



Accelerating success.



# Cameron Medical Center

3777 Coon Rapids Blvd NW | Coon Rapids, MN

**Medical / Office Space For Lease**

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# Property Profile



- Medical office building adjacent to Mercy Hospital Campus
- Direct entry, first floor space available with high ceiling heights ranging from 14' - 21'
- Building exterior and monument signage on Coon Rapids Blvd
- Attractive exterior building finishes with excellent glass line
- Convenient drop off for patients
- Superior visibility and building access

## Building Information

|               |                                                 |
|---------------|-------------------------------------------------|
| Address       | 3777 Coon Rapids Blvd NW, Coon Rapids, MN 55433 |
| Building Size | 31,843 SF                                       |
| Year Built    | 2013                                            |
| Floors        | One (1)                                         |
| Parking       | 4.97 / 1,000 (158 surface stalls)               |

## Lease Terms

|                 |                                                                                             |
|-----------------|---------------------------------------------------------------------------------------------|
| Space Available | 2,581 square feet                                                                           |
| Date Available  | Immediately                                                                                 |
| Net Rental Rate | Negotiable                                                                                  |
| 2025 Tax & CAM  | \$ 6.90 PSF Real Estate Taxes<br><u>\$10.02 PSF Operating Expenses</u><br>\$16.92 PSF Total |



# Floor Plan

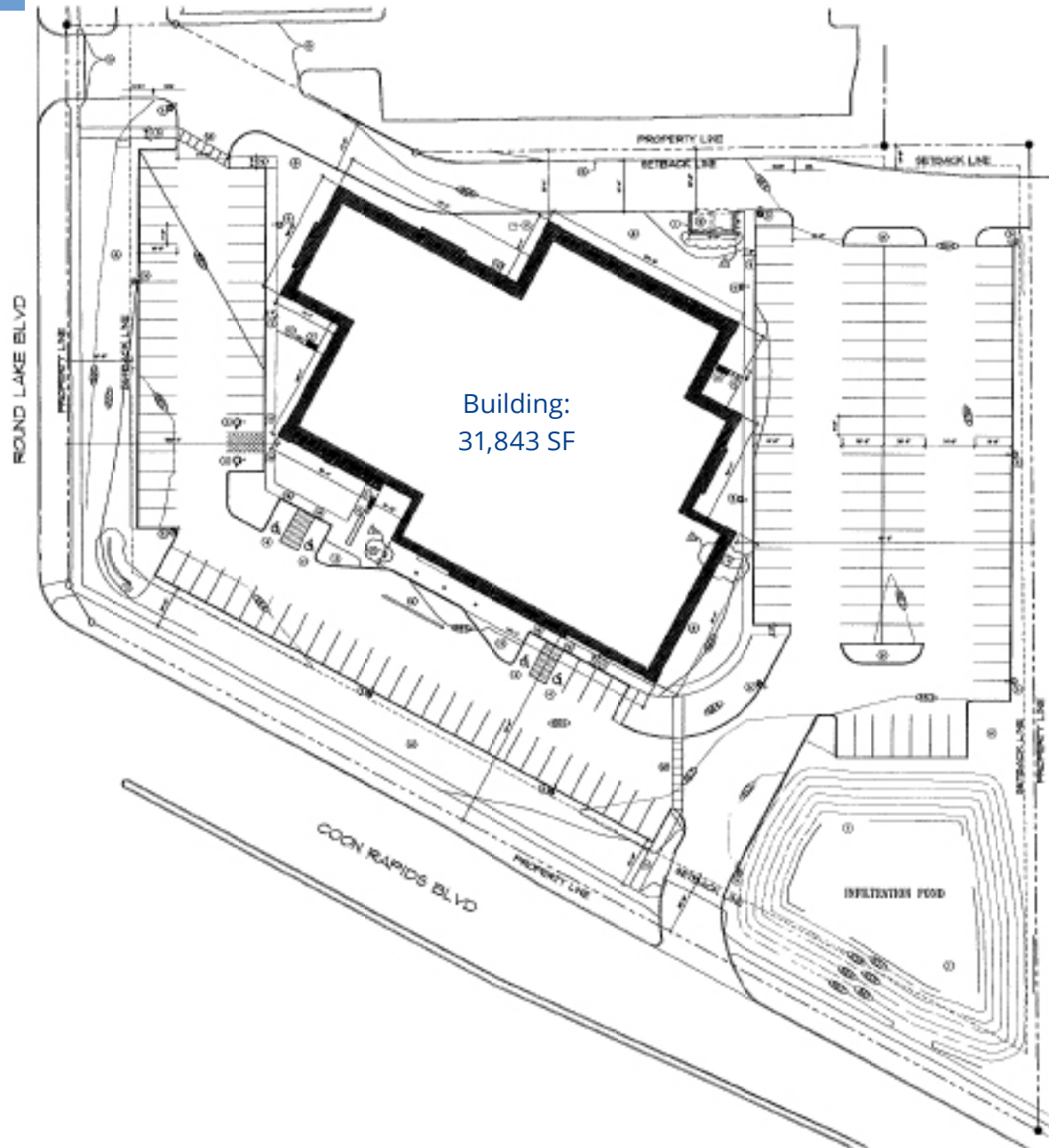




-  ACCESSORY
-  CIRCULATION
-  EXAM
-  OFFICE
-  STORAGE
-  WAITING

## Orthodontic Space Option

# Site Plan



# Market Scenario Planner: Outpatient

| Data and Analytics   Market Scenario Planner - Outpatient |             |             |             |             |              | Annual Volume Estimates Based on 5 YR CAGR |                      |                      |                      |                      |
|-----------------------------------------------------------|-------------|-------------|-------------|-------------|--------------|--------------------------------------------|----------------------|----------------------|----------------------|----------------------|
| Service Line                                              | 2023 Volume | 2028 Volume | 2033 Volume | 5 Yr Growth | 10 Yr Growth | 5 YR Compound Annual Growth Rate (CAGR)    | 2024 Volume Estimate | 2025 Volume Estimate | 2026 Volume Estimate | 2027 Volume Estimate |
| Endocrinology                                             | 3,805       | 4,613       | 5,179       | 21.3%       | 36.1%        | 3.93%                                      | 3,954                | 4,109                | 4,271                | 4,438                |
| Spine                                                     | 3,472       | 3,967       | 4,237       | 14.3%       | 22.0%        | 2.70%                                      | 3,565                | 3,662                | 3,761                | 3,862                |
| Psychiatry                                                | 248,184     | 282,507     | 288,678     | 13.8%       | 16.3%        | 2.62%                                      | 254,697              | 261,381              | 268,241              | 275,281              |
| Vascular                                                  | 28,344      | 32,159      | 35,819      | 13.5%       | 26.4%        | 2.56%                                      | 29,069               | 29,812               | 30,575               | 31,357               |
| Ophthalmology                                             | 152,545     | 171,454     | 192,188     | 12.4%       | 26.0%        | 2.36%                                      | 156,151              | 159,844              | 163,624              | 167,493              |
| Cardiology                                                | 167,239     | 187,707     | 204,413     | 12.2%       | 22.2%        | 2.34%                                      | 171,145              | 175,143              | 179,235              | 183,422              |
| Podiatry                                                  | 26,944      | 29,879      | 33,513      | 10.9%       | 24.4%        | 2.09%                                      | 27,506               | 28,081               | 28,668               | 29,267               |
| Physical Therapy/Rehabilitation                           | 462,590     | 511,021     | 590,062     | 10.5%       | 27.6%        | 2.01%                                      | 471,894              | 481,385              | 491,067              | 500,944              |
| Pain Management                                           | 19,759      | 21,739      | 23,408      | 10.0%       | 18.5%        | 1.93%                                      | 20,139               | 20,528               | 20,923               | 21,327               |
| Orthopedics                                               | 53,042      | 58,020      | 64,412      | 9.4%        | 21.4%        | 1.81%                                      | 54,002               | 54,979               | 55,974               | 56,988               |
| Lab                                                       | 774,612     | 846,986     | 905,649     | 9.3%        | 16.9%        | 1.80%                                      | 788,574              | 802,788              | 817,258              | 831,989              |
| ENT                                                       | 60,664      | 65,879      | 70,524      | 8.6%        | 16.3%        | 1.66%                                      | 61,672               | 62,698               | 63,741               | 64,801               |
| Miscellaneous Services                                    | 380,166     | 412,104     | 449,917     | 8.4%        | 18.3%        | 1.63%                                      | 386,349              | 392,633              | 399,018              | 405,508              |
| Nephrology                                                | 9,254       | 9,908       | 10,489      | 7.1%        | 13.4%        | 1.37%                                      | 9,380                | 9,509                | 9,640                | 9,773                |
| Trauma                                                    | 13,247      | 13,971      | 14,764      | 5.5%        | 11.4%        | 1.07%                                      | 13,388               | 13,531               | 13,676               | 13,823               |
| Evaluation and Management                                 | 1,829,103   | 1,921,498   | 1,995,800   | 5.1%        | 9.1%         | 0.99%                                      | 1,847,219            | 1,865,515            | 1,883,993            | 1,902,653            |
| Thoracic Surgery                                          | 946         | 994         | 1,008       | 5.0%        | 6.5%         | 0.98%                                      | 955                  | 965                  | 974                  | 983                  |
| Radiology                                                 | 522,868     | 546,868     | 570,533     | 4.6%        | 9.1%         | 0.90%                                      | 527,581              | 532,338              | 537,138              | 541,981              |
| Neurology                                                 | 31,500      | 32,723      | 34,058      | 3.9%        | 8.1%         | 0.76%                                      | 31,741               | 31,983               | 32,228               | 32,474               |
| Oncology                                                  | 26,443      | 27,457      | 28,834      | 3.8%        | 9.0%         | 0.76%                                      | 26,642               | 26,844               | 27,047               | 27,251               |
| Dermatology                                               | 77,772      | 80,455      | 83,140      | 3.4%        | 6.9%         | 0.68%                                      | 78,301               | 78,834               | 79,370               | 79,910               |
| Neurosurgery                                              | 1,632       | 1,675       | 1,786       | 2.6%        | 9.4%         | 0.52%                                      | 1,640                | 1,649                | 1,657                | 1,666                |
| Urology                                                   | 17,010      | 17,444      | 18,345      | 2.6%        | 7.8%         | 0.51%                                      | 17,095               | 17,182               | 17,269               | 17,356               |
| Gastroenterology                                          | 42,142      | 43,190      | 44,164      | 2.5%        | 4.8%         | 0.49%                                      | 42,349               | 42,557               | 42,767               | 42,978               |
| General Surgery                                           | 10,574      | 10,816      | 11,145      | 2.3%        | 5.4%         | 0.45%                                      | 10,622               | 10,670               | 10,718               | 10,767               |
| Cosmetic Procedures                                       | 14,148      | 14,184      | 14,266      | 0.3%        | 0.8%         | 0.05%                                      | 14,155               | 14,162               | 14,169               | 14,176               |
| Gynecology                                                | 17,005      | 16,651      | 16,498      | -2.1%       | -3.0%        | -0.42%                                     | 16,933               | 16,862               | 16,791               | 16,720               |
| Pulmonology                                               | 25,208      | 24,249      | 22,715      | -3.8%       | -9.9%        | -0.77%                                     | 25,012               | 24,819               | 24,627               | 24,437               |

10 mile radius.

**Source:** The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board. MSP provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. For more information on the Advisory Board, please visit [www.advisory.com](http://www.advisory.com).

# Population, Income & Housing Trend

## Population Trend



153,062

2000 Total  
Population

161,269

2010 Total  
Population

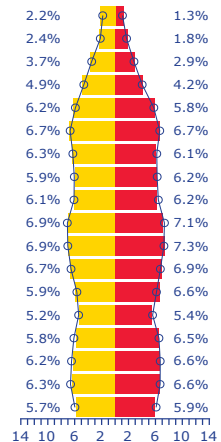
175,898

Current Total  
Population

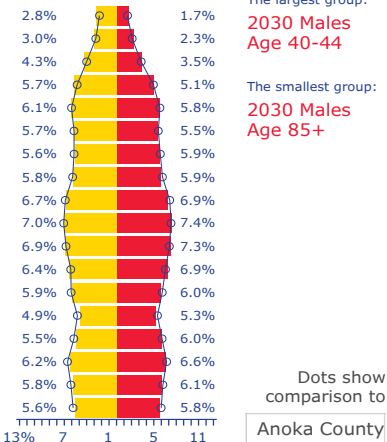
177,385

5 Yr Projected  
Total Population

### Current Age Pyramid



### 5 Yr Projected Age Pyramid



## Median Household Income



\$102,275

Current Median HH  
Income

\$112,879

5 Yr Projected  
Median HH Income

## Average Household Income



125,238

Current Average  
HH Income

137,631

5 Yr Projected Avg  
HH Income

## Per Capita Income



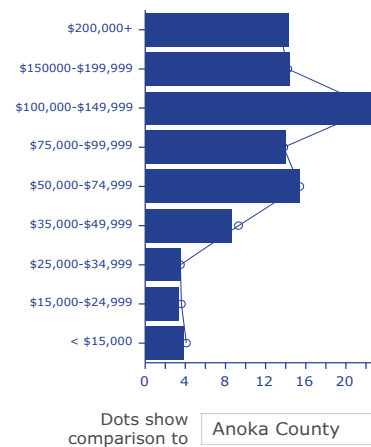
\$46,926

Current Per Capita  
Income

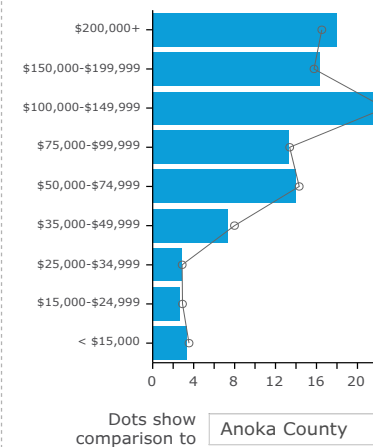
\$52,103

5 Year Projected Per  
Capita Income

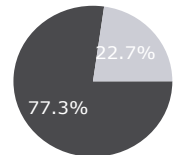
### Current HH By Income



### 5 Yr Projected HH By Income

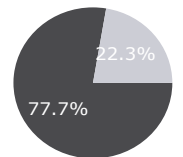


### Current Housing By Ownership



Owner Occupied HUs Renter Occupied HUs

### 5 Yr Projected Housing By Ownership



Owner Occupied HUs Renter Occupied HUs

### 2025 Race and ethnicity (Esri)

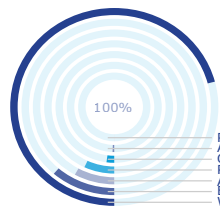
The largest group: White Alone (70.88)

The smallest group: Pacific Islander Alone (0.02)

| Indicator ▲                         | Value | Diff  |  |
|-------------------------------------|-------|-------|--|
| White Alone                         | 70.88 | -2.52 |  |
| Black Alone                         | 11.31 | +1.81 |  |
| American Indian/Alaska Native Alone | 0.59  | -0.10 |  |
| Asian Alone                         | 8.05  | +1.62 |  |
| Pacific Islander Alone              | 0.02  | -0.01 |  |
| Other Race                          | 2.13  | -0.84 |  |
| Two or More Races                   | 7.02  | +0.04 |  |
| Hispanic Origin (Any Race)          | 4.71  | -1.37 |  |

Bars show deviation from Anoka County

### Current Year Population By Race



Pacific Islander Population 0.02  
American Indian Population 0.59  
Other Race Population 2.13  
Asian Population 8.05  
Black Population 11.31  
White Population 70.88

### Current Annual Household Spending

\$2,611  
Apparel & Services

\$245  
Computers & Hardware

\$8,371  
Health Care

\$7,791  
Food at Home

\$4,353  
Food Away from Home

### EDUCATION



4%

No High School  
Diploma

27%

High School  
Graduate

36%

Some College



33%

Bachelor's/Grad  
/Prof Degree

### Current Year Housing Stats



Median Home Value

\$367,738



Median Contract Rent

\$1,319



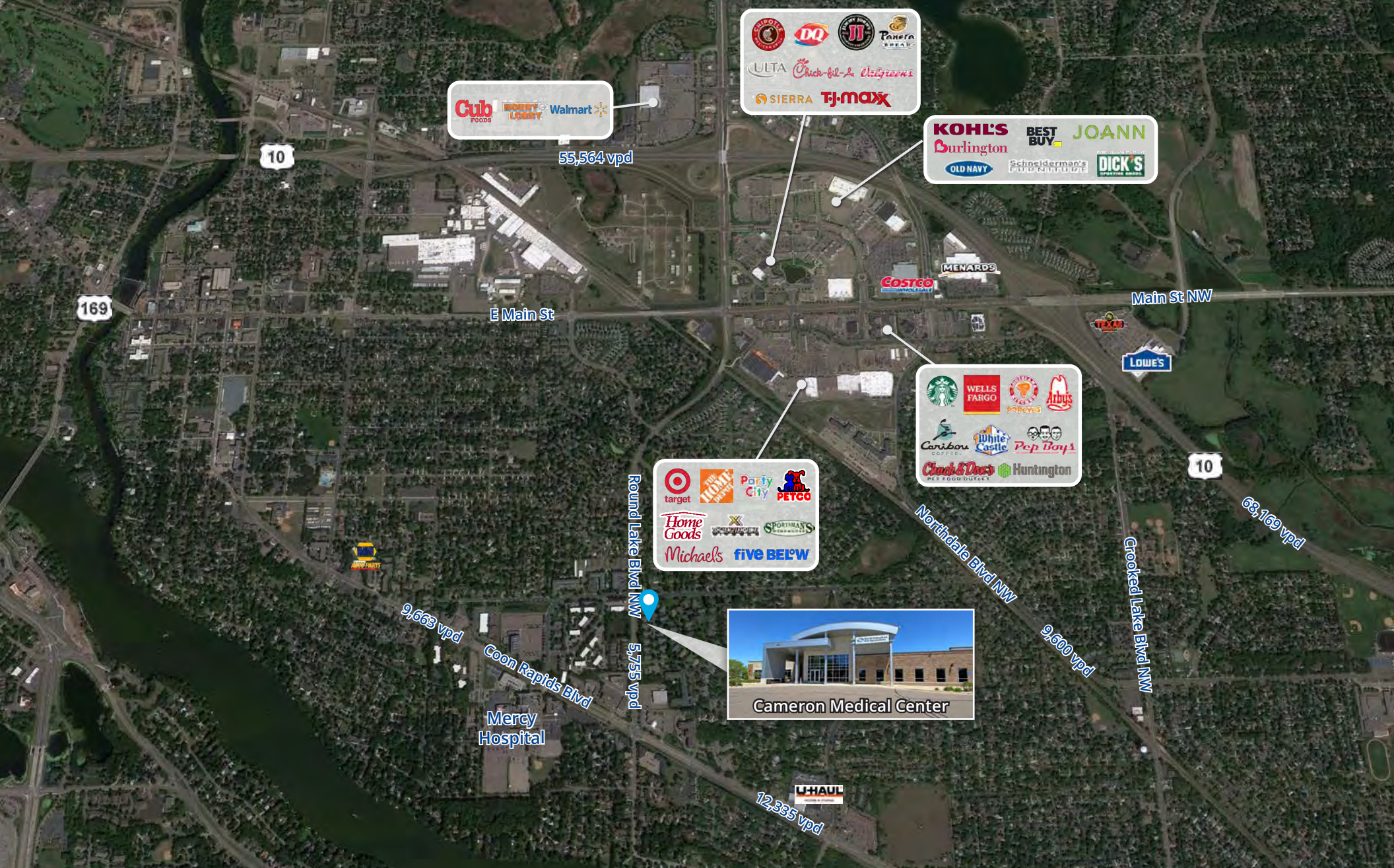
% of Income for Mortgage

22.5%

3777 Coon Rapids Blvd NW, Minneapolis, Minnesota, 55433  
5 mile radius

Population, Income & Housing Trends





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