



CALIBER **COLLISION**

4401 LAKE AVE | ROCHESTER, NY 14612



INTERACTIVE OFFERING MEMORANDUM

OFFERING MEMORANDUM

CALIBER COLLISION

4401 Lake Ave | Rochester, NY 14612

BROKERAGE TEAM



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TABLE OF CONTENTS

PROPERTY OVERVIEW 03

FINANCIAL OVERVIEW 04

TENANT OVERVIEW 05

AREA OVERVIEW 08



±15,418 SF

GLA



1965

Year Built



±1.75 AC

Lot Size



NN

Lease Type

PROPERTY OVERVIEW

- **HIGH VISIBILITY**– Located at the end of the 132 Highway, this Caliber Collision is primely positioned for high visibility and large traffic volumes.
- **ENTERTAINMENT AREA**– Located on the shore, this location sits minutes away from local attractions such as the Ontario Beach Park, Lake Shore Country Club, Lake Shore Hockey Arena, and the Charlotte Genesee Lighthouse.
- **AFFLUENT REGION** – The average household income within a 3-mile radius is \$92,976.
- **INVESTMENT GRADE TENANT** – Corporate guaranteed lease by Caliber Collision Corporate (±1,600 locations with estimated \$4B annual revenue).
- **LARGE LOT** – Ideal ±15,418 SF prototype for Caliber Collision situated on a massive lot- ±1.75 total AC.
- **INDUSTRY LEADER** – Caliber Collision is the world’s leader in repair centers. Restoring 850,000+ vehicles every day with ±1,100 locations all around the country.
- **RESILIENT INVESTMENT TYPE** – Caliber Collision is one the most sought-after investments due to being essential, recession resistant, and ecommerce proof.



FINANCIAL SUMMARY



\$1,851,000
LIST PRICE



8.00%
CAP RATE



\$120.05
PRICE PER SF



\$151,038.24
NOI

TENANT SUMMARY

Tenant Trade Name	Caliber Collision
Guaranty	Corporate
Type of Ownership	Fee Simple
Original Lease Term	10 Years
Commencement Date	12/5/2020
Lease Expiration Date	12/31/2030
Lease Term Remaining	±5 Years
Rent Increases	2% Annually
Option Periods	Two, 5-Year Options
Lease Type	NN
Parking Lot	Landlord Responsibility
Property Tax	Reimbursed
Insurance	Tenant Responsibility
Roof/Structure	Landlord Responsibility

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	ANNUAL RENT PSF	INCREASES
Current - December 2026	\$12,586.52	\$151,038.24	\$9.80	2%
December 2026 - December 2027	\$12,838.25	\$154,059.00	\$9.99	2%
December 2027 - December 2028	\$13,095.02	\$157,140.18	\$10.19	2%
December 2028 - December 2029	\$13,356.92	\$160,282.99	\$10.40	2%
December 2029 - December 2030	\$13,624.05	\$163,488.65	\$10.60	2%
Option 1	\$13,896.54	\$166,758.42	\$10.82	2%
Option 2	\$15,342.90	\$184,114.77	\$11.94	2%



TENANT OVERVIEW

CALIBER COLLISION

Founded in 1997, Caliber has grown to ±1,600 centers nationwide and features a full range of automotive services, including Caliber Collision, one of the nation's largest auto collision repair provider across 41 states; Caliber Auto Care for mechanical repair and quick oil change services and Caliber Auto Glass for glass repair and replacement. In 25 years, they've earned a leadership position in the industry and a place in the lives of their teammates, customers and communities. For every customer whose vehicle is back on the road, every teammate and every community they serve, Caliber is more than just a company. With the Purpose of Restoring the Rhythm of Your Life®, Caliber's more than ±25,000 teammates are committed to getting customers back on the road safely — and back to the rhythm of their lives — every day. Dedicated to providing an outstanding customer experience, Caliber continues to rank among the highest customer satisfaction scores in the industry.

HEADQUARTERS
Lewisville, TX

YEAR FOUNDED
1997

OF EMPLOYEES
±30,000



Walmart Supercenter
GameStop
ups
DOLLAR TREE
SALLY BEAUTY
BIG! LOTS
planet fitness
goodwill
Little Caesars
TACO BELL

TENNIS COURTS

LAKE ONTARIO STATE PKWY ± 15,300 VPD

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Toll Free (877) 837-0047

CALIBER COLLISION
SUBJECT PROPERTY

CHARLOTTE FLEA MARKET

LAKE AVE

LATTA RD

RIVERHOUSE APARTMENTS
8 UNITS

GREENLEAF MEADOWS APARTMENTS
220 UNITS

SPANISH GARDENS APARTMENTS
220 UNITS

LAKE ONTARIO

HERREMA'S
Market Place
DOLLAR TREE



SCHOONERS
RIVERSIDE
Pub

Walgreens

Chinook Charters
CAPTAIN ANDY
518-320-8600
Email: ashorehb@gmail.com

Shumway
MARINE

EST. 2016
WHISKEY RIVER
PUB & GRILL
STEAK & SEAFOOD
421 RIVER STREET
CHARLOTTE, N.Y.

THE STUTSON HOUSE

GIBBS
MARINE GROUP
RIVER STREET MARINE

GENESEE RIVER

RIVER ST

LAKE ONTARIO STATE PKWY
± 15,300 VPD

UNITED STATES
POSTAL SERVICE

7
ELEVEN

HOSE 22
FIREHOUSE GRILL

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LAKE AVE

SINCE 1947
PONTILLO'S
PIZZERIA

LATTA RD

CALIBER
COLLISION
SUBJECT PROPERTY

STUTSON ST

AREA OVERVIEW

Rochester, NY, situated in western New York State, presents a captivating blend of history, culture, and natural beauty. Initially recognized as the "Flour City" during the 19th century for its significant role in flour milling, and later dubbed the "Flower City" for its vast nurseries and seed companies, Rochester has since transformed into a dynamic urban hub with a flourishing arts community and robust educational institutions. The city's focal point is the Genesee River, which gracefully winds through its heart, offering picturesque riverfront trails and verdant parks that are cherished by locals and visitors alike. Rochester is also celebrated for its pioneering contributions to technology and innovation, having been the birthplace of companies like Kodak and Xerox, which left an indelible mark on global industry.

Throughout the year, Rochester hosts a vibrant array of festivals celebrating its cultural diversity, such as the Lilac Festival and the Rochester International Jazz Festival, drawing crowds from near and far. The city's cultural institutions, including the George Eastman Museum and the Memorial Art Gallery, enrich the community with world-class exhibitions and performances. Whether exploring its historic landmarks, enjoying its scenic natural surroundings, or participating in its lively cultural events, Rochester invites exploration and promises a warm embrace to all who visit or call it home.



±1.84 Million

NUMBER OF ANNUAL VISITORS



\$1.27 Billion

REVENUE FROM TOURISM



DEMOGRAPHICS

POPULATION

1-MILE

3-MILE

5-MILE

Current Year Estimate

9,600

51,142

153,918

HOUSEHOLDS

1-MILE

3-MILE

5-MILE

Current Year Estimate

4,860

23,178

67,961

INCOME

1-MILE

3-MILE

5-MILE

Average Household Income

\$85,586

\$92,976

\$87,772

ECONOMY

Rochester, NY, sustains a diverse and resilient economy rooted in innovation, education, and healthcare. Historically known for its industrial prowess in sectors like optics and imaging, Rochester has evolved into a hub for advanced manufacturing, technology, and research. The city's economy benefits significantly from its strong educational institutions, including the University of Rochester and Rochester Institute of Technology, which drive innovation and entrepreneurship. Healthcare is another cornerstone, with renowned institutions such as the University of Rochester Medical Center contributing both to the local economy and the region's reputation for medical excellence.

The presence of major corporations like Eastman Kodak and Xerox, though transformed in recent decades, underscores Rochester's legacy of innovation and adaptation. Today, the city's economic landscape includes emerging sectors like photonics, renewable energy, and biotechnology, supported by collaborative efforts between academia, industry, and government initiatives. Small businesses also thrive in Rochester's supportive entrepreneurial environment, bolstered by local initiatives and resources. Overall, Rochester's economy continues to evolve, leveraging its strengths in technology, healthcare, and education to foster sustainable growth and opportunity for its residents.



#27 MOST DIVERSE CITIES IN AMERICA
(NICHE)



#83 BEST CITIES FOR YOUNG PROFESSIONALS IN AMERICA
(NICHE)

EMPLOYERS	EMPLOYEES
University of Rochester and Medical Center	20,000
Rochester Regional Health	19,400
Paychex	5,000
Eastern Kodak Company	5,000
Monroe County Government	4,600
Harris Corporation	3,900
Xerox Corporation	1,754
Rochester Institute of Technology (RIT)	1,120
Constellation Brands	400



CHARLOTTE-GENESEE LIGHTHOUSE

A historic lighthouse overlooking Lake Ontario, offering tours and panoramic views of the lake and surrounding area.



HIGH FALLS

Tourists can come and enjoy the view of this 96-foot waterfall in the heart of downtown Rochester.



UNIVERSITY OF ROCHESTER

The University of Rochester stands as a distinguished institution renowned for its academic excellence, research contributions, and vibrant campus life. Located in Rochester, NY, the university traces its origins back to 1850 and has since grown into a world-class research university. It is particularly esteemed for its strong programs in the humanities, social sciences, engineering, and health sciences, including highly regarded schools such as the School of Medicine and Dentistry, the Eastman School of Music, and the Simon Business School. The university's commitment to interdisciplinary collaboration and innovative research is exemplified by its pioneering work in fields like optics, imaging science, and biomedical engineering. Beyond academics, the campus fosters a rich cultural environment with numerous student organizations, arts performances, and community engagement initiatives. With a focus on academic rigor, inclusivity, and intellectual curiosity, the University of Rochester continues to shape future leaders and contribute meaningfully to the global academic landscape.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4401 Lake Ave, Rochester, NY, 14612** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



EXCLUSIVELY LISTED BY

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