

# 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 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. 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, State Farm, and Old Republic Surety Company. 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.







## 2025 Estimated NNN Information

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reim-bursed by Tenant	\$3.10
Property Insurance	Paid by LL, Reim-bursed by Tenant	\$0.20
Common Area Maintenance	Paid by LL, Reim-bursed by Tenant	\$3.95
<b>Total</b>	-	<b>\$7.25</b>
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, Reim-bursed 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, Reim-bursed 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, Reim-bursed 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	Leased	719 SF	-	-	-	-	-	-	-	-
J/L	Leased	3,695 SF	-	-	-	-	-	-	-	-

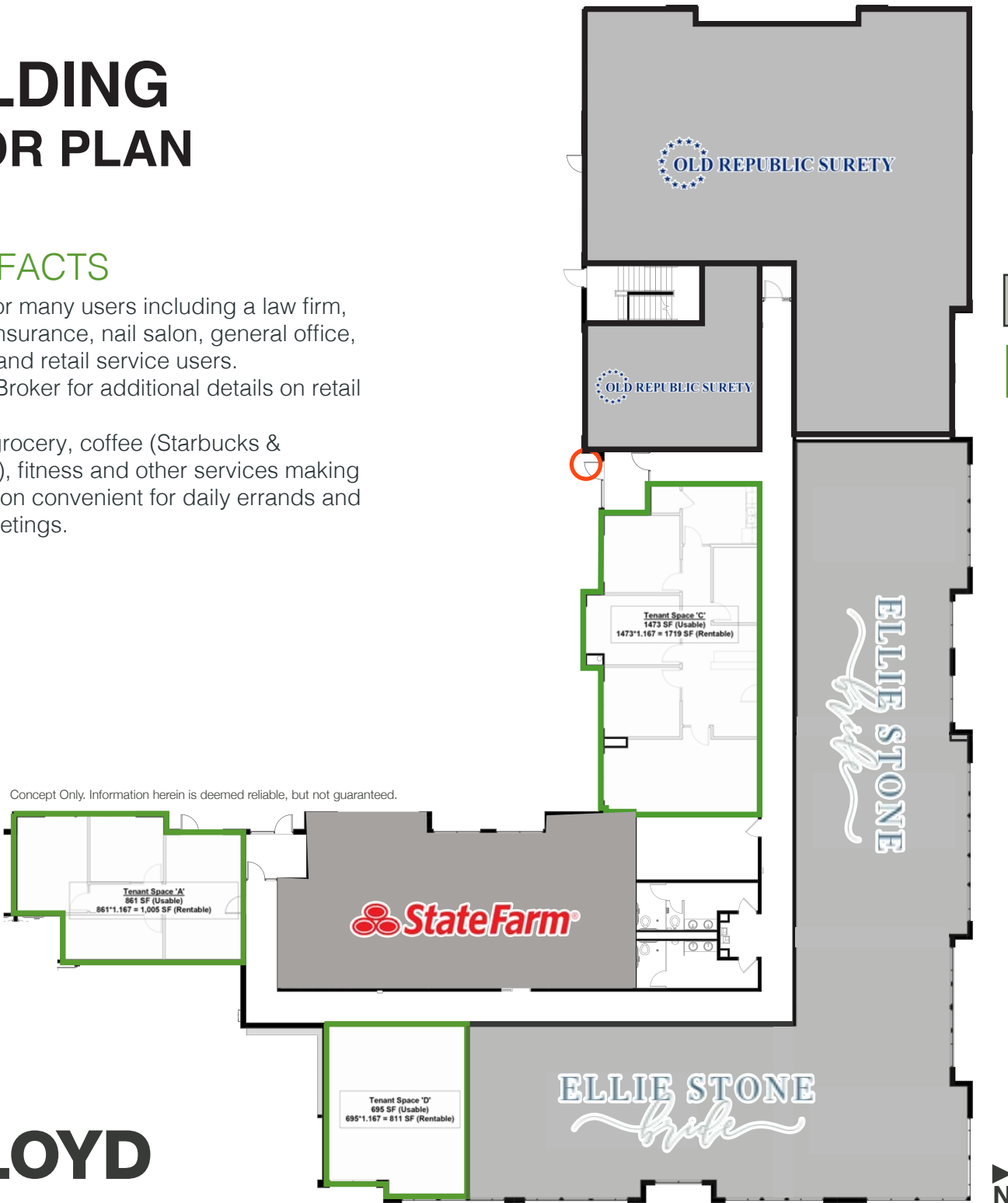


# BUILDING FLOOR PLAN

## 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.





# INTERIOR PHOTOS





# PARKING PLAN

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





# DEMOGRAPHICS



2025	1-mile	3-mile	5-mile	MSA
Population	6,464	45,942	132,910	314,596
Daytime Population	5,561	46,576	143,058	341,319
Median Household Income	\$125,922	\$101,414	\$81,942	\$83,123

Source: Esri forecasts for 2025. 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**

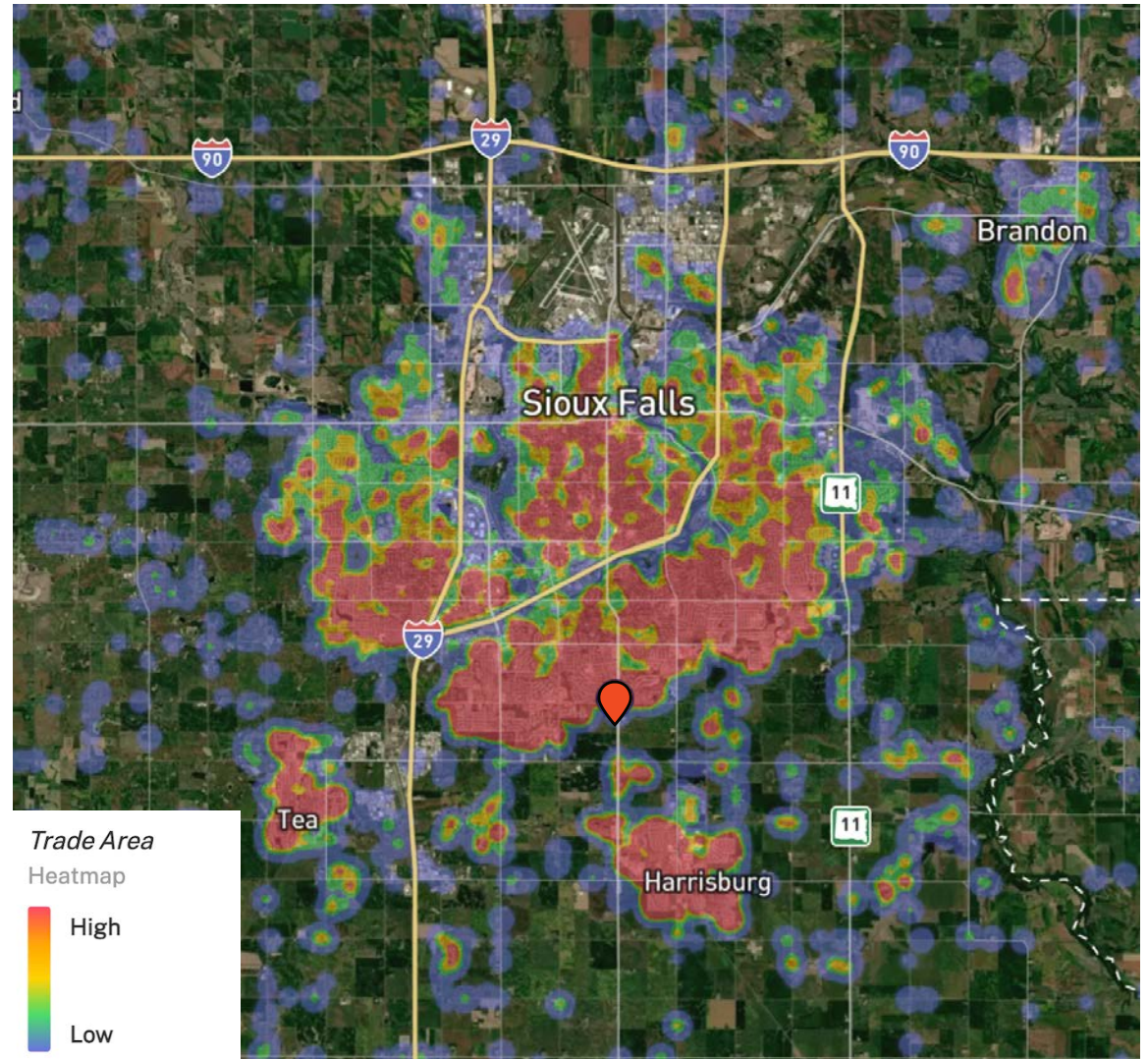
visits in the past  
12 months

**421K**

visitors in the past  
12 months

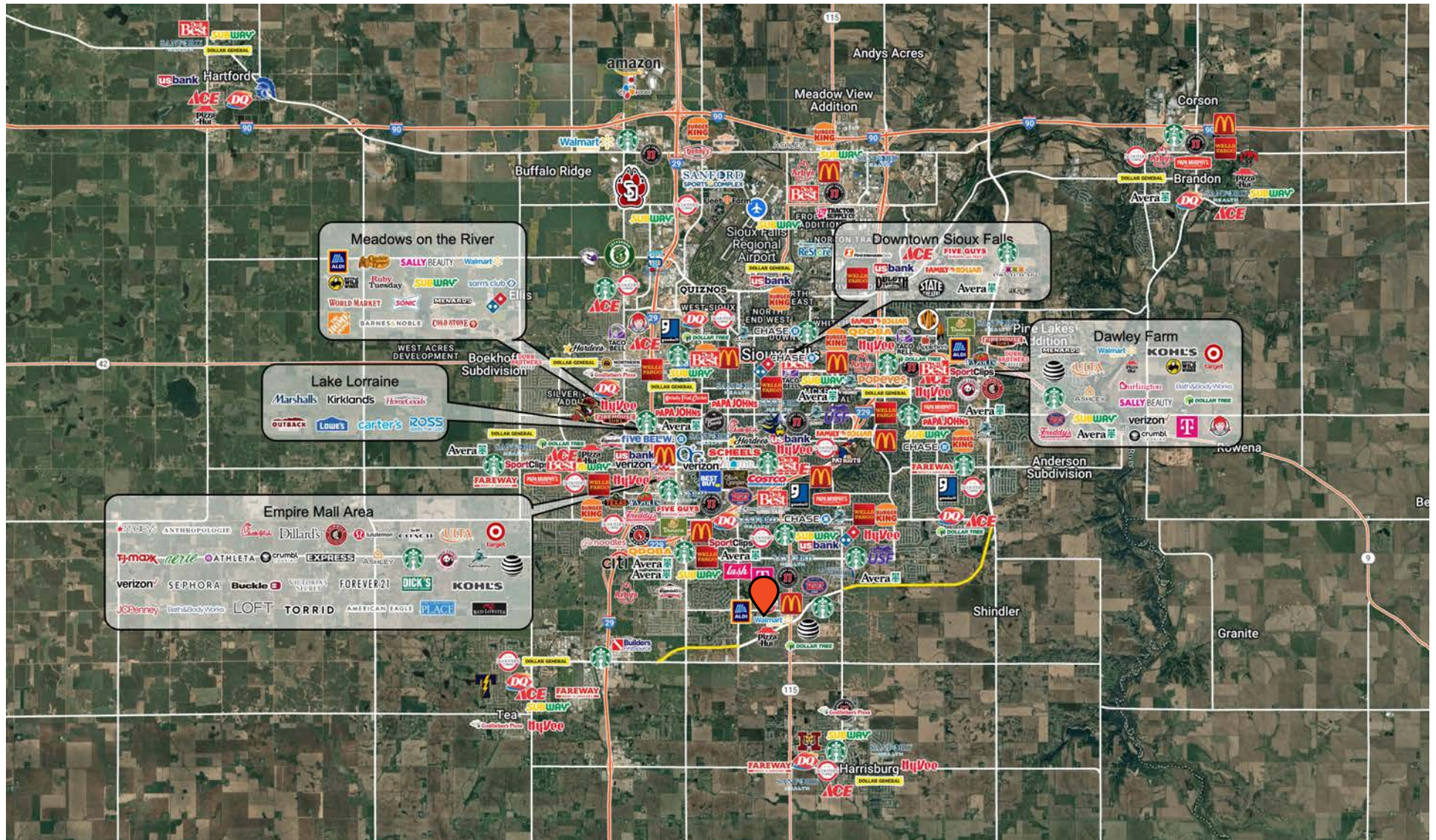
**+17.5%**

visits Yo2Y





# SIOUX FALLS MAP





# 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
2025	219,588*	314,596
2030	235,786	341,319

*\*Source: The City of Sioux Falls*

## FAST FACTS



#1 City for Small Businesses  
*(B2B Review 2025)*



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



#3 Hottest Job Market  
*(ZipRecruiter 2023)*



Top 25 Safest Cities in America  
*(WalletHub 2025)*



No Corporate Income Tax



Third City in Economic Strength  
*(Policom 2023)*

**2.2M**

# of Visitors to Sioux Falls in 2023

**1.4%**

Minnehaha Unemployment Rate  
*(September 2024)*

## TOP EMPLOYERS

**SANFORD**  
HEALTH  
10,929

**Avera**  
8,200



3,627

**Smithfield**  
3,239

**HyVee**  
EMPLOYEE OWNED  
2,390

**amazon**  
1,600



# MARKET PROFILE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
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
2025 Total Population	6,464	45,942	132,910
2025 Group Quarters	0	381	2,214
2030 Total Population	7,688	53,091	146,540
2024-2029 Annual Rate	3.53%	2.93%	1.97%
2025 Total Daytime Population	5,561	46,576	143,058
Workers	2,297	24,817	83,611
Residents	3,264	21,759	59,447
<b>Household Summary</b>			
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
2025 Households	2,571	18,340	54,766
2025 Average Household Size	2.51	2.48	2.39
2030 Households	3,038	21,101	60,281
2030 Average Household Size	2.53	2.50	2.39
2024-2029 Annual Rate	3.39%	2.84%	1.94%
2010 Families	812	7,060	25,073
2010 Average Family Size	3.15	2.97	2.98
2025 Families	1,716	11,299	32,260
2025 Average Family Size	3.18	3.16	3.08
2030 Families	2,005	12,882	35,276
2030 Average Family Size	3.23	3.19	3.10
2024-2029 Annual Rate	3.16%	2.66%	1.80%
2025 Housing Units	2,699	19,681	58,607
Owner Occupied Housing Units	59.4%	56.6%	55.6%
Renter Occupied Housing Units	35.8%	36.5%	37.9%
Vacant Housing Units	4.7%	6.8%	6.6%
<b>2025 Population 25+ by Educational Attainment</b>			
Total	4,110	30,811	88,670
Less than 9th Grade	0.2%	1.1%	1.3%
9th - 12th Grade, No Diploma	2.2%	1.8%	2.0%
High School Graduate	11.0%	15.8%	17.6%
GED/Alternative Credential	2.0%	2.1%	2.9%
Some College, No Degree	14.4%	15.2%	18.4%
Associate Degree	7.9%	10.2%	11.8%
Bachelor's Degree	35.9%	33.0%	30.6%
Graduate/Professional Degree	26.3%	20.8%	15.4%
<b>Median Household Income</b>			
2025	\$125,922	\$101,414	\$81,942
2030	\$148,308	\$115,258	\$95,535
<b>Median Age</b>			
2010	33.2	36.1	34.0
2020	35.9	36.7	35.7
2025	35.9	37.2	36.7
2030	35.3	38.0	37.7
<b>2025 Population by Sex</b>			
Males	3,118	22,343	65,337
Females	3,346	23,599	67,573
<b>2030 Population by Sex</b>			
Males	3,687	25,747	71,784
Females	4,001	27,344	74,757
<b>Data for all businesses in area</b>			
Total Businesses:	237	2,215	5,822
Total Employees:	2,068	25,373	76,059



For Lease

# THE CRIMSON

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Professionally Managed By:



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