



Each office independently owned and operated

**RE/MAX ADVANTAGE**

1331 W. Omaha St. | Ste 200

Rapid City, SD 57701

605.430.6246

OLIVIERREALESTATE.COM

**FOR LEASE**

RETAIL PROPERTY

# HIGH VISIBILITY LOCATION

2206 N LA CROSSE STREET, RAPID CITY, SD 57701



PRESENTED BY:

**RANDY OLIVIER, CCIM**

Commercial Broker

605.430.6246

randyolivier@remax.net

SD #15377

## DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RE/MAX Advantage and it should not be made available to any other person or entity without the written consent of RE/MAX Advantage.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RE/MAX Advantage.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

RE/MAX Advantage has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RE/MAX Advantage has not verified, and will not verify, any of the information contained herein, nor has RE/MAX Advantage conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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## PROPERTY INFORMATION

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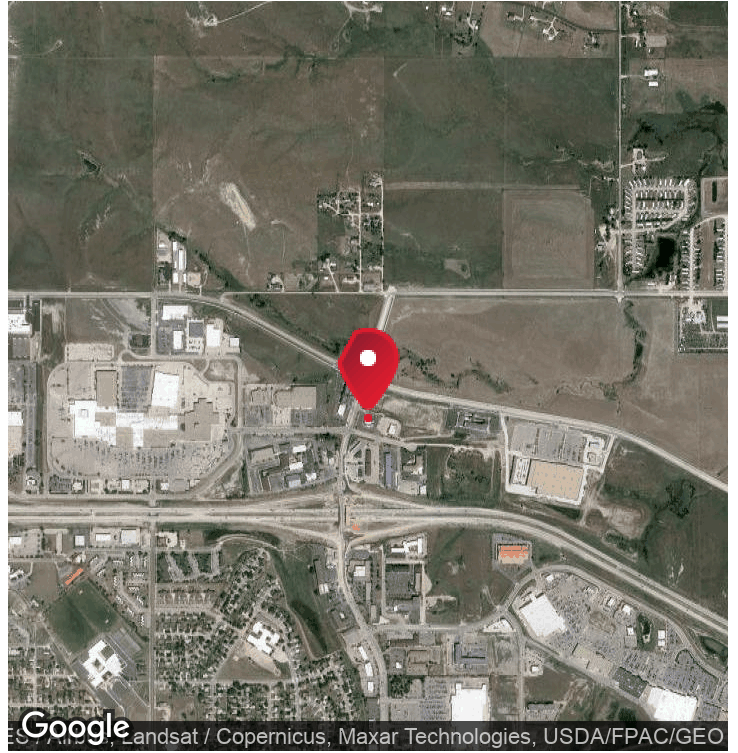
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (Absolute NNN)
Building Size:	4,880 SF
Available SF:	4,880 SF
Lot Size:	1.1 Acres
Number of Units:	1
Cap Rate:	0.0%
NOI:	\$104,920
Year Built:	1997
Renovated:	2007
Zoning:	General Commercial
Market:	Rapid City
Submarket:	North
Traffic Count:	15,369

## PROPERTY OVERVIEW

The landlord would prefer to lease the space for an initial 10-year initial term with two ten-year renewals to be negotiated prior to the expiration of the initial term. Prefers to lease the entire space to one tenant, but would consider a sublease if the tenant wanted to subdivide the space.

## PROPERTY HIGHLIGHTS

- 4880sf
- 73 parking spaces = 15 per thousand sf
- High-traffic, high-visibility corner lot with a 4-way traffic signal
- Parking on all four sides of the building

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# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

The landlord would prefer to lease the space for an initial 10-year initial term with two ten-year renewables to be negotiated prior to the expiration of the initial term. Prefers to lease the entire space to one tenant, but would consider a sublease if the tenant wanted to subdivide the space.

## LOCATION DESCRIPTION

Located on a high-traffic, high-visibility corner lot just North of Interstate 90, the former Denny's Restaurant property is ready for your lease improvements and ideas! Multiple franchise hotels and restaurants surround the property and the Rushmore Mall and Hobby Lobby are just to the West. Perfect site if you need visibility and high traffic counts!

## SITE DESCRIPTION

Flat corner lot with good parking on all four sides of a free-standing commercial building. Four-way stop light creates quality access. Multiple national tenants surround the subject property.

## EXTERIOR DESCRIPTION

Metal roof with stucco siding

## INTERIOR DESCRIPTION

Sheetrock walls with hard surface flooring

## PARKING DESCRIPTION

Off-street asphalt parking surrounds the building.

## UTILITIES DESCRIPTION

City water and utilities. MDU natural gas and Black Hills Electric.

## CONSTRUCTION DESCRIPTION

An asphalt parking lot surrounds the single building. The building has a metal roof and stucco siding.

## LOADING DESCRIPTION

Street-level door.

## POWER DESCRIPTION

BHE Electric

## GAS DESCRIPTION

MDU Natural Gas

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# COMPLETE HIGHLIGHTS



## LOCATION INFORMATION

Building Name	2206 N La Crosse
Street Address	2206 N La Crosse Street
City, State, Zip	Rapid City, SD 57701
County	Pennington
Market	Rapid City
Sub-market	North
Cross-Streets	La Crosse and E Disk
Township	2N
Range	08E
Section	30
Side of the Street	Northeast
Signal Intersection	Yes
Road Type	Paved
Market Type	Small
Nearest Highway	Interstate 90 - .3 mi
Nearest Airport	Rapid City Regional Airport - 9.5 mi

## BUILDING INFORMATION

NOI	\$104,920.00
Cap Rate	0.0%
Occupancy %	0.0%
Tenancy	Single
Ceiling Height	10 ft
Minimum Ceiling Height	8 ft
Number of Floors	1
Average Floor Size	4,880 SF
Year Built	1997
Year Last Renovated	2007
Gross Leasable Area	4,880 SF
Load Factor	1.0
Construction Status	Existing
Framing	Wood

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# ADDITIONAL PHOTOS



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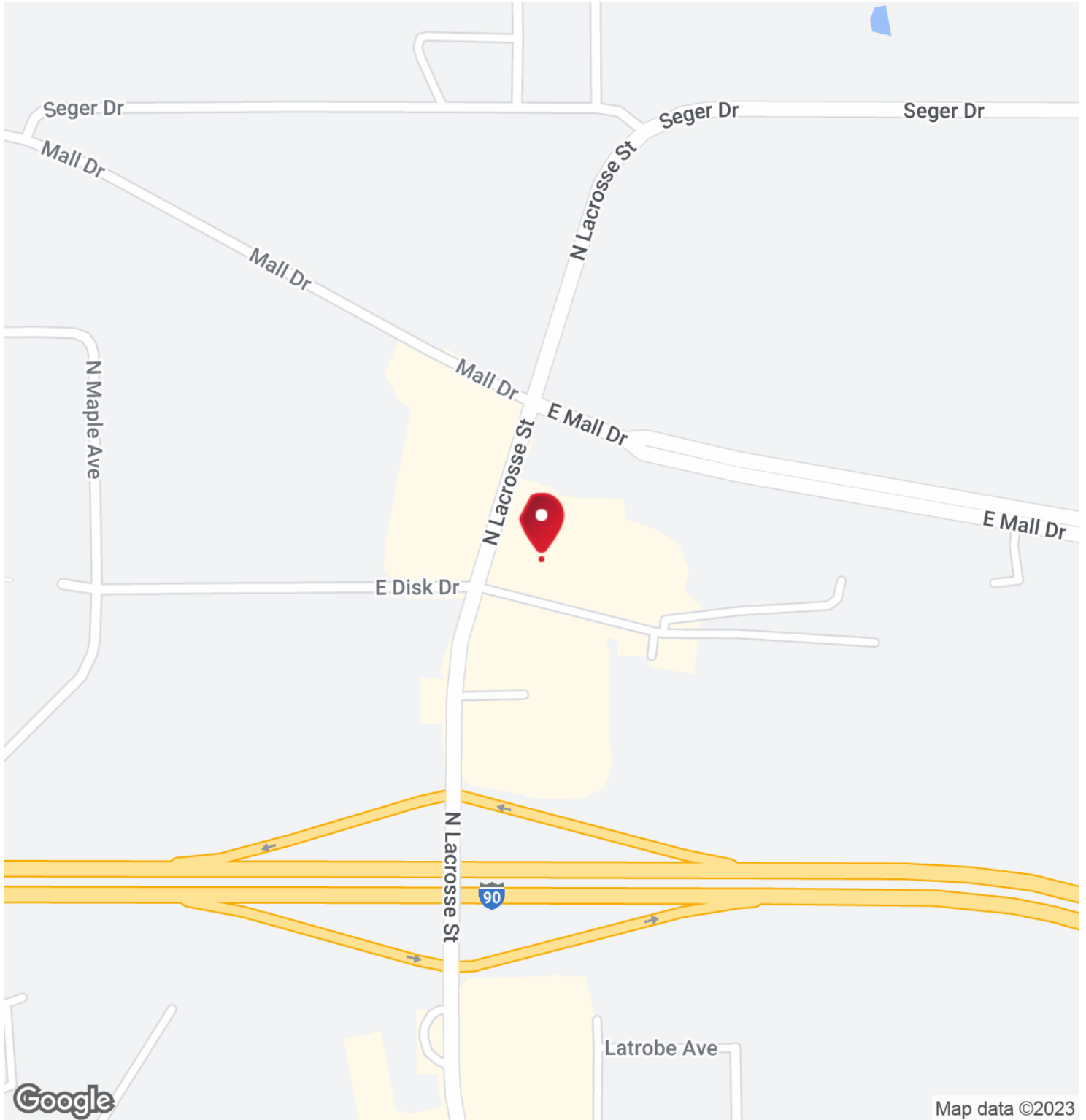
## LOCATION INFORMATION

### IN THIS SECTION

LOCATION MAP

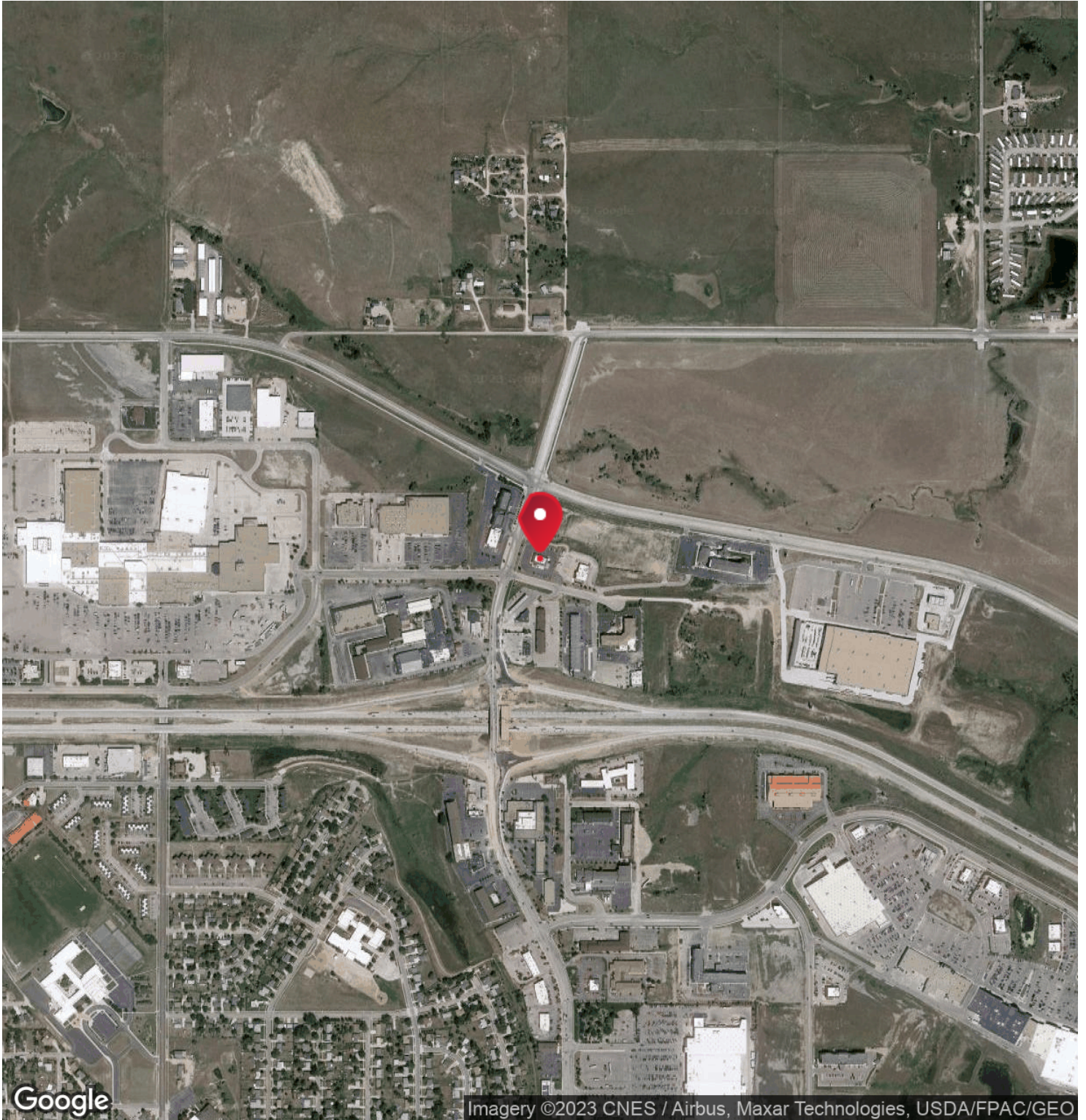
AERIAL MAP

# LOCATION MAP



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# AERIAL MAP



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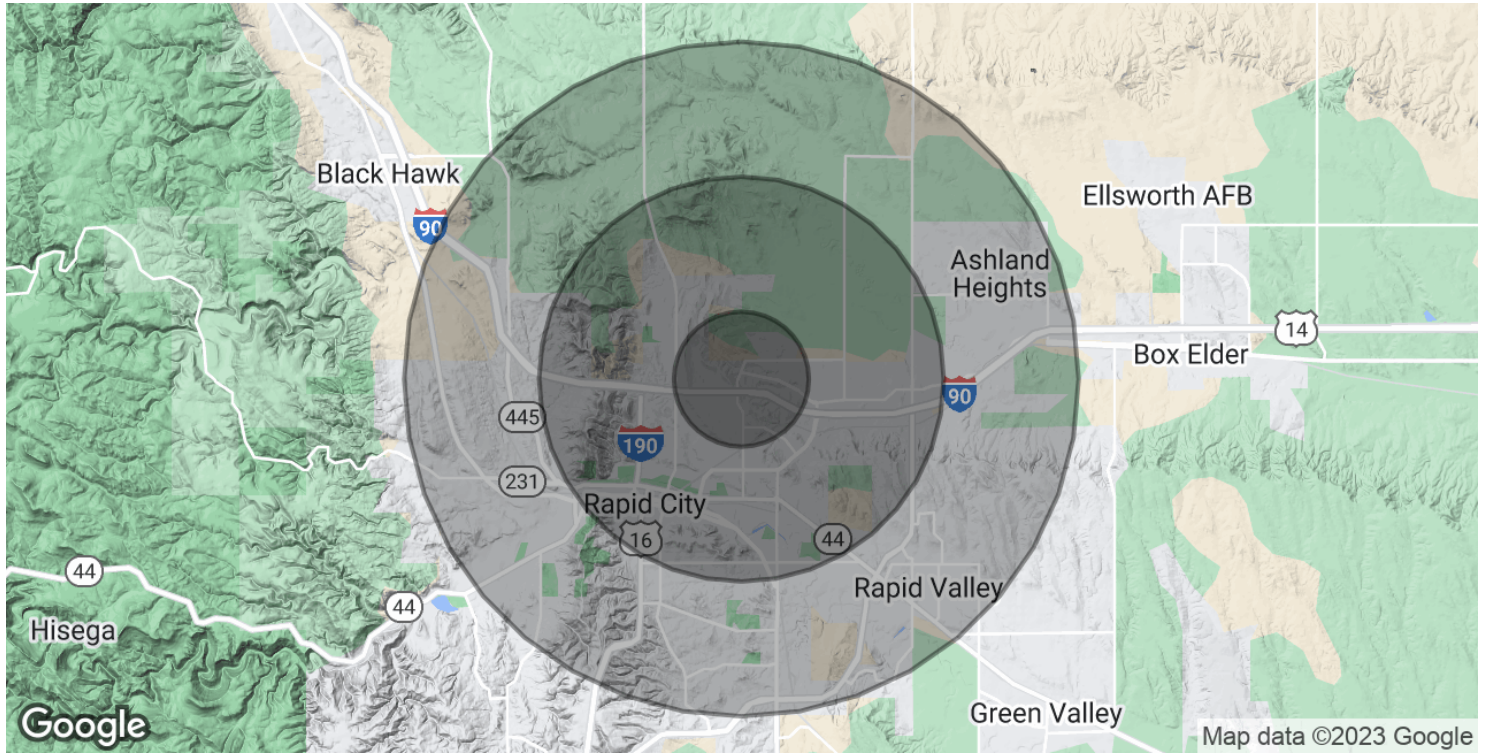
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## DEMOGRAPHICS

### IN THIS SECTION

DEMOGRAPHICS MAP & REPORT  
RAPID CITY & SOUTH DAKOTA INFORMATION

# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	3,633	27,924	68,080
Average Age	33.1	34.4	37.3
Average Age (Male)	24.9	32.1	35.6
Average Age (Female)	36.8	37.0	39.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,415	12,425	29,470
# of Persons per HH	2.6	2.2	2.3
Average HH Income	\$37,111	\$47,566	\$59,884
Average House Value	\$136,796	\$133,653	\$165,878

\* Demographic data derived from 2020 ACS - US Census

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ADVISOR  
BIOS

**IN THIS SECTION**

ADVISOR BIO 1

# //ADVISOR BIO 1



## RANDY OLIVIER, CCIM

Commercial Broker

randyolivier@remax.net

Cell: 605.430.6246

SD #15377

## PROFESSIONAL BACKGROUND

After graduating from college, I spent some time in a regional CPA firm learning about audit trails, small and large businesses, tax returns, and business plans. Incredible experience! Then moved into the retail and corporate world of FootLocker, Harley Davidson, Hobby Lobby, and Walmart. Walmart selected me to participate in a 3-month, top-talent leadership academy where we were able to deep dive into how the world's largest retailer thinks, operates and executes its business model. This amazing experience gave me such great insight; from land selection and acquisition to distribution centers to new construction to operations in the store. This background was very useful and helpful in the decision to transition into commercial real estate in 2013, where the first transaction was helping a client purchase an Office Max building and property in Rapid City, SD.

In 2017, I earned my CCIM (Certified Commercial Investment Member) designation; the gold standard in the real estate investment industry. The CCIM designation represents proven expertise in financial, market, user, and investment analysis, as well as negotiations.

With this real-world experience, track record, and education, we can work towards minimizing your risk, maximizing the return on your investment, and optimizing the value of your real estate. We can make better-informed decisions and develop a comprehensive commercial real estate strategy for you. Let's get started!

## EDUCATION

Bachelor's Degree (BA, AB, BS)ACCOUNTING Chadron State College - 1995

Bachelor's Degree (BA, AB, BS)MANAGEMENT Chadron State College - 1995

CCIM Institute / Certified Commercial Investment Member - 2017

## MEMBERSHIPS

Volunteer Work:

Workforce Development Chairman for SD Home Builders Association

Military Affairs Chairman-Ellsworth AFB, SD National Guard, RC Chamber

Production:

2020 and 2022 - RE/MAX #1 commercial producer - South Dakota

2022 - Top 20 RE/MAX top commercial producer - United States

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