	3,783	12.0%

Median Household Income	\$89,947	\$102,129
Average Household Income	\$112,232	\$128,309
Per Capita Income	\$43,783	\$50,477

Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,054	6.7%	4,862	6.1%	4,773	5.9%	4,675	5.8%
5 - 9	4,909	6.6%	5,085	6.4%	5,207	6.5%	4,794	5.9%
10 - 14	5,308	7.1%	5,326	6.7%	5,055	6.3%	5,215	6.5%
15 - 19	5,546	7.4%	5,015	6.3%	4,851	6.0%	4,656	5.8%
20 - 24	4,575	6.1%	4,503	5.6%	4,423	5.5%	4,191	5.2%
25 - 34	10,337	13.8%	10,605	13.3%	10,442	13.0%	9,962	12.3%
35 - 44	10,393	13.9%	10,639	13.3%	11,451	14.3%	11,722	14.5%
45 - 54	12,809	17.1%	9,829	12.3%	9,570	11.9%	10,060	12.5%
55 - 64	8,294	11.1%	11,695	14.6%	10,389	12.9%	8,990	11.1%
65 - 74	4,279	5.7%	7,212	9.0%	8,244	10.3%	9,324	11.5%
75 - 84	2,334	3.1%	3,709	4.6%	4,273	5.3%	5,305	6.6%
85+	1,079	1.4%	1,505	1.9%	1,570	2.0%	1,871	2.3%

Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	65,102	86.9%	60,977	76.2%	59,225	73.8%	58,108	71.9%
Black Alone	3,910	5.2%	7,157	8.9%	8,123	10.1%	8,588	10.6%
American Indian Alone	478	0.6%	530	0.7%	546	0.7%	549	0.7%
Asian Alone	2,572	3.4%	4,588	5.7%	5,101	6.4%	5,653	7.0%
Pacific Islander Alone	26	0.0%	16	0.0%	16	0.0%	17	0.0%
Some Other Race Alone	756	1.0%	1,408	1.8%	1,556	1.9%	1,699	2.1%
Two or More Races	2,074	2.8%	5,308	6.6%	5,680	7.1%	6,152	7.6%
Hispanic Origin (Any Race)	2,145	2.9%	3,306	4.1%	3,674	4.6%	4,024	5.0%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

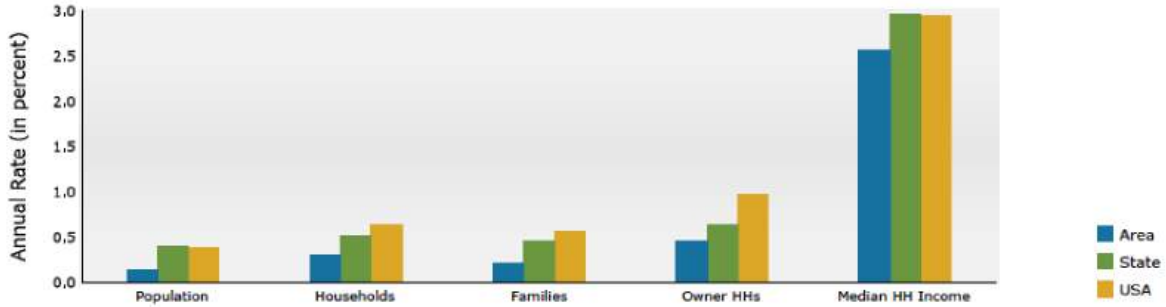
March 28, 2025

Demographic and Income Profile

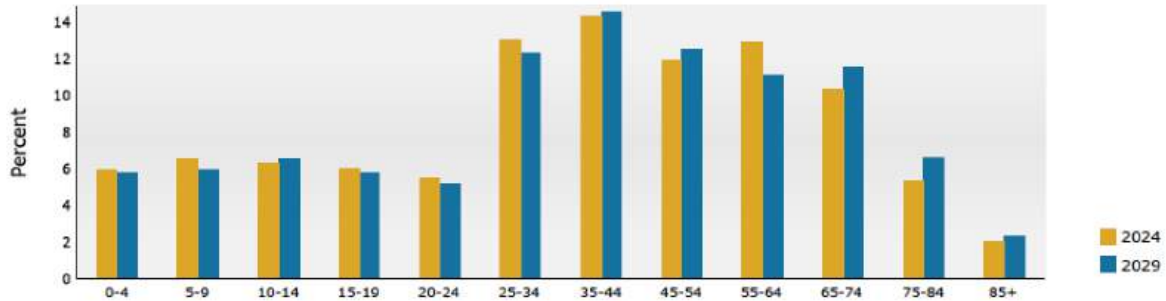
3790 Coon Rapids Blvd NW, Minneapolis, Minnesota, 55433
 Ring: 3 mile radius

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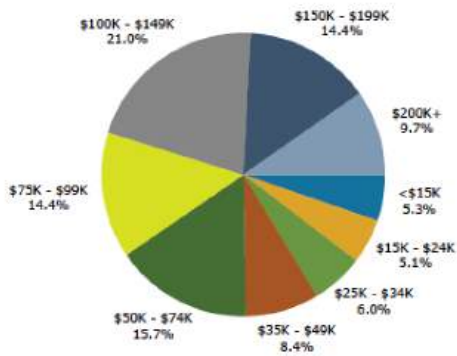
Trends 2024-2029



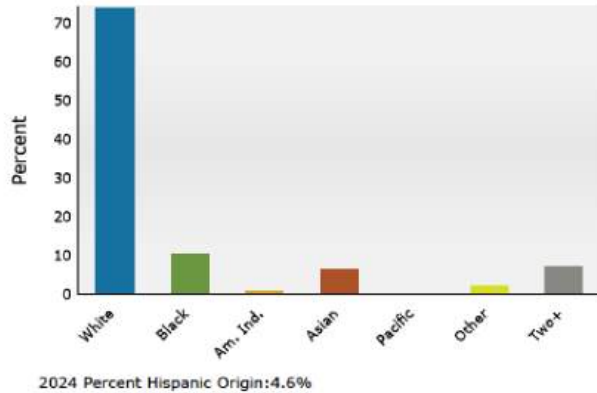
Population by Age



2024 Household Income



2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

March 28, 2025



Demographic and Income Profile

3790 Coon Rapids Blvd NW, Minneapolis, Minnesota, 55433
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 45.18131
 Longitude: -93.36295

Summary	Census 2010	Census 2020	2024	2029				
Population	161,839	174,154	177,032	178,820				
Households	59,069	64,244	65,547	66,719				
Families	43,043	45,677	46,021	46,700				
Average Household Size	2.72	2.69	2.68	2.66				
Owner Occupied Housing Units	47,753	50,372	50,771	52,124				
Renter Occupied Housing Units	11,316	13,872	14,776	14,595				
Median Age	36.6	38.9	39.5	40.6				
Trends: 2024-2029 Annual Rate	Area	State	National					
Population	0.20%	0.40%	0.38%					
Households	0.36%	0.52%	0.64%					
Families	0.29%	0.46%	0.56%					
Owner HHs	0.53%	0.64%	0.97%					
Median Household Income	2.08%	2.96%	2.95%					
Households by Income			2024	2029				
		Number	Percent	Number	Percent			
<\$15,000		2,633	4.0%	2,428	3.6%			
\$15,000 - \$24,999		2,641	4.0%	2,052	3.1%			
\$25,000 - \$34,999		3,399	5.2%	2,826	4.2%			
\$35,000 - \$49,999		4,905	7.5%	4,051	6.1%			
\$50,000 - \$74,999		10,054	15.3%	8,877	13.3%			
\$75,000 - \$99,999		9,464	14.4%	8,947	13.4%			
\$100,000 - \$149,999		14,798	22.6%	15,276	22.9%			
\$150,000 - \$199,999		9,903	15.1%	12,508	18.7%			
\$200,000+		7,742	11.8%	9,747	14.6%			
Median Household Income		\$98,881		\$109,581				
Average Household Income		\$121,299		\$139,155				
Per Capita Income		\$45,061		\$52,080				
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,070	6.8%	10,553	6.1%	10,500	5.9%	10,394	5.8%
5 - 9	11,259	7.0%	11,301	6.5%	11,618	6.6%	10,702	6.0%
10 - 14	11,913	7.4%	12,015	6.9%	11,556	6.5%	11,727	6.6%
15 - 19	11,992	7.4%	11,432	6.6%	11,058	6.2%	10,490	5.9%
20 - 24	9,376	5.8%	9,783	5.6%	9,864	5.6%	9,329	5.2%
25 - 34	21,758	13.4%	22,464	12.9%	22,250	12.6%	22,274	12.5%
35 - 44	23,088	14.3%	23,163	13.3%	25,402	14.3%	25,798	14.4%
45 - 54	27,531	17.0%	22,343	12.8%	21,754	12.3%	22,445	12.6%
55 - 64	18,317	11.3%	25,068	14.4%	23,118	13.1%	20,637	11.5%
65 - 74	8,977	5.5%	15,740	9.0%	17,964	10.1%	20,235	11.3%
75 - 84	4,672	2.9%	7,405	4.3%	8,872	5.0%	11,086	6.2%
85+	1,887	1.2%	2,886	1.7%	3,076	1.7%	3,703	2.1%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	137,723	85.1%	128,677	73.9%	126,379	71.4%	124,363	69.5%
Black Alone	9,108	5.6%	17,012	9.8%	19,367	10.9%	20,348	11.4%
American Indian Alone	921	0.6%	1,015	0.6%	1,047	0.6%	1,064	0.6%
Asian Alone	8,088	5.0%	12,704	7.3%	14,194	8.0%	15,597	8.7%
Pacific Islander Alone	39	0.0%	34	0.0%	35	0.0%	36	0.0%
Some Other Race Alone	1,642	1.0%	3,316	1.9%	3,713	2.1%	4,075	2.3%
Two or More Races	4,319	2.7%	11,396	6.5%	12,298	6.9%	13,337	7.5%
Hispanic Origin (Any Race)	4,572	2.8%	7,329	4.2%	8,212	4.6%	9,025	5.0%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

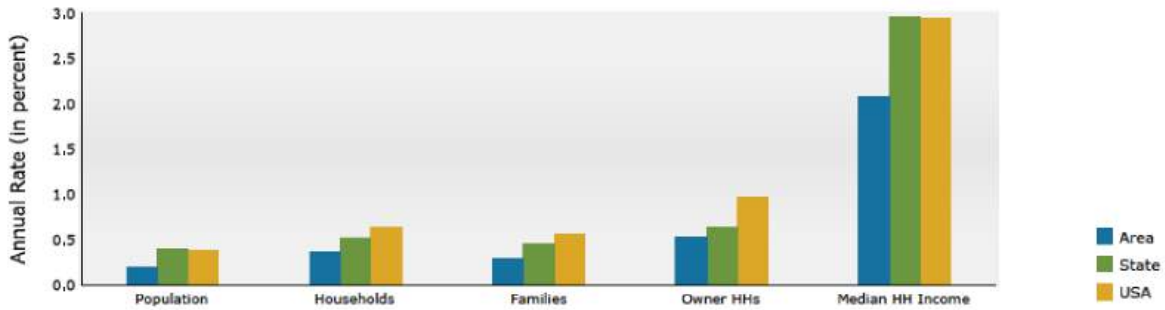
March 28, 2025

Demographic and Income Profile

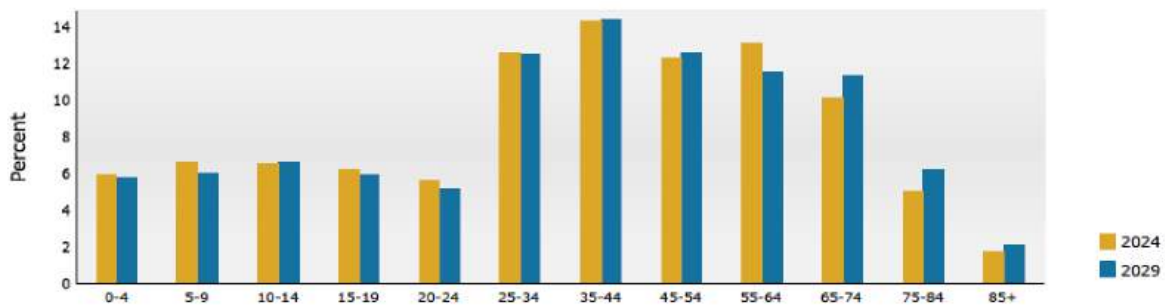
3790 Coon Rapids Blvd NW, Minneapolis, Minnesota, 55433
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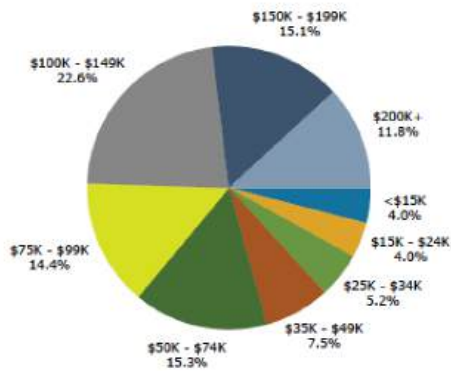
Trends 2024-2029



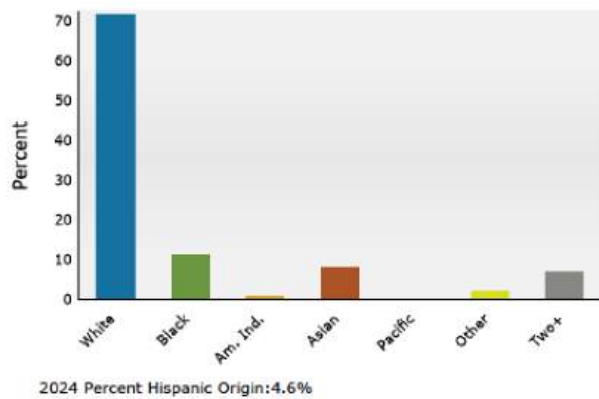
Population by Age



2024 Household Income



2024 Population by Race



Sources: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

March 28, 2025