

7700 Hudson Rd, Woodbury, MN 55125

WOODBURY BUSINESS PLAZA

Woodbury, MN



CBRE

Offering Memorandum

AFFILIATED BUSINESS DISCLOSURE + CONFIDENTIALITY AGREEMENT

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01 EXECUTIVE SUMMARY

THE OFFERING

CBRE is pleased to exclusively present the opportunity to acquire The Woodbury Business Plaza. The property features just over 32,000 square feet of prime retail or office showroom space in the highly desirable submarket of Woodbury, MN. The center is well-positioned in the market with direct visibility to Interstate 94 featuring 110,250+ cars per day allowing for maximum marketing exposure for the tenants. An investor has an excellent opportunity to acquire a premiere property with future upside potential as it currently has 20% of the building for lease. In addition a new owner will be acquiring the buildings significantly below replacement cost and has the opportunity to grow rents as they are currently at or below market.

Woodbury, Minnesota, is a vibrant and thriving community attracting families and businesses alike. Boasting a population of over 75,000 and experiencing steady growth, Woodbury offers a desirable lifestyle with a high median household income, reflecting a strong and stable economy. The city is a retail powerhouse, with expansive shopping centers and a diverse array of dining options that cater to every taste. Its excellent schools, abundant parks, and a commitment to community development make Woodbury an ideal place to live, work, and raise a family. With a demographic mix that's both diverse and affluent, Woodbury presents a compelling market for businesses looking to tap into a prosperous and engaged consumer base.



INVESTMENT HIGHLIGHTS



Value-Add Retail Opportunity

Property is a rare value-add retail opportunity in Woodbury, MN. Currently 80% occupied with 7 established tenants.



Future Income and Rent Growth

Future income growth through lease-up and rent growth on below-market rents.



Premiere Location and Access Interstate

Premiere location in Woodbury with direct visibility to I-94.



Situated Well-Below Replacement Cost

Property is well below replacement cost.



Nearby Amenities and Big-Box Retailers

Located close to the highly anticipated opening of Top Golf.



New Bridge Access and Traffic Flow

The property is also adjacent to the newly opened Bielenberg Bridge, allowing for increased access points to the property.



Diverse Mix Of Long-Term Established Tenants

Highly flexible space allowing office, industrial, and retail users, all of which are potential options for any future leasing.



Property in Excellent Condition

Property is owned by the original developer and has been meticulously maintained with no deferred maintenance.





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PROPERTY DESCRIPTION

PROPERTY SUMMARY

ADDRESS

7700 Hudson Road
Woodbury, MN 55125

BUILDING / LOT SIZE

32,383 SF / 2.48 Acres

YEAR BUILT

2005

PRICE

Unpriced - Request for Bid

CURRENT NOI (80% OCCUPANCY)

\$403,065

PRO FORMA NOI (100% OCCUPANCY)

\$567,136

APN

05-028-21-12-0070





8 Miles to
Downtown St. Paul



I-494
82,580+ VPD



I-694
83,370+ VPD

Bielenberg Bridge
New Construction



I-94
110,250+ VPD

SUBJECT PROPERTY



I-94
110,250+ VPD

SUBJECT PROPERTY



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FINANCIAL ANALYSIS

FINANCIALS

Rent Roll

Tenant	Size (SF)	% of GLA	Lease Expiration	Annual Rents	Rent/SF
United Noodles	3,444	10.64%	12/31/2028	\$69,883	20.29
Physicians Vein Clinic	1,620	5.00%	4/30/2029	\$37,852	23.37
Creations Cabinets	4,151	12.82%	12/31/2026	\$67,743	16.32
Vacant	5,250	16.21%	-	-	-
Vacant	1,453	4.49%	-	-	-
Medical Device	2,374	7.33%	9/30/2028	\$42,732	17.00
Minnesota Embroidery & Promotions	2,649	8.18%	9/30/2030	\$51,566	19.47
Cal Spa	8,733	26.97%	12/31/2030	\$129,112	14.78
Pella Windows and Doors	2,709	8.37%	4/1/2030	\$49,938	18.43
Tenant	32,383	100%		\$448,826	\$13.86

FINANCIALS

ANNUALIZED OPERATING DATA

	CURRENT	PER SF
Base Rent	\$448,826	\$13.86
Expense Reimbursements		
Real Estate Taxes	\$79,964	\$2.47
Insurance	\$5,947	\$0.18
CAM	\$71,681	\$2.21
Management Fee	\$17,993	\$0.56
Total Expense Reimbursements	\$175,585	\$5.42
Effective Gross Income	\$624,411	\$19.28
Total Expenses	\$221,346	\$6.84
NOI In-Place (80% Occupancy)	\$403,065	\$12.45
Net Operating Income (100% Occupancy)	\$567,136	\$17.51

EXPENSES

	CURRENT	PER SF
RE Tax	\$100,838	\$2.47
INSURANCE	\$7,500	\$0.23
CAM		
Electricity	\$6,621	\$0.20
Water/Sewer	\$5,894	\$0.18
Lawn	\$5,000	\$0.15
Miscellaneous	\$15,000	\$0.46
Security Monitoring	\$1,220	\$0.04
Garbage	\$25,020	\$0.77
Maintenance	\$12,633	\$0.39
Snow Removal	\$12,005	\$0.37
Roof/Hvac	\$7,000	\$0.22
Total CAM	\$90,393	\$2.79
Management Fee/Admin	\$22,615	\$0.70
Total Expenses	\$221,346	\$6.84



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LOCATION OVERVIEW

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Woodbury, Minnesota, is a vibrant and thriving community attracting families and businesses alike. Boasting a population of over 75,000 and experiencing steady growth, Woodbury offers a desirable lifestyle with a high median household income, reflecting a strong and stable economy. The city is a retail powerhouse, with expansive shopping centers and a diverse array of dining options that cater to every taste. Its excellent schools, abundant parks, and a commitment to community development make Woodbury an ideal place to live, work, and raise a family. With a demographic mix that's both diverse and affluent, Woodbury presents a compelling market for businesses looking to tap into a prosperous and engaged consumer base.

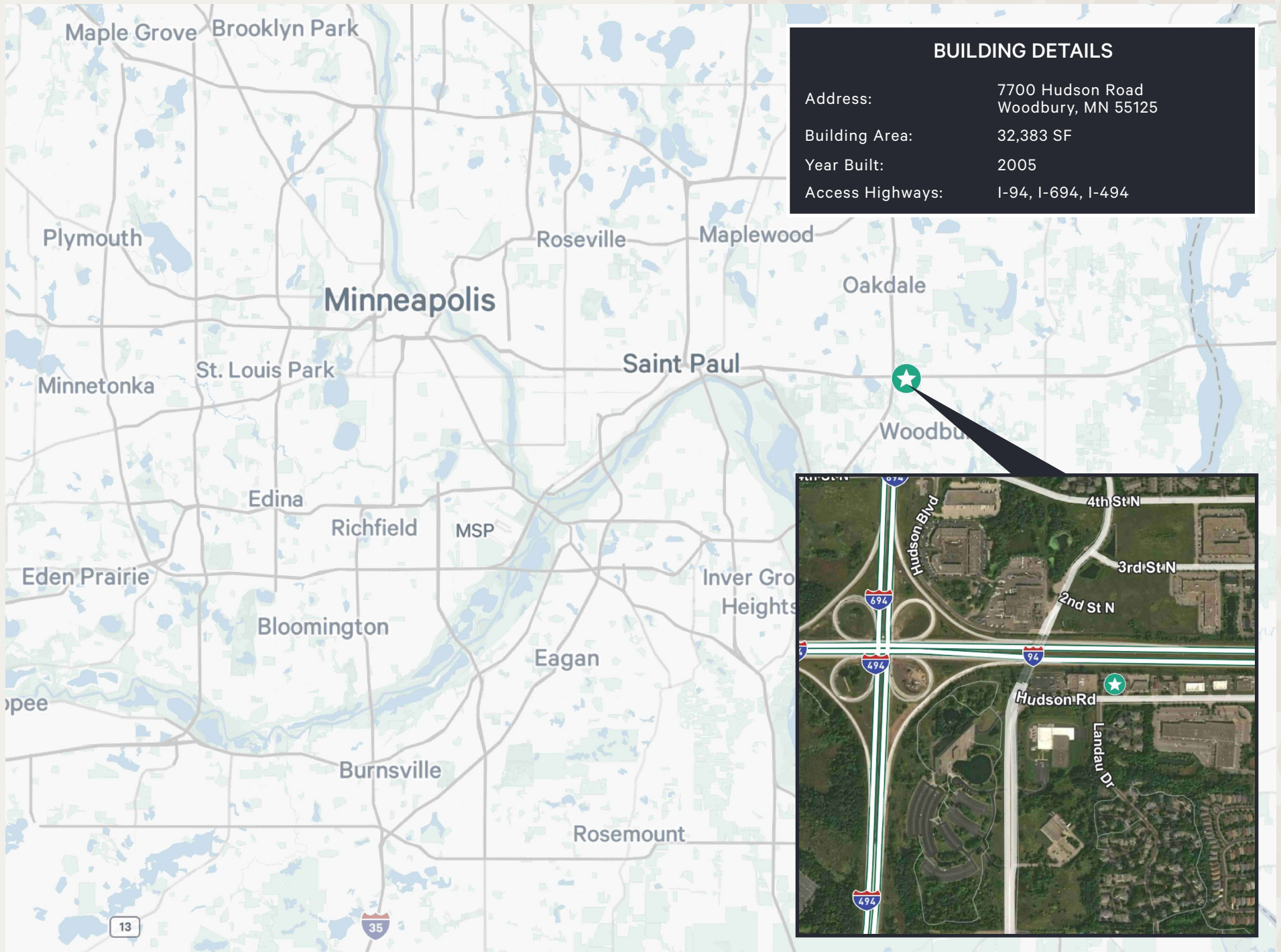
Woodbury is one of Minnesota's fastest-growing cities, home to more than 80,000 residents and still expanding. The city combines a strong local workforce with access to nearby colleges and institutions that keep its business community competitive. With a mix of housing options, thriving retail and commercial areas, Woodbury offers a rare balance of growth, opportunity, and livability that continues to draw both residents and employers.





DEMOGRAPHICS

Woodbury, MN	1 Mile	3 Miles	5 Miles
POPULATION			
2010 Population	4,470	63,203	163,073
2020 Population	4,702	67,697	185,252
2025 Current Year Estimate	4,662	69,629	192,414
HOUSEHOLDS			
2010 Households	1,920	24,791	61,257
2020 Households	1,976	26,591	67,703
2025 Current Year Estimate	1,986	27,648	70,700
HOUSEHOLD INCOME			
2025 Average Household Income	\$132,694	\$127,948	\$127,405
2025 Median Household Income	\$102,718	\$95,669	\$92,805
EDUCATION			
HS and Associates Degrees	41.1%	48.5%	48.3%
Bachelor's Degree or Higher	57.2%	47.3%	44.5%



BUILDING DETAILS

Address: 7700 Hudson Road
Woodbury, MN 55125

Building Area: 32,383 SF

Year Built: 2005

Access Highways: I-94, I-694, I-494

WOODBURY BUSINESS PLAZA

Woodbury, MN

CONTACT

SEAN DOYLE

First Vice President
+1 612 720 3259
sean.doyle2@cbre.com
Lic. 20588764

AJ PRINS

First Vice President
+1 952 210 0484
aj.prins@cbre.com
Lic. 20395954

An aerial photograph of the Woodbury Business Plaza, a large commercial building with a flat roof and multiple air conditioning units. The building is surrounded by a large parking lot with several cars parked. In the background, there are other commercial buildings, trees, and a distant water tower under a clear sky.

CBRE