

THE CRIMSON

office/retail service space for lease



Professionally Managed By:



601 W. 86th Street | Sioux Falls, SD

THE PROPERTY

Located near the cross streets of 85th Street and Minnesota Avenue the Crimson is in the heart of one of the fastest growing areas in Sioux Falls. This upscale mixed-use building offers up to 10 office/service suites beneath three levels of residential living spaces (105 units). The site has direct visibility & access to Walmart shoppers with exposure to Veterans Parkway which will be a limited access freeway to the south of the property. The Crimson is positioned in the heart of southern Sioux Falls in an area of abundant growth, high traffic volume, and above average consumer spending trends.

Co-tenants include Ellie Stone Bride and State Farm. Large parking lot includes 220 surface stalls. Neighboring tenants include, but are not limited to Walmart, Starbucks, Aldi, Scooters, Burger King, Orange Theory, SolidCore, Safe Splash Swim School, Urban Chislic, Silverstar Car Wash, Reliabank, and Little Caesar's Pizza.





2024 Estimated NNN Information

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.10
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.20
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.95
Total	-	\$7.25

CAM includes the following utilities: Water & Sewer, Trash, and Common Area Utilities

*These numbers are based on estimates and are not guaranteed.

Utility Information

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
Gas	Paid by Tenant directly to provider	Mid-American Energy	No	Yes	Based on Tenant's usage in Tenant's Suite
Electricity	Paid by Tenant directly to provider	Xcel Energy	No	Yes	Based on Tenant's usage in Tenant's Suite
Water & Sewer	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No	Based on Tenant's Space Size as a pro-rata share of the entire bldg.
Trash	Paid by LL, Reimbursed by Tenant	Novak	Yes	N/A	Based on Tenant's Space Size as a pro-rata share of the entire bldg.
Common Area Utilities	Paid by LL, Reimbursed by Tenant	Providers listed above	Yes	N/A	Based on Tenant's Space Size as a pro-rata share of the entire bldg.
Phone/Cable/Internet	Paid by Tenant directly to provider	Tenant can select their preferred provider	No	N/A	N/A

BUILDING COSTS

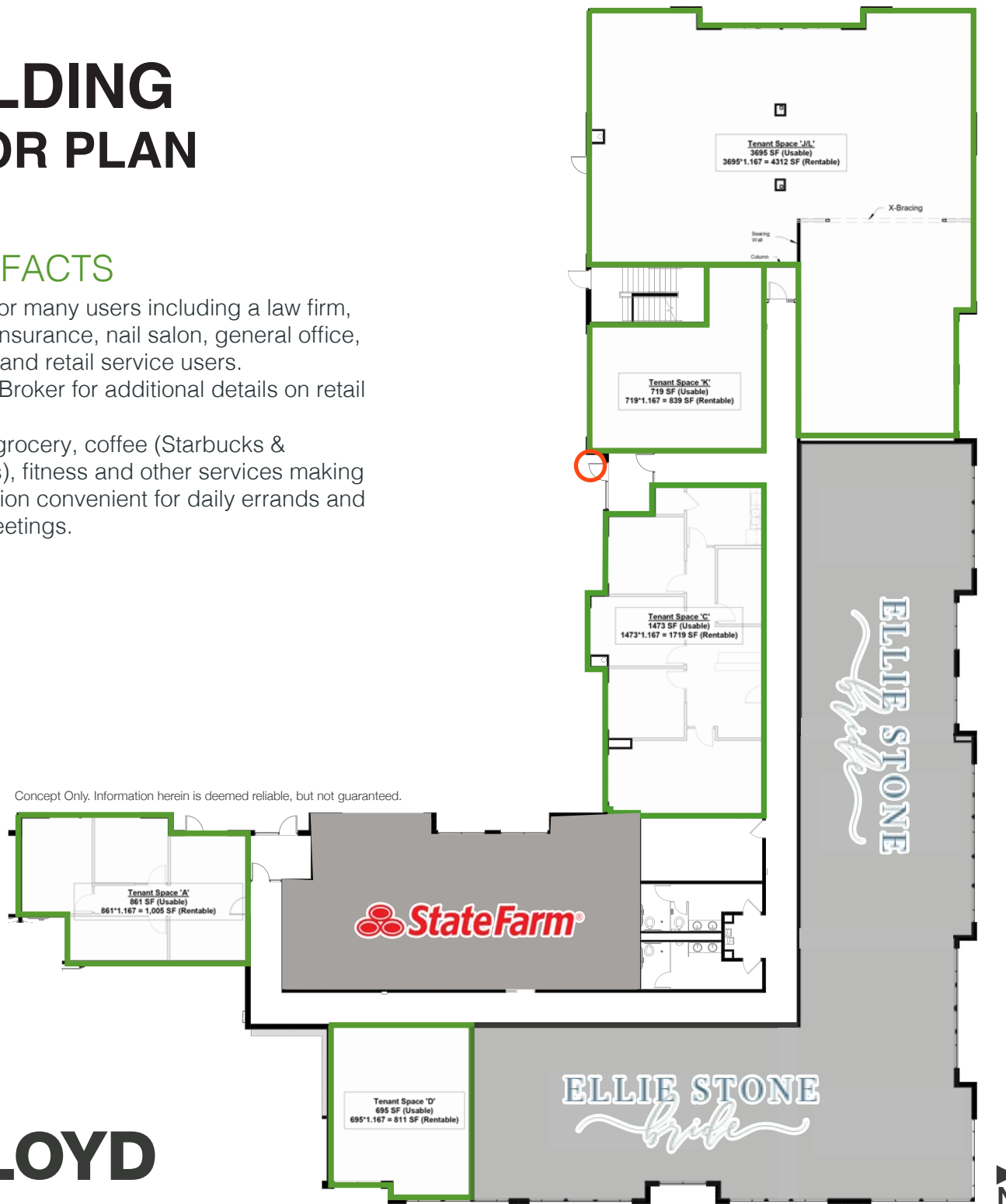
Unit	Space Condition	Usable SF (Approximately)	Load Factor	Rentable SF (Approximately)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
A	Shell Space	861 SF	1.167	1,005 SF	\$18.00/SF NNN	\$7.25	\$25.25	\$25,376.25	\$2,114.69	\$30/SF
B	Leased	1,644 SF	-	-	-	-	-	-	-	-
C	Shell Space	1,473 SF	1.167	1,719 SF	\$18.00/SF NNN	\$7.25	\$25.25	\$43,404.75	\$3,617.06	\$30/SF
D	Shell Space	695 SF	1.167	811 SF	\$18.00/SF NNN	\$7.25	\$25.25	\$20,477.75	\$1,706.48	\$30/SF
E	Leased	1,594 SF	-	-	-	-	-	-	-	-
F	Leased	1,330 SF	-	-	-	-	-	-	-	-
G	Leased	1,026 SF	-	-	-	-	-	-	-	-
H	Leased	1,417 SF	-	-	-	-	-	-	-	-
K	Shell Space	719 SF	1.167	839 SF	\$18.00/SF NNN	\$7.25	\$25.25	\$21,184.75	\$1,765.40	\$30/SF
J/L	Shell Space	3,695 SF	1.167	4,312 SF	\$18.00/SF NNN	\$7.25	\$25.25	\$108,878.00	\$9,073.17	\$30/SF




BUILDING FLOOR PLAN

QUICK FACTS

- Perfect for many users including a law firm, dentist, insurance, nail salon, general office, medical and retail service users.
- Contact Broker for additional details on retail uses.
- Nearby grocery, coffee (Starbucks & Scooters), fitness and other services making the location convenient for daily errands and client meetings.

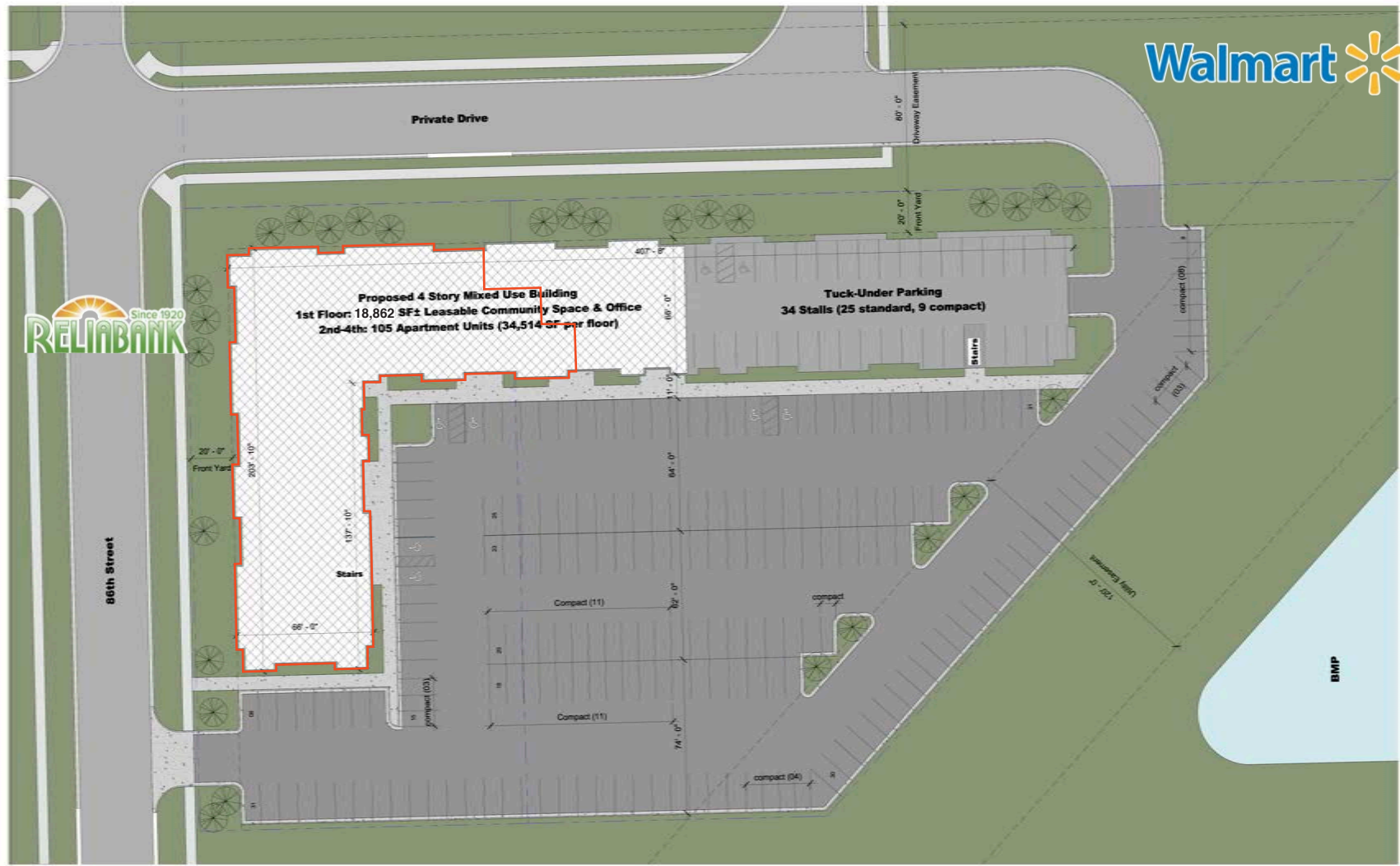
Concept Only. Information herein is deemed reliable, but not guaranteed.



-  Leased
-  Available shell space(s)
-  Lockbox

PARKING PLAN

Total Surface Parking Stalls: 220 (214 Regular, 6 ADA)



DEMOGRAPHICS



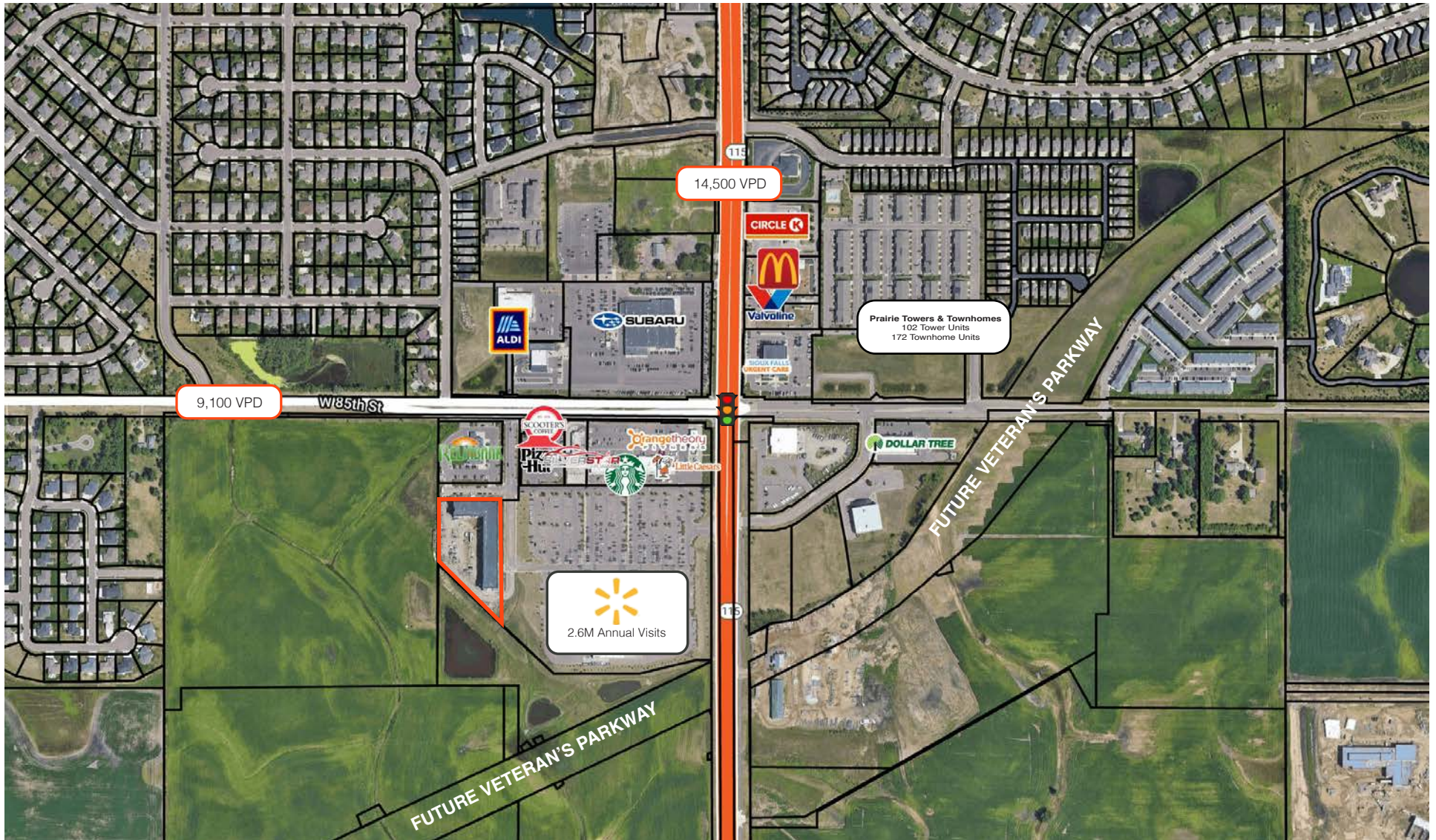
2024	1-mile	3-mile	5-mile	MSA
Population	6,640	46,219	132,914	311,500
Daytime Population	5,580	47,285	144,649	311,087
Median Household Income	\$107,575	\$88,838	\$77,330	\$80,234

Source: Esri forecasts for 2024. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography. Information herein is deemed reliable, but not guaranteed.

NEIGHBORHOOD



AREA MAP



85TH & MINNESOTA VISITOR DATA

4.5M

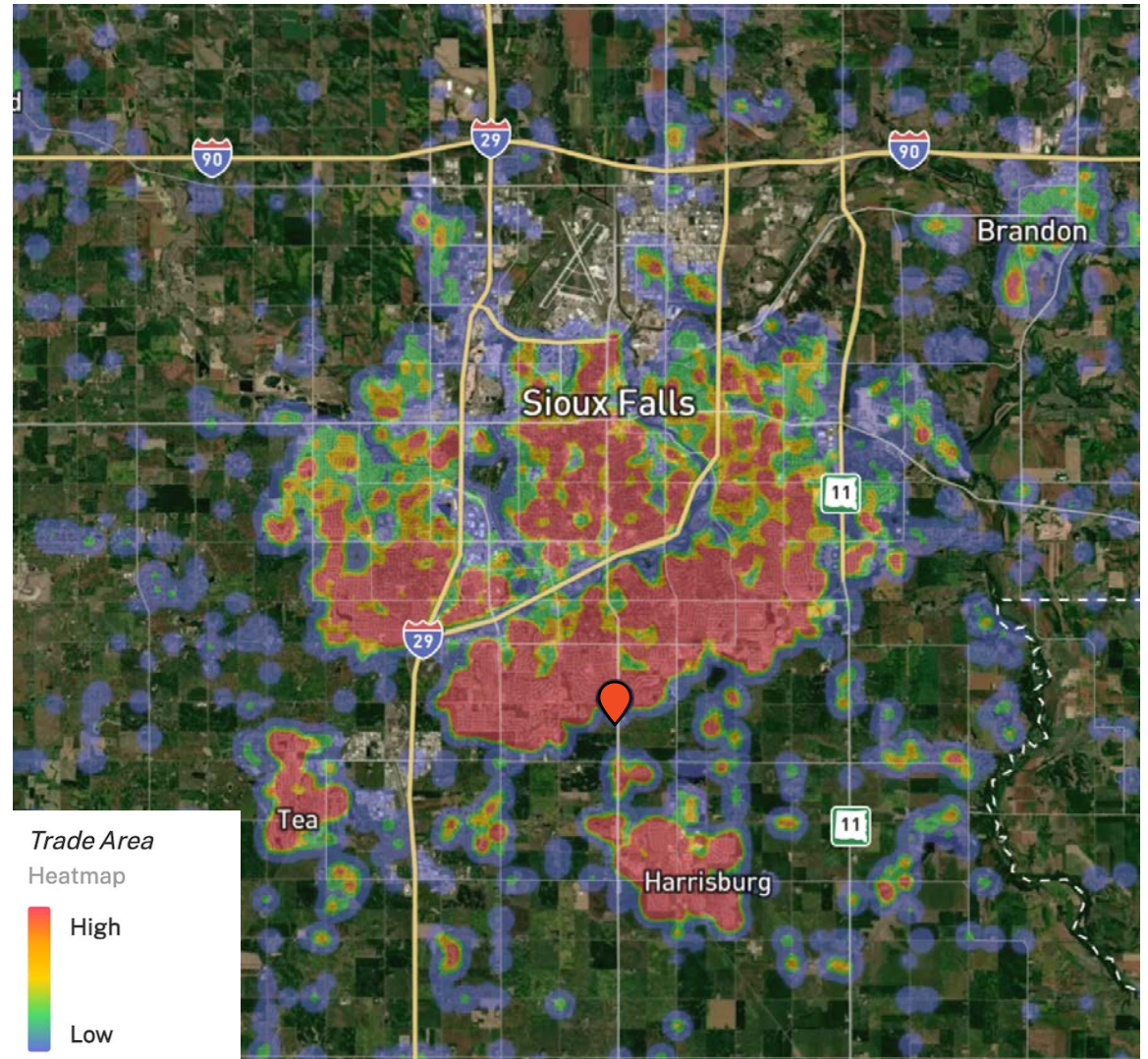
visits in the past
12 months

421K

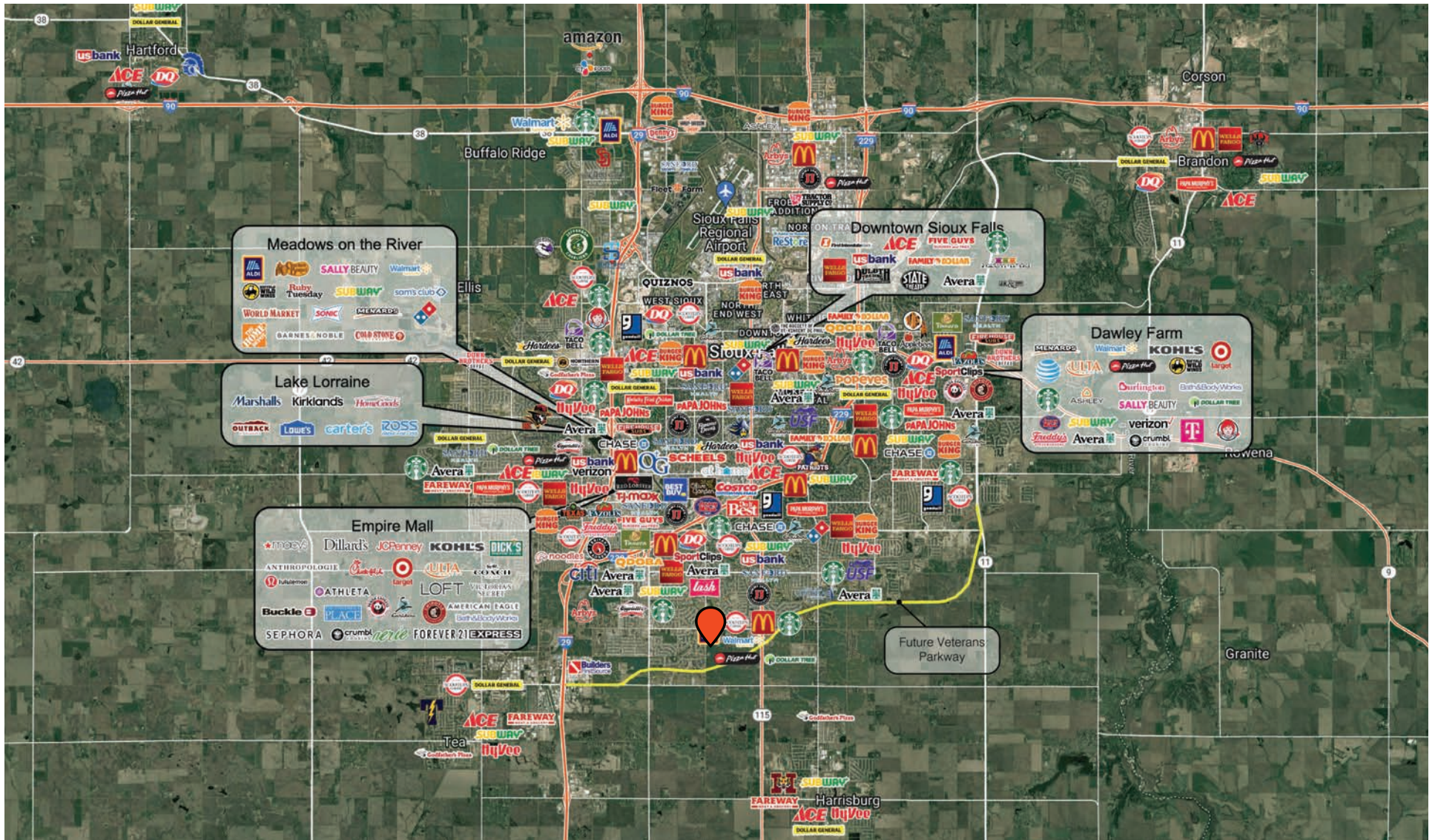
visitors in the past
12 months

+17.5%

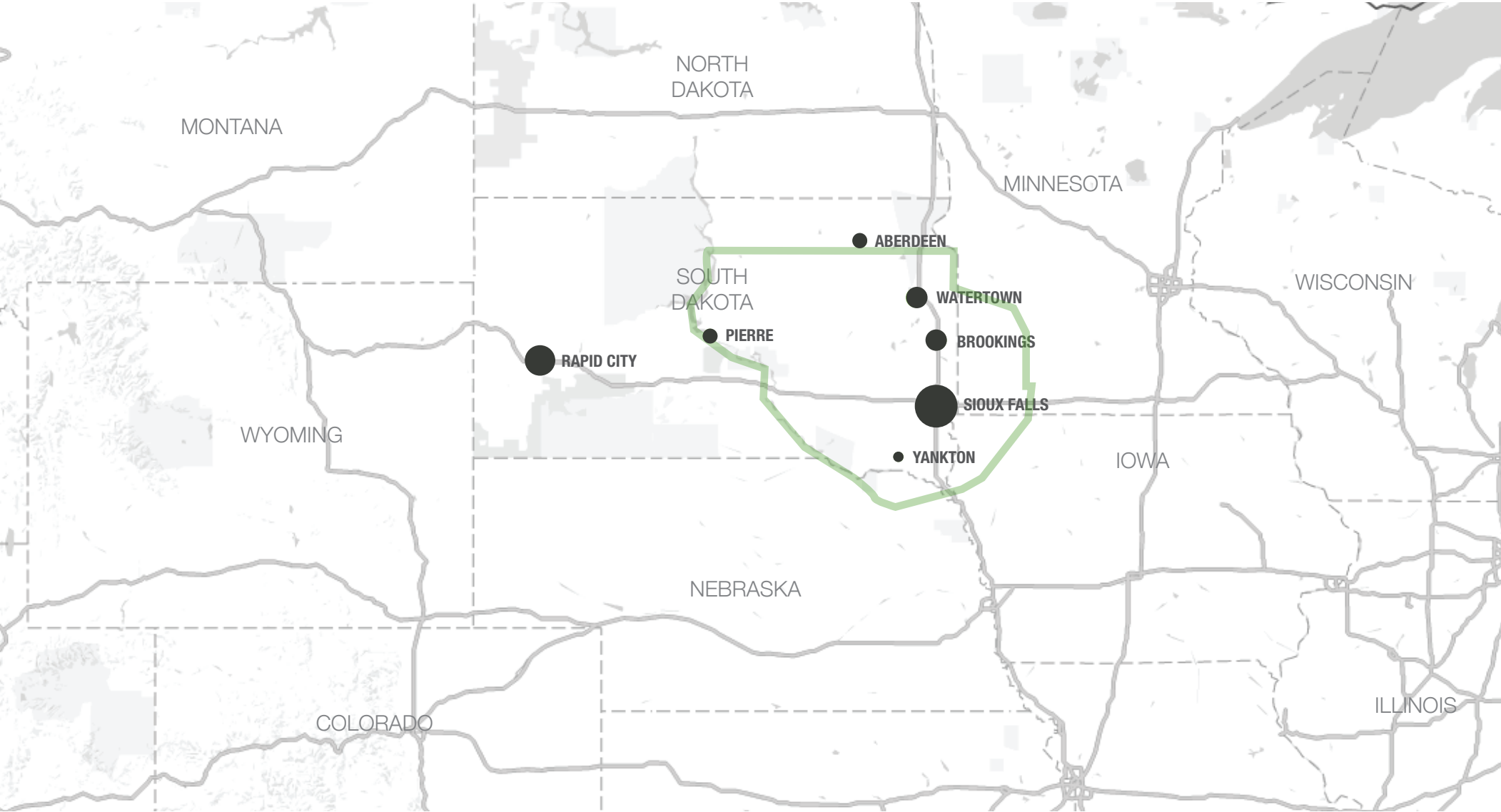
visits Yo2Y



SIOUX FALLS MAP



TRADE AREA MAP



DEMOGRAPHICS

Sioux Falls, South Dakota's largest city, is one of the fastest growing areas in the nation with population growth rate nearly four times the national average. It serves as the largest retail hub between Denver and the Twin Cities and offers residents & visitors an ample selection of commodities and services. Being located in the heart of the Midwest, Sioux Falls draws shoppers from a four-state area. Employment across the state is projected to increase by 7.7% by 2032, further solidifying its reputation as an economic leader.

Sioux Falls has low business costs with a high quality of life. There's no state, corporate or personal income tax, no inheritance tax and no limits to what your business can achieve.

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2024	213,891	311,500
2029	230,570	336,494

FAST FACTS



#2 Best Tax Climate in the U.S.
(Tax Foundation 2024)



Best City for Young Professionals
(SmartAsset 2023)

2.1%

Minnehaha Unemployment Rate
(January 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)

2.2M

of Visitors to Sioux Falls in 2023



Third City in Economic Strength
(Policom 2023)



No Corporate Income Tax



Top Eight Happiest Cities in America
(WalletHub 2023)

TOP EMPLOYERS

SANFORD HEALTH

10,750

Avera

8,298



3,688

Smithfield

3,600

HyVee
EMPLOYEE OWNED

2,939

amazon

2,505

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	2,783	25,739	99,428
2020 Total Population	5,425	39,972	121,930
2020 Group Quarters	0	379	2,207
2024 Total Population	6,640	46,219	132,914
2024 Group Quarters	0	380	2,208
2029 Total Population	7,580	52,602	144,496
2023-2028 Annual Rate	2.68%	2.62%	1.69%
2024 Total Daytime Population	5,580	47,285	144,649
Workers	2,138	24,965	84,806
Residents	3,442	22,320	59,843
Household Summary			
2010 Households	982	10,449	40,690
2010 Average Household Size	2.83	2.44	2.37
2020 Total Households	2,183	16,280	50,305
2020 Average Household Size	2.49	2.43	2.38
2024 Households	2,622	18,311	54,317
2024 Average Household Size	2.53	2.50	2.41
2029 Households	2,954	20,468	58,490
2029 Average Household Size	2.57	2.55	2.43
2023-2028 Annual Rate	2.41%	2.25%	1.49%
2010 Families	812	7,060	25,073
2010 Average Family Size	3.15	2.97	2.98
2024 Families	1,748	11,280	31,934
2024 Average Family Size	3.20	3.18	3.11
2029 Families	1,937	12,478	34,138
2029 Average Family Size	3.27	3.26	3.15
2023-2028 Annual Rate	2.07%	2.04%	1.34%
2024 Housing Units	2,826	19,676	58,037
Owner Occupied Housing Units	59.2%	58.1%	56.4%
Renter Occupied Housing Units	33.6%	35.0%	37.2%
Vacant Housing Units	7.2%	6.9%	6.4%
Median Household Income			
2024	\$107,575	\$88,838	\$77,330
2029	\$121,882	\$102,141	\$90,316
Median Age			
2010	33.2	36.1	34.0
2020	35.9	36.7	35.7
2024	35.3	36.9	36.1
2029	35.0	37.9	37.4
2024 Population by Sex			
Males	3,228	22,546	65,582
Females	3,412	23,673	67,332
2029 Population by Sex			
Males	3,639	25,493	70,814
Females	3,941	27,109	73,682
Data for all businesses in area			
Total Businesses:	1 mile 225	3 miles 2,229	5 miles 5,905
Total Employees:	1,991	27,515	82,622

For Lease

THE CRIMSON

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