



CALIBER COLLISION CENTER

17,416-SF Caliber Collision and Restaurant | Philadelphia MSA

324 S York Rd, Hatboro, PA 19040

OFFERING MEMORANDUM

Marcus & Millichap
PATEL YOZWIAK GROUP

TENANT SUMMARY // CALIBER COLLISION

CALIBER COLLISION

Caliber Collision is the largest automotive collision repair provider in the United States, operating over 1,860 locations across 41 states. Headquartered in Lewisville, Texas, the company provides a comprehensive suite of services including paintless dent repair, glass replacement, and specialized fleet services. Caliber has established a dominant market position through strategic scale and a vertically integrated service model that includes its Protech and Caliber Auto Glass brands. The company is a primary partner for major insurance carriers and leads the industry in Advanced Driver Assistance Systems (ADAS) calibrations, addressing the increasing technical complexity of modern vehicle repairs. Backed by Hellman & Friedman, Caliber maintains a robust credit profile and operational stability, supported by a workforce of more than 30,000 teammates and a consistent track record of high customer satisfaction ratings.

CORPORATE PROFILE

Founded:	1997
Headquarters:	Lewisville, TX
Total Locations:	1,863+
Parent Company:	Hellman & Friedman
Employees:	30,000+
Market Share:	#1 Largest Collision Repairer in the U.S.



PROPERTY PHOTOS // CALIBER COLLISION



HIGHLIGHTS // CALIBER COLLISION CENTER

INVESTMENT HIGHLIGHTS:

- 17,416-SF Multi Tenant Center Occupied by a Local Restaurant and Corporate Caliber Collision on a +/-1.17-Acre Lot
- Caliber Has 7 Years Remaining on a NNN Lease With No Landlord Responsibilities | Restaurant Tenant Operates Under a NN Lease With Minimal Landlord Responsibilities
- Caliber Lease Features a 10% Rental Increases Every 5 Years Throughout the Primary Term and Each of Two, 5-Year Option Periods.
- Restaurant Tenant Has 2 Years Remaining With 3% Annual Rental Increases

MAJOR TENANT HIGHLIGHTS:

- Caliber Collision Ranks as the Nation's Largest Collision Repair Provider, with more than 1,700+ Locations Across 41 States.
- Caliber Collision Qualifies for Tax Savings through Accelerated Depreciation and Cost Segregation.
- Fast Growing Tenant: Caliber Tripled Their Number of Collision Centers from 600 to 1,800 from 2018-2023.

LOCATION HIGHLIGHTS:

- Located in Downtown Hatboro, a Borough in Montgomery County, PA and Apart of the Philadelphia–Camden–Wilmington MSA
- Situated Along York Road, a Major Thoroughfare Of Hatboro, Running South into Downtown Philadelphia Seeing 17,000 Vehicles Per Day (VPD).
- Easy Access to Interstate 276 / Pennsylvania Turnpike, a Major Toll Road Connecting Pittsburgh to Philadelphia, Seeing 94,800 VPD.
- 25 Miles From Downtown Philadelphia, the Most Populous City in Pennsylvania and the Sixth Most Populous in the US. The Philadelphia Metro Area Has a Population Of Over 6.3 Million.
- Nearby Tenants Include Dollar General, Wawa, Home Depot, McDonald's, Giant, Staples, FedEx, Dunkin', Fresenius and Many More.
- Hatboro and the Surrounding Philadelphia Area Suburbs Have Seen Extensive Residential Growth Between 2018 and 2023.
- Showcasing Stable Strong And Affluent Demographics, The Population Exceeds 198,300 Residents Within 5 Miles and is Projected to Grow by 2030. Daytime Population Within 5 Miles is Over 232,900. Average Household Incomes of Over \$119,700 Within 3 Miles. Over 38% of the Population Has a Bachelors Degree or Higher Within 1 Mile.

OFFERING SUMMARY // CALIBER COLLISION

\$3,227,000 | **7.71%** | **\$185**
LIST PRICE | **CAP RATE** | **PRICE/SF**

PROPERTY DESCRIPTION

Property Address:	332 S York Rd, Hatboro, PA 19040
Lot Size: (AC)	1.17-AC
Year Built:	1950
Renovation Year:	2017
Gross Leasable Area: (SF)	17,416-SF
Ownership:	Fee Simple

INCOME & EXPENSES

INCOME	CURRENT	\$/SF
Annual Rent Income:	\$248,739	\$14.28
CAM Revenue:	\$79,029	\$4.54
Potential Gross Income:	\$327,768	\$18.82
Vacancy:	\$0	\$0.00
EFFECTIVE GROSS INCOME	\$327,768	\$18.82
EXPENSES	CURRENT	\$/SF
Utilities:	\$4,915	\$0.28
TOTAL CAM:	\$4,915	\$0.28
Real Estate Taxes:	\$54,047	\$3.10
Insurance:	\$20,066	\$1.15
TOTAL EXPENSES	\$79,029	\$4.54
NET OPERATING INCOME	\$248,739	\$14.28

RENT ROLL

TENANT	SQ. FT.	% OF NRSF	MONTHLY RENT	ANNUAL RENT	RENT/SF	% OF TOTAL INCOME	LEASE TYPE	LEASE COMMENCE	LEASE EXPIRATION	OPTIONS/INCREASES
Caliber Collision	13,816	79.33%	\$15,730	\$188,760	\$13.66	75.89%	NNN	05/07/18	05/31/33	Two, 5 Year / 10% Every 5 Years
Pizzeria	2,300	13.21%	\$3,698	\$44,379	\$19.30	17.84%	NN	05/22/13	05/07/28	None / Increases to \$3,809 on 05/08/2027
Apartment	1,300	7.46%	\$1,300	\$15,600	\$12.00	6.27%	MG	07/01/19	10/14/26	N/A
	17,416 SF	100%	\$20,728	\$248,739	\$14.28	100%				WALT: 5.76

AERIAL // 324 S YORK ROAD



Downtown Philadelphia
25 Miles From Subject

Upper Moreland High School
975 Students

Willow Grove Park Mall

INTERSTATE
276
PA Turnpike (94,897 VPD)

ExtraSpace
Storage

Victorian Village Apartments
168 Units

Harboro City Offices

Miller Meadow Park

Wawa

Horsham Rd (7,746 VPD)

DOLLAR GENERAL

S York Rd (13,774 VPD)

SUBJECT PROPERTY

Pennypack Elementary School

AERIAL // 324 S YORK ROAD



Walgreens

McDonald's

Dense Industrial/
Logistics Corridor



Downtown Hatboro



Hatboro Station

Station Park
Class A Mixed-Use Office/Retail

SUBJECT PROPERTY

DOLLAR GENERAL

JOHN DEERE | Little's

Fulmor Ave (1,235 VPD)

S York Rd (1,374 VPD)

DEMOGRAPHIC REPORT // HATBORO, PA

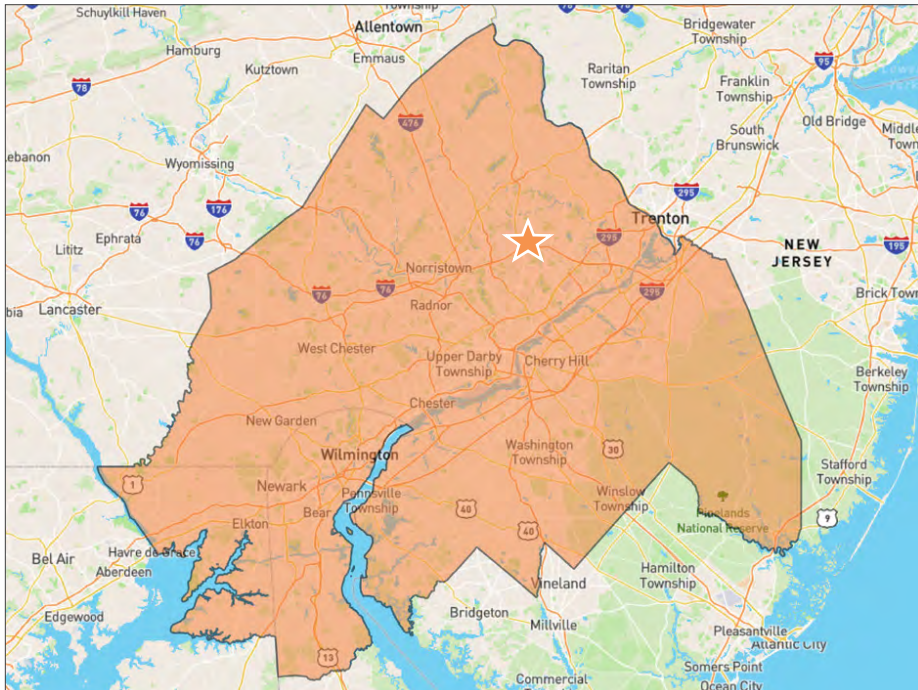
POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	15,070	90,402	199,770
2025 Estimate			
Total Population	15,100	89,975	198,379
2020 Census			
Total Population	15,486	90,335	198,417
2010 Census			
Total Population	14,081	84,075	188,335
Daytime Population			
2025 Estimate	11,738	102,212	232,981
HOUSEHOLDS			
2030 Projection			
Total Households	7,100	37,320	78,435
2025 Estimate			
Total Households	7,075	36,978	77,665
Average (Mean) Household Size	2.2	2.4	2.5
2010 Census			
Total Households	7,023	36,309	76,152
2010 Census			
Total Households	6,248	33,166	72,338
Occupied Units			
2030 Projection	7,400	38,724	81,235
2025 Estimate	7,375	38,377	80,450
HOUSEHOLDS BY INCOME			
2025 Estimate			
\$150,000 or More	17.5%	24.8%	32.5%
\$100,000-\$149,999	25.5%	22.6%	21.7%
\$75,000-\$99,999	11.7%	12.6%	11.7%
\$50,000-\$74,999	17.9%	14.5%	12.4%
\$35,000-\$49,999	9.6%	9.8%	7.6%
Under \$35,000	17.9%	15.7%	14.0%
Average Household Income	\$104,446	\$119,753	\$138,367
Median Household Income	\$91,212	\$101,486	\$117,629
Per Capita Income	\$46,081	\$48,044	\$52,988

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$76,651	\$81,241	\$85,827
Consumer Expenditure Top 10 Categories			
Housing	\$27,851	\$29,476	\$30,902
Transportation	\$12,868	\$13,795	\$14,625
Food	\$10,860	\$11,296	\$11,836
Personal Insurance and Pensions	\$10,792	\$11,395	\$12,112
Entertainment	\$3,690	\$3,914	\$4,179
Cash Contributions	\$2,838	\$3,303	\$3,629
Education	\$1,893	\$2,116	\$2,366
Apparel	\$1,891	\$1,868	\$1,908
Alcoholic Beverages	\$1,058	\$1,088	\$1,181
Personal Care Products and Services	\$834	\$885	\$922
POPULATION PROFILE			
Population By Age			
2025 Estimate Total Population	15,100	89,975	198,379
Under 20	21.4%	21.8%	22.3%
20 to 34 Years	21.3%	18.4%	16.7%
35 to 39 Years	8.2%	7.1%	6.5%
40 to 49 Years	12.2%	11.7%	11.9%
50 to 64 Years	19.4%	19.9%	20.6%
Age 65+	17.5%	21.0%	22.0%
Median Age	40.0	43.0	44.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	11,053	65,541	143,381
Elementary (0-8)	1.8%	2.0%	1.7%
Some High School (9-11)	3.7%	3.8%	3.0%
High School Graduate (12)	28.1%	27.2%	25.0%
Some College (13-15)	18.0%	16.2%	14.9%
Associate Degree Only	10.5%	8.6%	8.3%
Bachelor's Degree Only	23.5%	25.8%	27.4%
Graduate Degree	14.5%	16.5%	19.6%

MARKET SUMMARY // PHILADELPHIA MSA

PHILADELPHIA METRO OVERVIEW

Philadelphia is known for the Liberty Bell and the home of Independence Hall, where the United States Constitution and Declaration of Independence were adopted. The metropolitan area encompasses 11 counties across Pennsylvania, New Jersey, Delaware and Maryland. The Delaware River bisects the metropolis from northeast to southwest and serves as the border between Pennsylvania and New Jersey. The Schuylkill River passes through the heart of Philadelphia, separating West Philadelphia from Center City. As part of the Acela corridor, business and leisure travel between Philadelphia and other major East Coast cities is made easier by Amtrak's high-speed rail. The market holds roughly 6.2 million residents. The metro contains more than 20 municipalities, of which all but Philadelphia proper have less than 100,000 residents. Philadelphia is the largest city, counting almost 1.6 million heads.



METRO HIGHLIGHTS



HIGHLY EDUCATED WORKFORCE

Philadelphia has one of the largest concentrations of higher-learning institutions in the nation, including the University of Pennsylvania, Temple University and Drexel University.



EXPANDING HEALTH SCIENCES SECTOR

The metropolitan area is a significant pharmaceutical, medical and biosciences center, bringing in high-income households. Major companies include Merck, GlaxoSmithKline and Johnson & Johnson.



TRANSPORTATION NETWORK

Interstate 95 connects Philadelphia to both New York City and Washington, D.C., and Interstate 76 links the region to Pittsburgh and Cleveland. Logistics employment benefits from this strategic location.

ECONOMY HIGHLIGHTS

- Drivers of the region's economy include pharmaceuticals, biotechnology, financial services, education, logistics, advanced manufacturing and telecommunications.
- The Philadelphia area is home to numerous Fortune 500 companies that operate across a broad spectrum of industries, including Cencora, Comcast, Inc., UGI, Toll Brothers, and Aramark.
- Philadelphia is headquarters to the Federal Reserve's Third District, which, along with the U.S. Mint, the Philadelphia Stock Exchange and companies like Lincoln Financial Group and Vanguard, helps shape a formidable financial sector.

DEMOGRAPHIC HIGHLIGHTS

2025
POPULATION

6.2M

2025
HOUSEHOLDS

2.5M

2025
MEDIAN AGE

40

2025
MEDIAN HHI

\$96K

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