

(Dark) Advance Auto Parts | Rochester, MN

1764 BROADWAY AVE S



Offering Memorandum



612.413.4200 • brisky.com

Property Information

SECTION 1



Property Overview

Sale Price: *Auto Parts!* Unpriced

Property Type: Retail - Owner / User

Occupancy: 0% as of April 2025

Lot Size: 0.926 Acres

Building Size: 8,036 SF

Property Highlights

Great Location & Property -

This Advance Auto Parts has a great corner location along Broadway Avenue, a major north-south corridor in Rochester, and is located two blocks from the planned 60-acre Graham Park redevelopment project (pg 12). In addition to a great location, this property was built in 2005 and has great visibility, traffic counts, signage, and ample parking. The building also has a new roof membrane that was installed in 2019.

Fantastic Market -

Rochester is Minnesota's third largest city and is home to the world-renowned Mayo Clinic, which draws more than 2 million people from around the world annually. The population has continuously grown steadily and shows no signs of slowing down. The Mayo Clinic is by far the area's largest employer and fuels the local economy, which has an average household income of over \$100,000.

Great Redevelopment Site -

The property sits on nearly an acre of prime real estate that could be redeveloped for a variety of different tenants. According to CoStar, there is very little under construction and the vacancy rate is 2.3%, which is lower than its trailing three-year average of 2.7% and is even lower at 1.8% in general retail buildings.

Continued Rent Payments -

Although Advance Auto Parts plans to vacate at the end of their term, they are still obligated to pay rent through March 2025.

Complete Highlights



Location Information

Building Name	(Dark) Advance Auto Parts Rochester, MN
Street Address	1764 Broadway Ave S
City, State, Zip	Rochester, MN 55904
County	Olmsted
Market Type	Large
Nearest Highway	Hwy 52 & Hwy 63
Nearest Airport	Rochester International
Traffic Counts	26K+ VPD - Broadway Ave S

Building Information

Occupancy %	0% as of April 2025
Tenancy	Single
Year Built	2005
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1
Parking Stalls	48

Additional Photos



Location Information

SECTION 2



Aerial Map



Retailer Map



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

Nearby Future Development

Future Development | Graham Park & Commons

Olmsted County is seeking \$12.451 million from the Minnesota legislature to enhance Graham Park, a historic 60-acre site in Rochester that has served as a community hub for over 100 years. This funding will cover half the cost of converting and reusing facilities to ensure the park continues to host agricultural events, community gatherings, entertainment, and youth athletics. The proposed enhancements aim to make Graham Park a more welcoming and versatile space for all residents.

The 2024 bonding proposal includes preserving historic structures and adding new facilities in Graham Park's commons areas to create affordable, family-friendly spaces reflecting the community's diverse cultural heritage. Key features include the Graham Exhibition Center, with 30,000 square feet of exhibit space and specialized facilities for equestrian and animal agriculture events. These improvements will increase the park's ability to host a variety of events and activities, enhancing regional entertainment options and boosting tourism.

Enhanced facilities at Graham Park are projected to increase its annual economic impact from \$5.5 million to nearly \$13.7 million. The park is managed by Olmsted County, with the Rochester Park & Recreation Department overseeing the arenas. It offers 147,000 square feet of event space across 11 facilities, supporting a wide range of events year-round, including the annual Olmsted County Fair, which attracts approximately 200,000 visitors each year.

From Olmsted County, for more information please visit:
www.olmstedcounty.gov/post/future-development
www.olmstedcounty.gov/government/county-news-events/county-news/2023-graham-park-master-plan



Location Overview

About Rochester, MN

Rochester is located on the Zumbro River's south fork and is Minnesota's third largest city and the largest city located outside of the Minneapolis-St. Paul-Bloomington Metropolitan Statistical Area. The city of Rochester has been frequently recognized by Money Magazine, since the 1980's as one of the best places to live in the United States ranging from the best overall to the best in the Midwest. Rochester has a consistently growing population and excellent demographics with average household incomes over \$100,000.

Rochester is the home to the world renowned Mayo Clinic, which draws more than 2 million people from around the world annually. In 2013, Minnesota Governor Mark Dayton signed a bill known as Destination Medical Center (DMC) which is a unique 20-year economic development initiative. The \$5.6 billion plan is the largest in Minnesota's history. With the expansion of Mayo Clinic and DMC growth, Rochester is a global destination for health and wellness and so much more. Rochester is also home to one of IBM's largest facilities and many other thriving businesses as well.



Demographics

	1 Mile	3 Mile	5 Mile
Population	9,821	55,995	102,379
Population 5 Years Forecast	9,929	56,248	101,782
Population 10 Years Forecast	10,630	60,015	108,046
Households	4,134	24,045	42,647
Median House Value	\$269,431.28	\$300,698.27	\$329,360.04
Household Average Income	\$90,861.95	\$116,058.64	\$119,786.68
Median Age	37.67	36.84	37.74



About Us

Brisky Focuses on Net Lease Properties and Investment Real Estate Nationwide

Our dynamic team of industry experts follows a results-driven approach to bring together buyers and sellers for investment real estate. From market research and industry knowledge to analytics, underwriting, and negotiating, Brisky has the proven track record and longstanding experience to meet your goals and expectations.

We want to be the link between commercial real estate buyers and sellers, forging successful relationships and results through innovative technology, experience, and continual growth. Our industry is constantly shifting and changing, and so are we. Brisky has been a driving force nationally for investment real estate. And we aim to be the successful partner who grows alongside you.



Trent Anderson

Senior Associate
tanderson@brisky.com
Direct: 612.413.4200 x110
Cell: 818.442.3131
CalDRE #01978940



Brian Brisky

Founder, President
bbrisky@brisky.com
MN #40546562

Confidentiality & Disclaimer

The following notices are provided by Brisky Enterprises MN Inc. dba Brisky Net Lease and/or Brisky Commercial Real Estate.

DISCLAIMER - The information contained herein was obtained from sources believed reliable, however, Brisky Net Lease makes no guarantees, warranties, or representations as to the completeness or accuracy thereof, including age and square footage information. Brisky Net Lease has not researched the income or expenses of the property herein, and this brochure is not intended to project future financial performance. Brisky Net Lease does not warrant the property herein is free of harmful or contaminating substances. The presentation of this property is submitted subject to errors, omission, change of price or other conditions, prior sale or lease, or withdrawal without notice. Buyer is strongly encouraged to verify information and seek out the assistance of other professionals as needed in determining if the property marketed herein meets Buyer's needs.

CONFIDENTIALITY - This brochure and any attachments is privileged and confidential. It is intended only for the use of the designated recipient(s). Do not share this brochure, directly or indirectly, without the written consent of Brisky Net Lease.

NON-ENDORSEMENT NOTICE - Brisky Net Lease is not sponsored or endorsed by, nor affiliated with, any commercial tenant(s) or lessee(s) provided in this Brochure. Logos and company names are provided for potential Buyers to assist in research of the property marketed herein.

NET-LEASED DISCLAIMER - Please be advised the property herein is a Net Leased property. This means the following: It is Buyer's responsibility to verify the information provided herein, and not Brisky Net Lease. Any projections or estimates utilized in this Brochure do not represent current or future financial performance. Independent research by Buyer and a tax professional and/or legal professional to determine if this property meets Buyer's needs is highly recommended. Brisky Net Lease does not guarantee financial performance of the property described herein. Brisky Net Lease shall NOT be responsible for any costs or expenses associated with the research Buyer deems necessary to make a determination regarding purchasing the property herein.

REPRESENTATION - Brisky Net Lease is representing the Owner in this transaction. Should Buyer desire representation, they are encouraged to research and secure their own, independent financial and/or legal representation.

AMERICANS WITH DISABILITIES ACT - The United States Congress enacted the Americans with Disabilities Act, in part, to ensure business establishments are equally accessible to persons with disabilities. Modifications to real property may be required to stay in compliance. State and local laws may mandate additional modifications. Neither the Owner nor Brisky Net Lease are qualified to advise Buyer as to what, if any, changes may be required now, or in the future. Buyer should consult with attorneys, and qualified design professionals for additional information.

REMEDIES - If there is a breach or threatened breach of any of the foregoing, Owner and/or Brisky Net Lease shall be entitled to seek remedies through court proceedings via an injunction restraining Buyer. Brisky Net Lease and/or Owner are not required to prove actual damages or monetary damages. Nothing herein shall be construed as prohibiting Owner and/or Brisky Net Lease from pursuing remedies available as a matter of law or in equity. Should Owner and/or Brisky Net Lease prevail in litigation against Buyer, Buyer shall be liable for payment of Owner's and/or Brisky Net Lease's reasonable attorney fees, court costs, and related expenses incurred in litigation in addition to any relief the court may order at its discretion.

© Brisky Enterprises MN, Inc. All rights reserved.

