

Tire Xpress

7501 Brooklyn Blvd
Brooklyn Park, MN 55443



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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

Investment Highlights



New Five-Year Lease

Tenant recently acquired this business and executed a new five-year lease.



High Residential Density

The property is situated within a densely populated trade area, with more than 450,000 residents residing within a five-mile radius.



Highly Traveled Retail Corridor

Located along the Brooklyn Blvd retail corridor, the property benefits from strong traffic counts and proximity to national big-box retailers, restaurants, and service-oriented businesses that drive consistent consumer activity to the area.



Established Automotive Use

The site has operated as a tire and automotive repair facility for the past 40+ years, demonstrating a long-standing and proven use at this location.



Attractive Price Point

An ideal acquisition opportunity for investors seeking to complete smaller 1031 exchanges or deploy capital to offset boot. Priced significantly below replacement cost.



NN Lease Structure

The property is leased on a NN basis, offering limited landlord responsibilities.

ADDRESS

7501 Brooklyn Blvd
Brooklyn Park, MN 55443

PRICE

\$800,000

NOI / CAP RATE

\$63,280

7.90% cap

BUILDING / LOT SIZE

2,200 SF

0.30 Acres

TYPE OF OWNERSHIP

Fee-Simple

YEAR BUILT

1969

PID

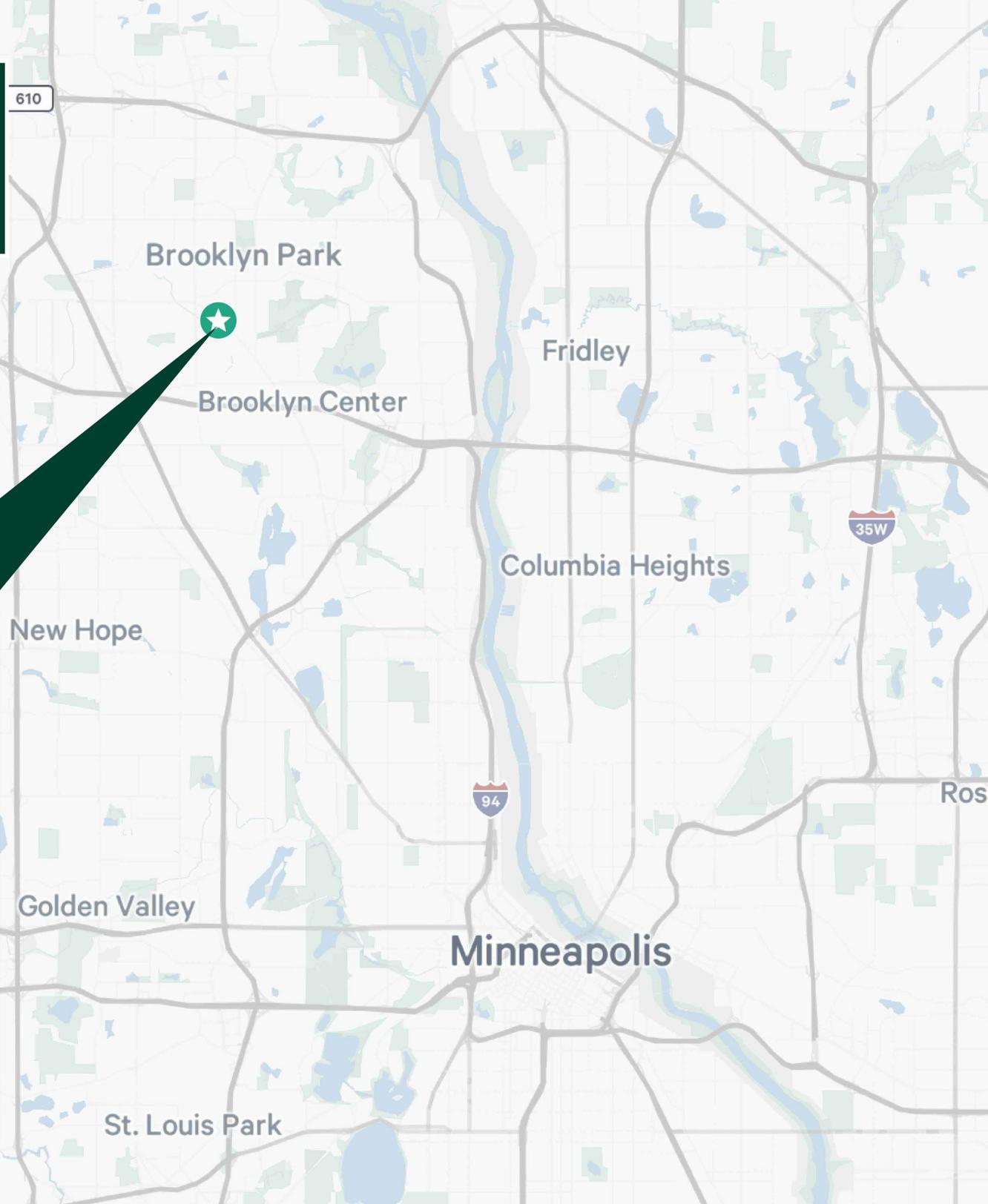
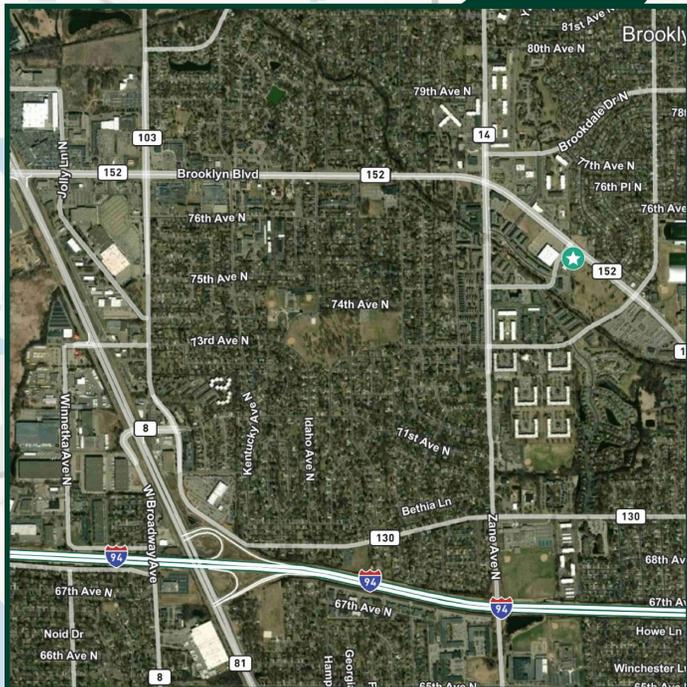
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BUILDING DETAILS

Address: 7501 Brooklyn Blvd
Minneapolis, MN 55443

Lot Size: 0.30 Acres

Access Highway: I-94, Hwy 152





Subject Property

Brooklyn Blvd
15,233 VPD





MOONRAKER
APARTMENTS
205 Units

FOUNTAIN PARK
APARTMENTS
96 Units



Subject Property

Brooklyn Blvd
15,233 VPD



Brooklyn Blvd
15,233 VPD

Subject Property

Property Photos



Financial Summary

	Lease Years	Annual Base Rent	Monthly Base Rent
Current	January 2026 - December 2026	\$63,280	\$5,273
	January 2027 - December 2027	\$65,179	\$5,432
	January 2028 - December 2028	\$68,438	\$5,703
	January 2029 - December 2029	\$71,859	\$5,988
	January 2030 - August 2030	\$75,452	\$6,288
Option	September 2030 - August 2035	Market Rent (CPI Increase)	

Lease Summary

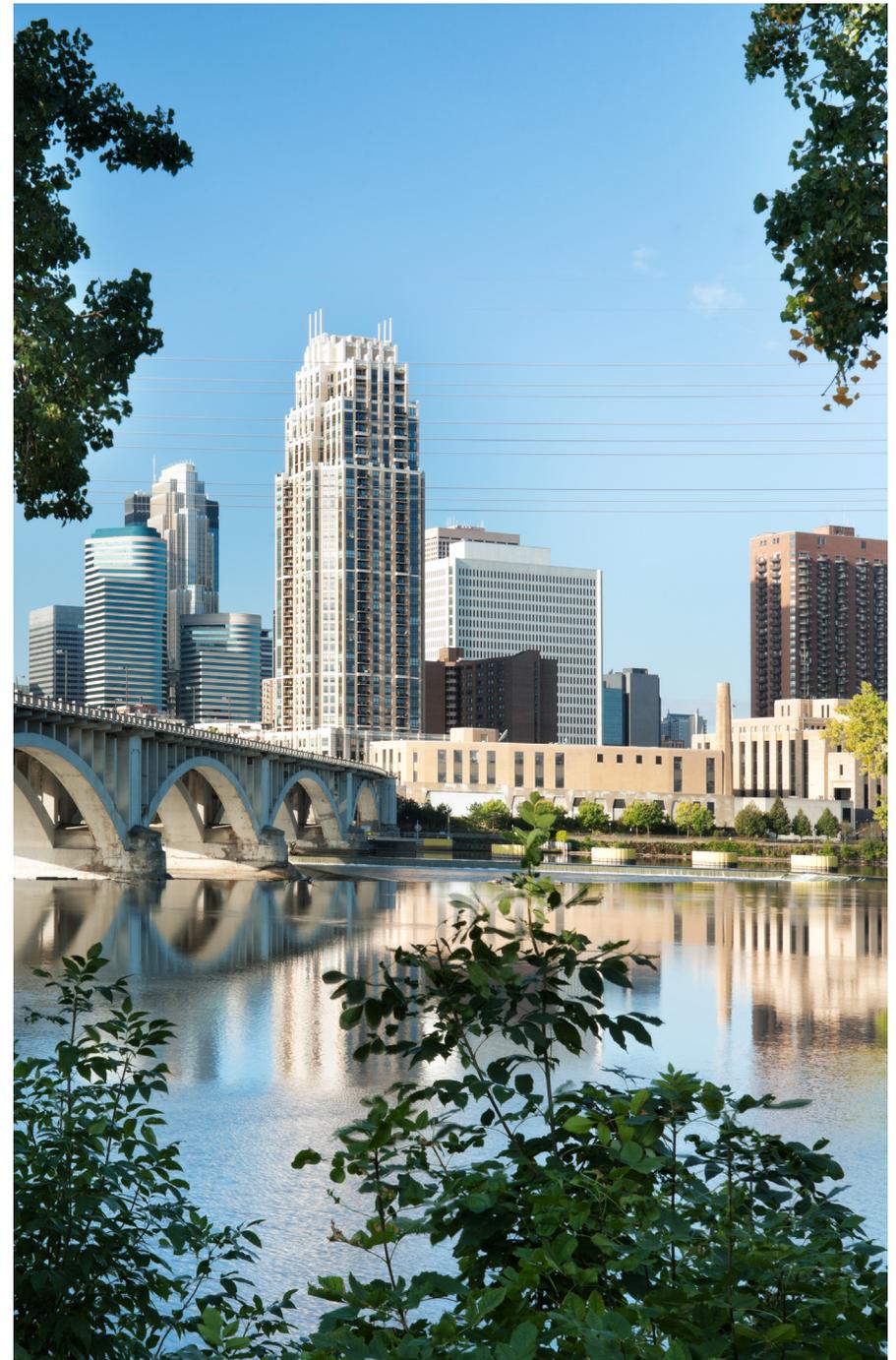
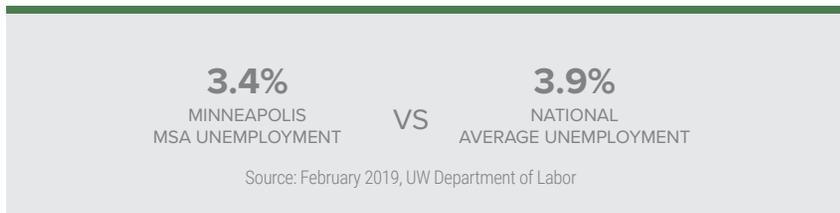
Lease Commencement	September 1, 2025
Lease Expiration	August 31, 2030
Renewal Options	1 (5-Year)
Notice for Options	120 Days

Expense Responsibilities

Real Estate Tax	Tenant Responsible
Property Insurance	Tenant Responsible
Repairs & Maintenance	Tenant Responsible
Roof	Tenant Responsible for Repairs
HVAC	Tenant Responsible
Utilities/Snow Removal/ Lawn Maintenance	Tenant Responsible
Management Fee	5% of Gross Rents

TWIN CITIES HIGHLIGHTS

Minneapolis/St. Paul collectively referred to as the Twin Cities, is the nation's 16th largest MSA with approximately 3.3 million residents in a 13 county area. Approximately 65% of Minnesota residents live within this area - evidence of its importance as an economic engine and cultural center of the state of Minnesota. The region grew 7% between 2010 and March 2018, according to the U.S. Census Bureau. Additionally, the Metropolitan Council projects that the Minneapolis-St. Paul metropolitan population will grow 30% between 2010 and 2050. Nineteen Fortune 500 public companies are headquartered in the Minneapolis/St. Paul metro area. Companies like Target, Best Buy, General Mills, U.S. Bancorp are part of the diverse powerhouse of the state's business base. The stability and growth of large corporate employers have been complemented by a dynamic small business sector.





MINNEAPOLIS-ST. PAUL HIGHLIGHTS

Minneapolis-St. Paul, collectively referred to as the Twin Cities, is the nation’s 16th largest MSA with approximately 3.6 million residents in a 13-county area (American Community Survey Estimates 2017). Approximately 62% of Minnesota residents live within this 13-county area – evidence of its importance as an economic engine and the cultural center of the State of Minnesota. The region grew 8% between 2010 and March 2019, according to the U.S. Census Bureau. Additionally, the Metropolitan Council projects that the Minneapolis-St. Paul metropolitan population will grow 35% between 2010 and 2050.

3.6M

13-COUNTY MSA POPULATION

Source: American Community Survey Estimates 2017

35%

MSP POPULATION INCREASE FROM 2010 TO 2050

As Projected by the Metropolitan Council

FORTUNE **500** Superstar

MSP IS #1

IN FORTUNE 500 COMPANIES PER 1 MILLION PEOPLE- AMONG LARGEST METROPOLITAN AREAS NATIONWIDE

Source: MN Department of Employment and Economic Development, Dec 2020



MINNEAPOLIS

10 MILES

BETWEEN THE DOWNTOWNS



SAINT PAUL



#4

BEST STATE TO LIVE AND WORK

Source: bringmethenews.com 2023

#4

HEALTHIEST STATE

Source: WalletHub 2024

#5

BEST OVERALL STATE

(ranked in health care, education, crime and corrections, infrastructure, opportunity, economy, gov't)

Source: US News 2023

ECONOMIC OVERVIEW

16 Fortune 500 public companies are headquartered in Minnesota. Target, Best Buy, 3M, General Mills, Ameriprise Financial and UnitedHealth-Group are part of the diverse powerhouse of the state's business base. Fortune named Target and 3M among the "World's Most Admired Companies" in 2021. The stability and growth of large corporate employers has been complemented by a dynamic small business sector. After a review of 10 business competitiveness factors including workforce, quality of life, and education,

CNBC ranked Minnesota #7 in their 2019 Top State for Business. Minnesota's workforce is highly educated with a strong labor force participation rate of 71.5% in June 2020, and worker-training programs to help ensure future placement in jobs. The U.S. News and World Report named Minnesota the 2nd Best State overall in 2021 based on factors including the natural environment, crime rates, opportunity, health care, and education.

MINNESOTA GIANTS



3.2% UNEMPLOYMENT RATE

MINNESOTA RANKED 10TH NATIONALLY

Source: US Bureau of Unemployment April 2025

Demographics

Brooklyn Park, MN	1 Mile	3 Miles	5 Miles
POPULATION			
2010 Population	23,723	228,004	455,040
2020 Population	24,836	260,169	505,475
2026 Current Year Estimate	24,852	267,112	517,789
HOUSEHOLDS			
2010 Households	9,284	98,824	196,648
2020 Households	10,050	117,083	223,711
2026 Current Year Estimate	10,253	122,616	232,981
HOUSEHOLD INCOME			
2026 Average Household Income	\$100,060	\$102,761	\$117,171
2026 Median Household Income	\$76,230	\$72,395	\$82,012
EDUCATION			
HS and Associates Degrees	37.4%	34.2%	33.1%
Bachelor's Degree or Higher	49.5%	57.7%	60.7%



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