



Accelerating success.



Cameron Medical Center

3777 Coon Rapids Blvd NW | Coon Rapids, MN

Medical / Office Space For Lease

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Property Profile



- Medical office building adjacent to Mercy Hospital Campus
- Direct entry, first floor space available with high ceiling heights ranging from 14' - 21'
- Building exterior and monument signage on Coon Rapids Blvd
- Attractive exterior building finishes with excellent glass line
- Convenient drop off for patients
- Superior visibility and building access

Building Information

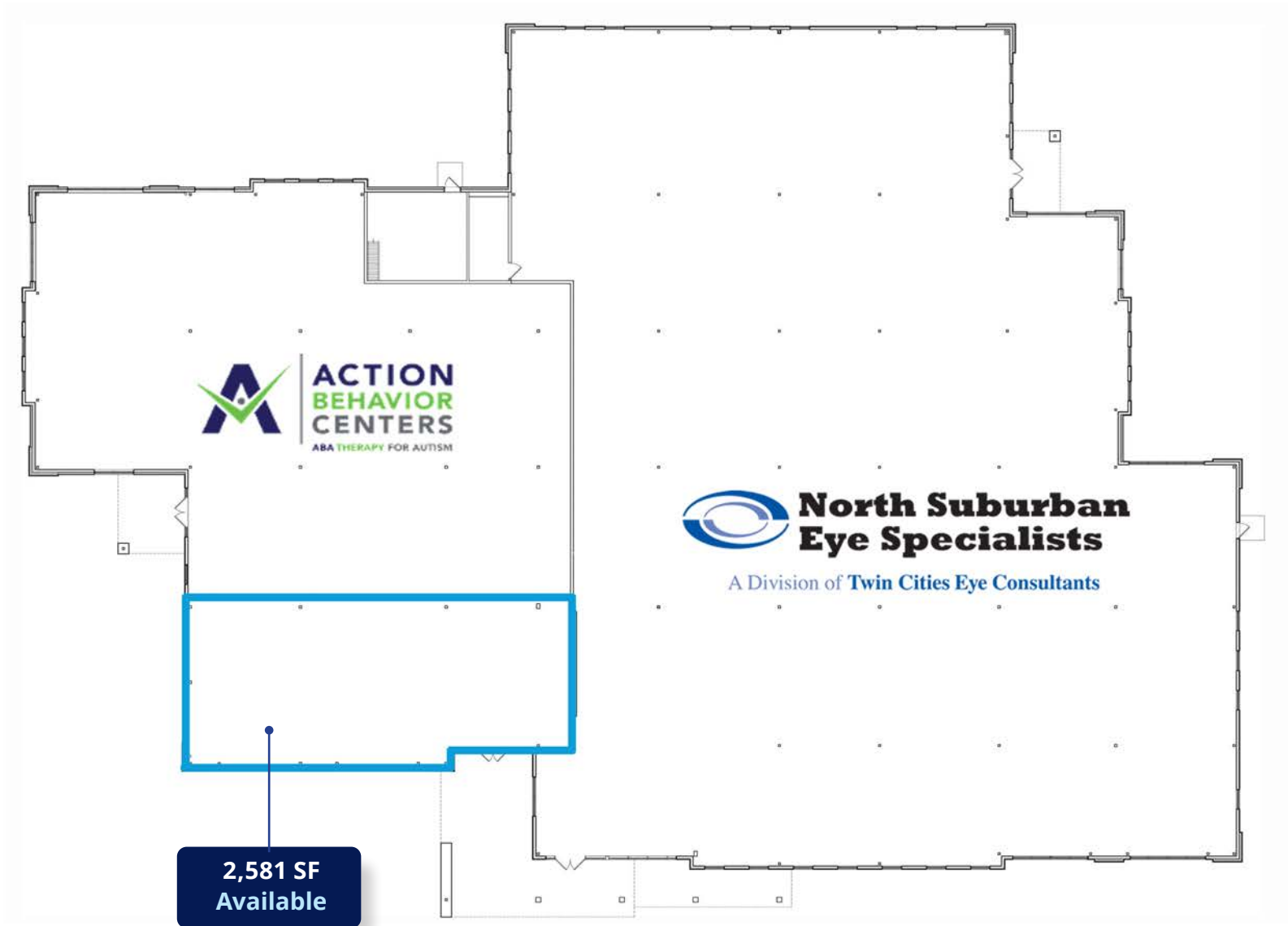
Address	3777 Coon Rapids Blvd NW, Coon Rapids, MN 55433
Building Size	31,843 SF
Year Built	2013
Floors	One (1)
Parking	4.97 / 1,000 (158 surface stalls)

Lease Terms

Space Available	2,581 square feet
Date Available	Immediately
Net Rental Rate	Negotiable
2025 Tax & CAM	\$ 6.90 PSF Real Estate Taxes <u>\$10.02 PSF Operating Expenses</u> \$16.92 PSF Total



Floor Plan



Floor Plan



Dental Space Option

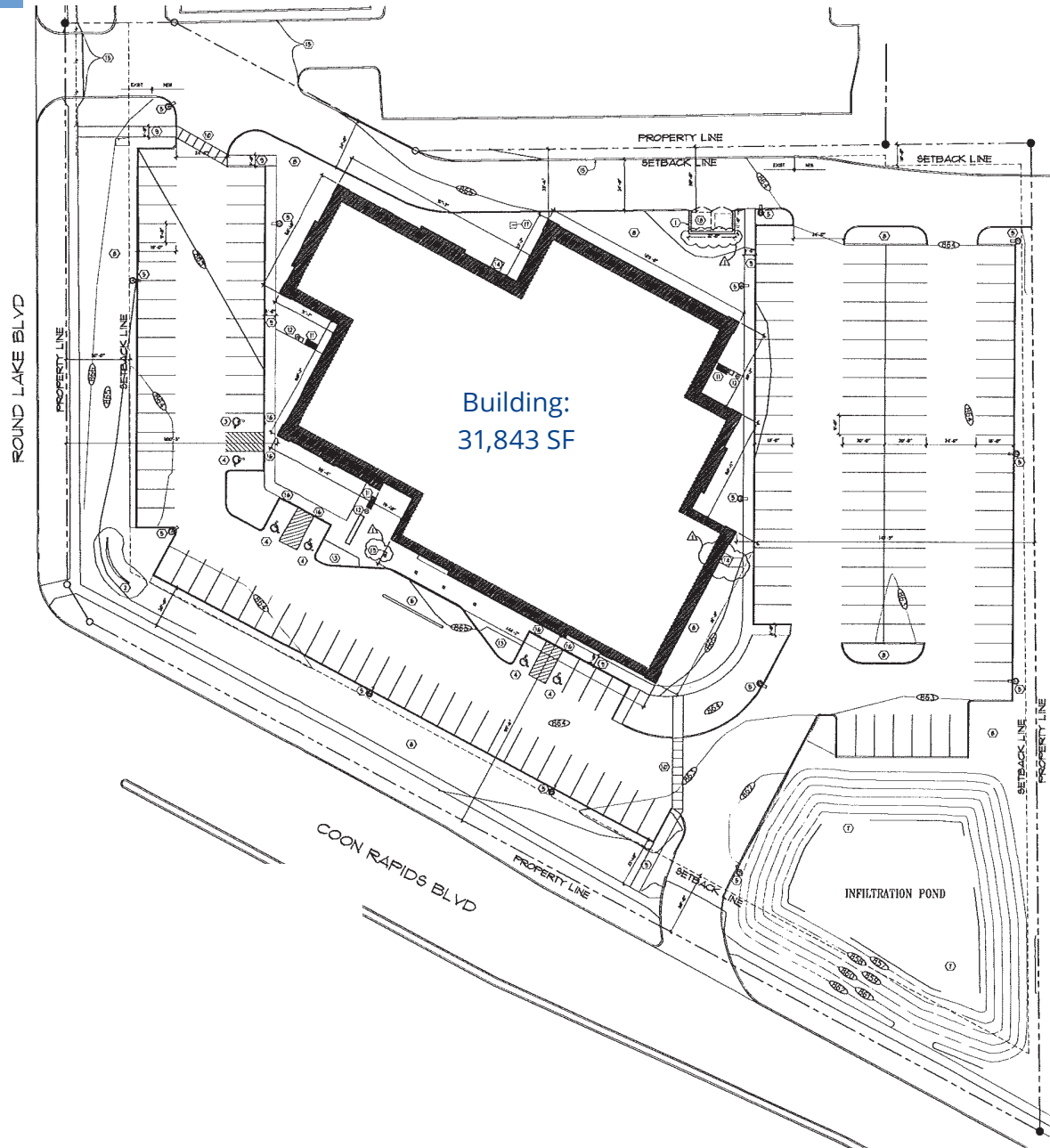
Department Legend

- ACCESSORY
- CIRCULATION
- EXAM
- OFFICE
- STORAGE
- WAITING



Orthodontic Space Option

Site Plan



Market Scenario Planner: Outpatient

Data and Analytics Market Scenario Planner - Outpatient						Annual Volume Estimates Based on 5 YR CAGR				
Service Line	2023 Volume	2028 Volume	2033 Volume	5 Yr Growth	10 Yr Growth	5 YR Compound Annual Growth Rate (CAGR)	2024 Volume Estimate	2025 Volume Estimate	2026 Volume Estimate	2027 Volume Estimate
Endocrinology	3,805	4,613	5,179	21.3%	36.1%	3.93%	3,954	4,109	4,271	4,438
Spine	3,472	3,967	4,237	14.3%	22.0%	2.70%	3,565	3,662	3,761	3,862
Psychiatry	248,184	282,507	288,678	13.8%	16.3%	2.62%	254,697	261,381	268,241	275,281
Vascular	28,344	32,159	35,819	13.5%	26.4%	2.56%	29,069	29,812	30,575	31,357
Ophthalmology	152,545	171,454	192,188	12.4%	26.0%	2.36%	156,151	159,844	163,624	167,493
Cardiology	167,239	187,707	204,413	12.2%	22.2%	2.34%	171,145	175,143	179,235	183,422
Podiatry	26,944	29,879	33,513	10.9%	24.4%	2.09%	27,506	28,081	28,668	29,267
Physical Therapy/Rehabilitation	462,590	511,021	590,062	10.5%	27.6%	2.01%	471,894	481,385	491,067	500,944
Pain Management	19,759	21,739	23,408	10.0%	18.5%	1.93%	20,139	20,528	20,923	21,327
Orthopedics	53,042	58,020	64,412	9.4%	21.4%	1.81%	54,002	54,979	55,974	56,988
Lab	774,612	846,986	905,649	9.3%	16.9%	1.80%	788,574	802,788	817,258	831,989
ENT	60,664	65,879	70,524	8.6%	16.3%	1.66%	61,672	62,698	63,741	64,801
Miscellaneous Services	380,166	412,104	449,917	8.4%	18.3%	1.63%	386,349	392,633	399,018	405,508
Nephrology	9,254	9,908	10,489	7.1%	13.4%	1.37%	9,380	9,509	9,640	9,773
Trauma	13,247	13,971	14,764	5.5%	11.4%	1.07%	13,388	13,531	13,676	13,823
Evaluation and Management	1,829,103	1,921,498	1,995,800	5.1%	9.1%	0.99%	1,847,219	1,865,515	1,883,993	1,902,653
Thoracic Surgery	946	994	1,008	5.0%	6.5%	0.98%	955	965	974	983
Radiology	522,868	546,868	570,533	4.6%	9.1%	0.90%	527,581	532,338	537,138	541,981
Neurology	31,500	32,723	34,058	3.9%	8.1%	0.76%	31,741	31,983	32,228	32,474
Oncology	26,443	27,457	28,834	3.8%	9.0%	0.76%	26,642	26,844	27,047	27,251
Dermatology	77,772	80,455	83,140	3.4%	6.9%	0.68%	78,301	78,834	79,370	79,910
Neurosurgery	1,632	1,675	1,786	2.6%	9.4%	0.52%	1,640	1,649	1,657	1,666
Urology	17,010	17,444	18,345	2.6%	7.8%	0.51%	17,095	17,182	17,269	17,356
Gastroenterology	42,142	43,190	44,164	2.5%	4.8%	0.49%	42,349	42,557	42,767	42,978
General Surgery	10,574	10,816	11,145	2.3%	5.4%	0.45%	10,622	10,670	10,718	10,767
Cosmetic Procedures	14,148	14,184	14,266	0.3%	0.8%	0.05%	14,155	14,162	14,169	14,176
Gynecology	17,005	16,651	16,498	-2.1%	-3.0%	-0.42%	16,933	16,862	16,791	16,720
Pulmonology	25,208	24,249	22,715	-3.8%	-9.9%	-0.77%	25,012	24,819	24,627	24,437

10 mile radius.

Source: The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board. MSP provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. For more information on the Advisory Board, please visit www.advisory.com.

Population, Income & Housing Trend

Population Trend



153,062

2000 Total
Population

161,269

2010 Total
Population

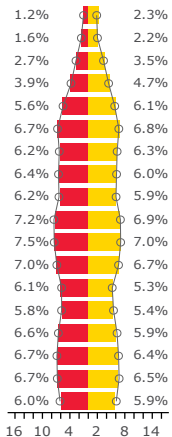
176,381

Current Total
Population

178,168

5 Yr Projected
Total Population

Current Age Pyramid

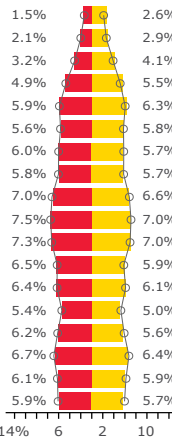


The largest group:
**2024 Males
Age 35-39 (%)**

The smallest group:
**2024 Males
Age 85+ (%)**

Dots show
comparison to
27003 (Anoka County)

5 Yr Projected Age Pyramid



The largest group:
**2029 Males
Age 40-44**

The smallest group:
**2029 Males
Age 85+**

Dots show
comparison to
27003 (Anoka County)

Median Household Income



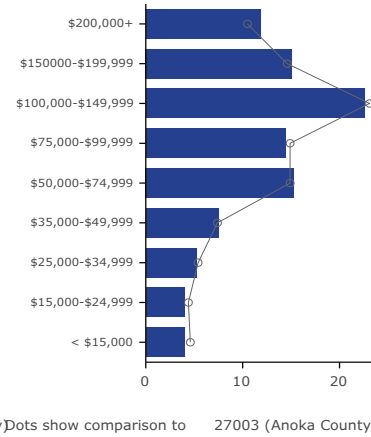
\$98,981

Current Median HH
Income

\$109,667

5 Yr Projected
Median HH Income

Current HH By Income



Dots show comparison to
27003 (Anoka County)

Average Household Income



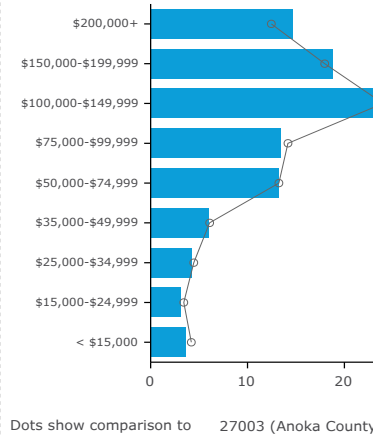
121,398

Current Average
HH Income

139,266

5 Yr Projected Avg
HH Income

5 Yr Projected HH By Income



Dots show comparison to
27003 (Anoka County)

Per Capita Income



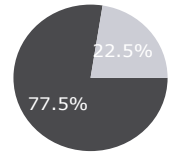
\$45,083

Current Per Capita
Income

\$52,103

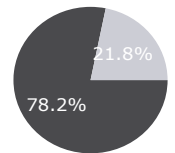
5 Year Projected Per
Capita Income

Current Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

5 Yr Projected Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

Race and ethnicity

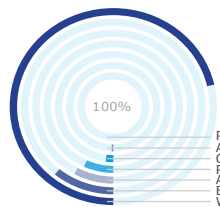
The largest group: White Alone (71.42)

The smallest group: Pacific Islander Alone (0.02)

Indicator	Value	Difference
White Alone	71.42	-2.77
Black Alone	10.93	+1.87
American Indian/Alaska Native Alone	0.59	-0.10
Asian Alone	8.01	+1.80
Pacific Islander Alone	0.02	-0.01
Other Race	2.10	-0.80
Two or More Races	6.94	+0.03
Hispanic Origin (Any Race)	4.63	-1.30

Bars show deviation from
27003 (Anoka County)

Current Year Population By Race



Pacific Islander Population 35
American Indian Population 1,043
Other Race Population 3,696
Population of Two or More Races 12,243
Asian Population 14,123
Black Population 19,277
White Population 125,964

Current Annual Household Spending

\$2,513
Apparel & Services

\$287
Computers & Hardware

\$8,266
Health Care

\$7,594
Food at Home

\$4,194
Food Away from Home

Tapestry segments



4A Workday Drive
14,239 households

21.8%
of Households



4B Home Improvement
13,886 households

21.3%
of Households



5C Parks and Rec
8,591 households

13.2%
of Households



Current Year Housing Stats



\$359,550

Median Home Value



\$1,281

Median Contract Rent



22.7%

% of Income for Mortgage

3777 Coon Rapids Blvd NW, Minneapolis, Minnesota, 55433
5 mile radius

Population, Income & Housing Trends



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