

INVESTMENT OFFERING

512 NE MAIN STREET GRIMES, IOWA

CONTACT:

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**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

INVESTMENT OVERVIEW

512 NE Main Street in Grimes, Iowa presents a compelling net-leased industrial investment opportunity anchored by Crunchyroll, LLC, a division of Sony Group Corporation, one of the world's leading anime and entertainment platforms. Situated on 6.61 acres with immediate access to HWY 141 and proximity to the new GrimesPlex entertainment district, the property also offers significant value-add potential with room to expand. Grimes is one of the fastest-growing suburbs in the Des Moines metro, having tripled in population over the past two decades.



PRICE
\$5,500,000



CAP RATE
8.6%



NOI
\$474,443.94



RENT BUMP
3% ANNUALLY

[CLICK HERE FOR DEAL ROOM](#)

*No access or tours without contacting brokers





PROPERTY OVERVIEW

FINANCIAL DETAILS

Lessee: Crunchyroll, LLC; a division of Sony Group Corporation
NYSE: SONY

PROPERTY FEATURES

Building Size:	71,477 SF Opportunity to expand building and parking Site can accommodate additional 75,000 SF+
Land Size:	6.61 Acres 287,975 SF
Building Use:	Distribution Facility
Dock Doors:	2
Drive-In Door:	1
Year Built:	1930-1980's (Original) 2005 (Complete remodel of building) 2019 (Complete office remodel)
Roof:	20 year warranties (15-17 years remaining)
Clear Height:	18' - 30'
Zoning:	M-3 Heavy Industrial
Warehouse Amenities:	Nearby major shipping carriers and distribution centers (FedEx, UPS, USPS, and Amazon) Triple Redundant Fiber (Three different carriers from three different locations in building)

TENANT OVERVIEW



Crunchyroll, LLC, a subsidiary of Sony Group Corporation, is the world's leading platform for anime, manga, and Japanese pop culture, serving a deeply passionate fanbase across 200+ countries and territories.

Crunchyroll now has over 22 million subscribers and generates more than \$2 billion in revenue, and is still growing. The platform offers an expansive library of titles spanning beloved classics to the latest seasonal releases, including simulcasts delivered shortly after they air in Japan, exclusive originals, and major theatrical film releases.

This innovative global entertainment organization nurtures one of the most engaged communities in entertainment through fan forums, virtual events, and the annual Crunchyroll Anime Awards, which celebrate the very best in anime each year.

Founded in 2006 in San Francisco and rebranded following its merger with Funimation under Sony Pictures Entertainment in 2022, Crunchyroll has grown from a fan-driven streaming site into the definitive global home for anime — and remains committed to delivering a comprehensive experience for every fan.



AREA MAP



LOCATION: GRIMES, IA (MSA OF DES MOINES)

THIS MUST BE THE PLACE

Greater Des Moines (DSM) is a community that invests in itself, that is powered by multi-national corporations and also supports small, locally owned businesses. DSM is a community committed to cultivating an inclusive, equitable environment for people of all backgrounds. In an ever-changing world, if you're searching for a great place to live or grow a business — *this must be the place.* - DSM Partnership

#2 BEST PLACE FOR YOUNG PROFESSIONALS *Forbes, 2024*

TOP 20 BEST PLACE TO LIVE IN THE U.S. *U.S. News & World Report, 2023*

#3 BEST PLACE FOR GEN Z GRADUATES *RentCafe, 2025*

TOP 25 UP-AND-COMING TECH MARKET *CBRE, 2023*

TOP 10 FASTEST-GROWING MID-SIZED METRO *Site Selection Group, 2023*

MAJOR EMPLOYERS



2026 POPULATION



	5 MILES	10 MILES	15 MILES
Total Population	~220,000	~463,000	~635,000
Total Households	~91,000	~191,000	~254,000
Median Age	~36.0	~37.2	~36.7

BUSINESSES



	5 MILES	10 MILES	15 MILES
Total Businesses	~8,700	~20,000	~22,800
Total Employees	~177,000	~370,000	~405,000

2026 INCOMES



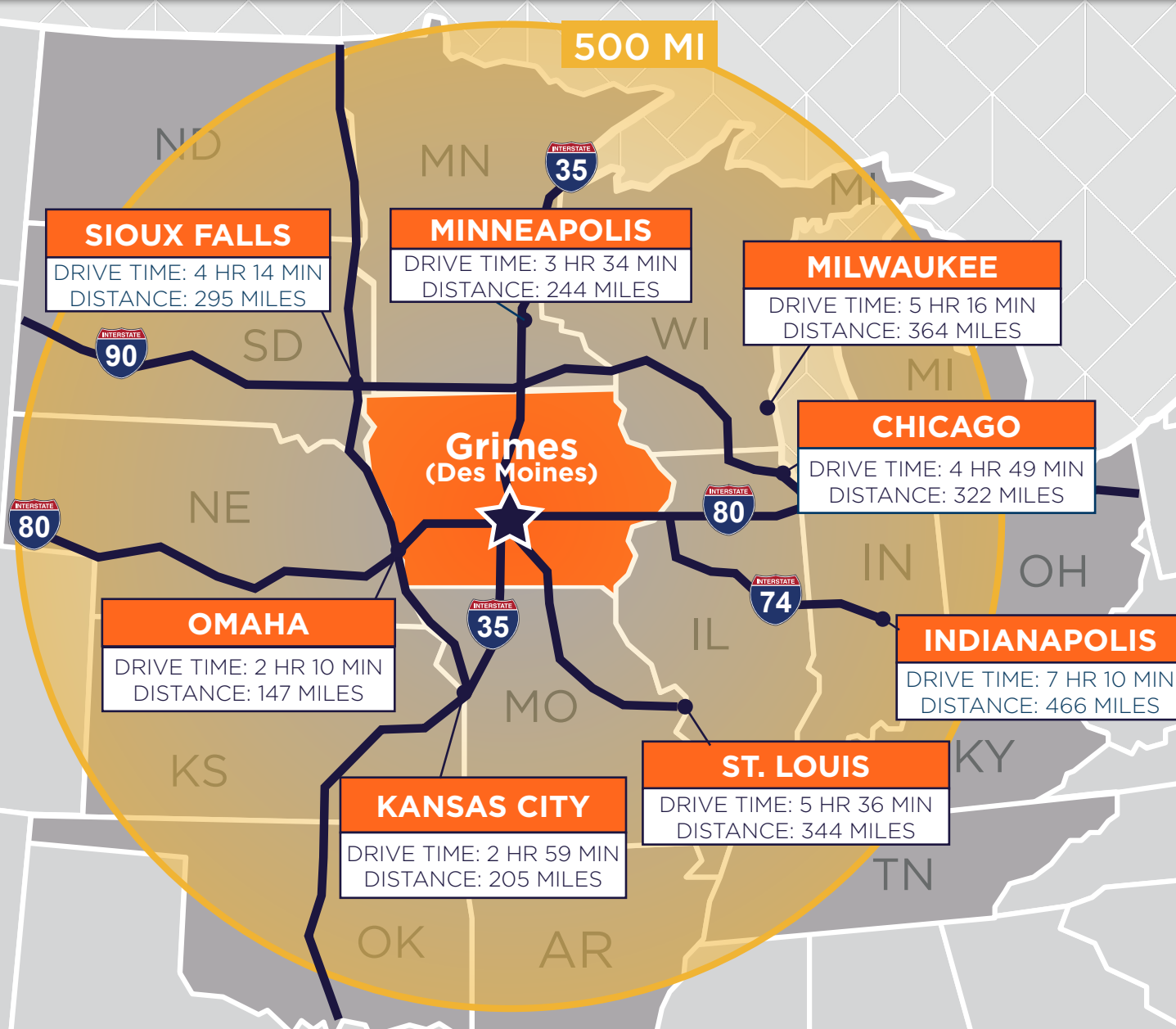
	5 MILES	10 MILES	15 MILES
Median Household Income	~\$68,000	~\$84,000	~\$94,000
Per Capita Income	~\$39,000	~\$48,000	~\$51,000
Median Net Worth	~\$137,000	~\$245,000	~\$305,000
Median Disposable Income	~\$57,000	~\$69,000	~\$79,000

EMPLOYMENT



	5 MILES	10 MILES	15 MILES
White Collar	56.2%	64.2%	67.4%
Blue Collar	24.3%	19.5%	17.9%
Services	19.5%	16.3%	14.7%

MIDWEST HUB



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