KINGS CROSSING

100% OCCUPIED MULTI-TENANT INVESTMENT OPPORTUNITY



6010 S. MINNESOTA AVENUE,
SIOUX FALLS, SD 57108

LLOYD

INVESTMENT SUMMARY

THE OPPORTUNITY

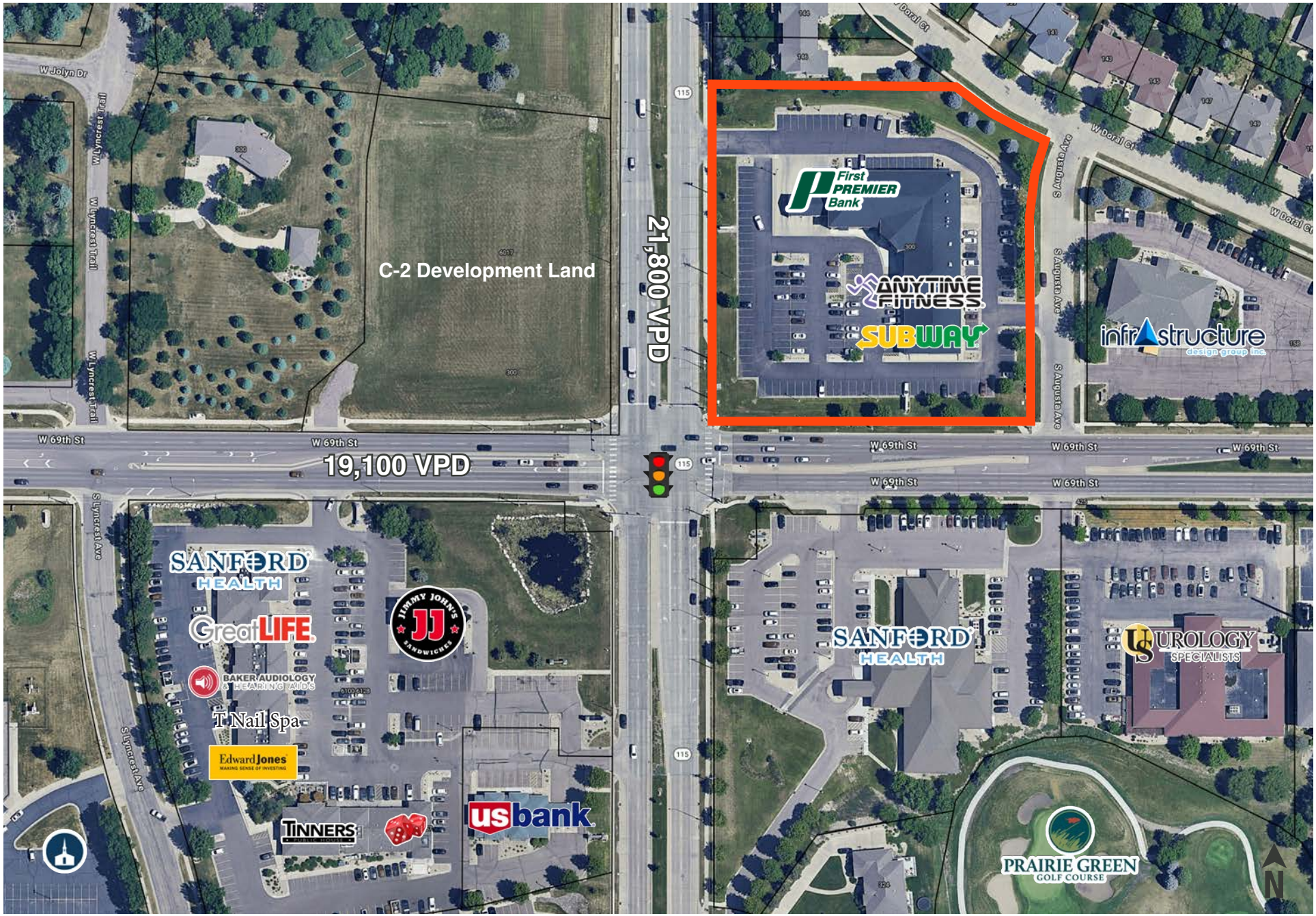
Kings Crossing is a multi-tenant retail and office investment opportunity located at the intersection of 69th Street and Minnesota Avenue in south-central Sioux Falls, SD. The property was built in 2006 and features a diverse tenant mix across seven suites, including First PREMIER Bank, First PREMIER Trust, Anytime Fitness, Subway, Sola Salon Studios, ekin Nutrition, and the South Dakota Driver's License Express Station.

The property benefits from prominent frontage along two high-traffic corridors, with 21,800 vehicles per day on Minnesota Avenue and 19,100 vehicles per day on 69th Street. Property features include two large monument signs, a well-lit parking lot, multiple access points, bank drive-thru infrastructure, and dedicated rear employee parking. Select ground-level suites feature individual exterior entrances, while a Class A common-area lobby provides access to the building's interior spaces. The surrounding 1-mile trade area supports a median household income of $122,000 and median home value of $517,000, with population projected to grow approximately 12% by 2031.

OFFERING SUMMARY

Address	6010 S. Minnesota Ave, Sioux Falls, SD 57108
Sale Price	$8,107,178 (6.0% Proforma Cap Rate)
Gross Rentable Area	33,520 SF +/-
Site Size	3.34 Acres +/-
Property Format	Multi-tenant mixed-use
Number of Suites	7
Parking	178 surface stalls
Parking Ratio	5.31 : 1,000
Year Built	2006
Zoning	C-2 Commercial
Occupancy Rate	100%


W 69th Street
19,100 VPD
Minnesota Avenue
21,800 VPD
N


C-2 Development Land
21,800 VPD
19,100 VPD
W 69th St
W Jolyn Dr
W Lyncrest Trail
S Lyncrest Ave
S Augusta Ave
W Doral Ct
First PREMIER Bank
ANYTIME FITNESS
SUBWAY
infrastructure design group inc.
SANFORD HEALTH
GreatLIFE
JIMMY JOHN'S SANDWICHES
BAKER AUDIOLOGY & HEARING AIDS
T Nail Spa
Edward Jones MAKING SENSE OF INVESTING
TINNERS
usbank
UROLOGY SPECIALISTS
PRAIRIE GREEN GOLF COURSE
N

First PREMIER Bank provides personal and commercial banking services, including deposit accounts, lending, and financial management solutions. The South Dakota-based financial institution serves individuals, businesses, and organizations throughout the region.

Address: Unit 100
Gross Leasable Area: 2,011 SF +/-
Number of Locations: 13
Headquarters: Sioux Falls, SD
Year Founded: 1986

The SD Driver's License Express Station is a state-operated facility offering driver's license applications, renewals, replacements, and out-of-state transfers. The appointment-based location provides essential licensing services without on-site testing.

Address: Unit 101
Gross Leasable Area: 2,018 SF +/-
Number of Locations: 1
Headquarters: Sioux Falls, SD
Year Founded: 2022

ekin Nutrition is a specialty retailer offering nutritional supplements, vitamins, and wellness products. The business also provides personalized nutrition planning and related services to support individual health and fitness goals.

Address: Unit 104
Gross Leasable Area: 1,321 SF +/-
Number of Locations: 3
Headquarters: Sioux Falls, SD
Year Founded: 2018

Subway is a globally recognized quick-service restaurant specializing in made-to-order sandwiches, wraps, and salads. The franchise offers convenient dining and takeout options with a variety of customizable menu selections.

Address: Unit 106
Gross Leasable Area: 1,495 SF +/-
Number of Locations: 35,000+
Headquarters: Shelton, CT
Year Founded: 1965

Anytime Fitness is an international fitness franchise offering members 24-hour gym access, strength and cardio equipment, and personalized coaching. Its membership model provides convenient and flexible fitness options for individuals.

Address: Unit 110
Gross Leasable Area: 3,779 SF +/-
Number of Locations: 6,000+
Headquarters: Woodbury, MN
Year Founded: 2002

First PREMIER Trust provides trust administration, estate planning support, and wealth management services for individuals, families, and businesses. Its services focus on protecting, managing, and transferring assets across generations.

Address: Unit 200
Gross Leasable Area: 15,168 SF +/-
Number of Locations: 13
Headquarters: Sioux Falls, SD
Year Founded: 1986

Sola Salon Studios provides private, fully equipped salon suites for independent beauty and wellness professionals. Its business model allows individual service providers to operate their own businesses within a shared studio environment.

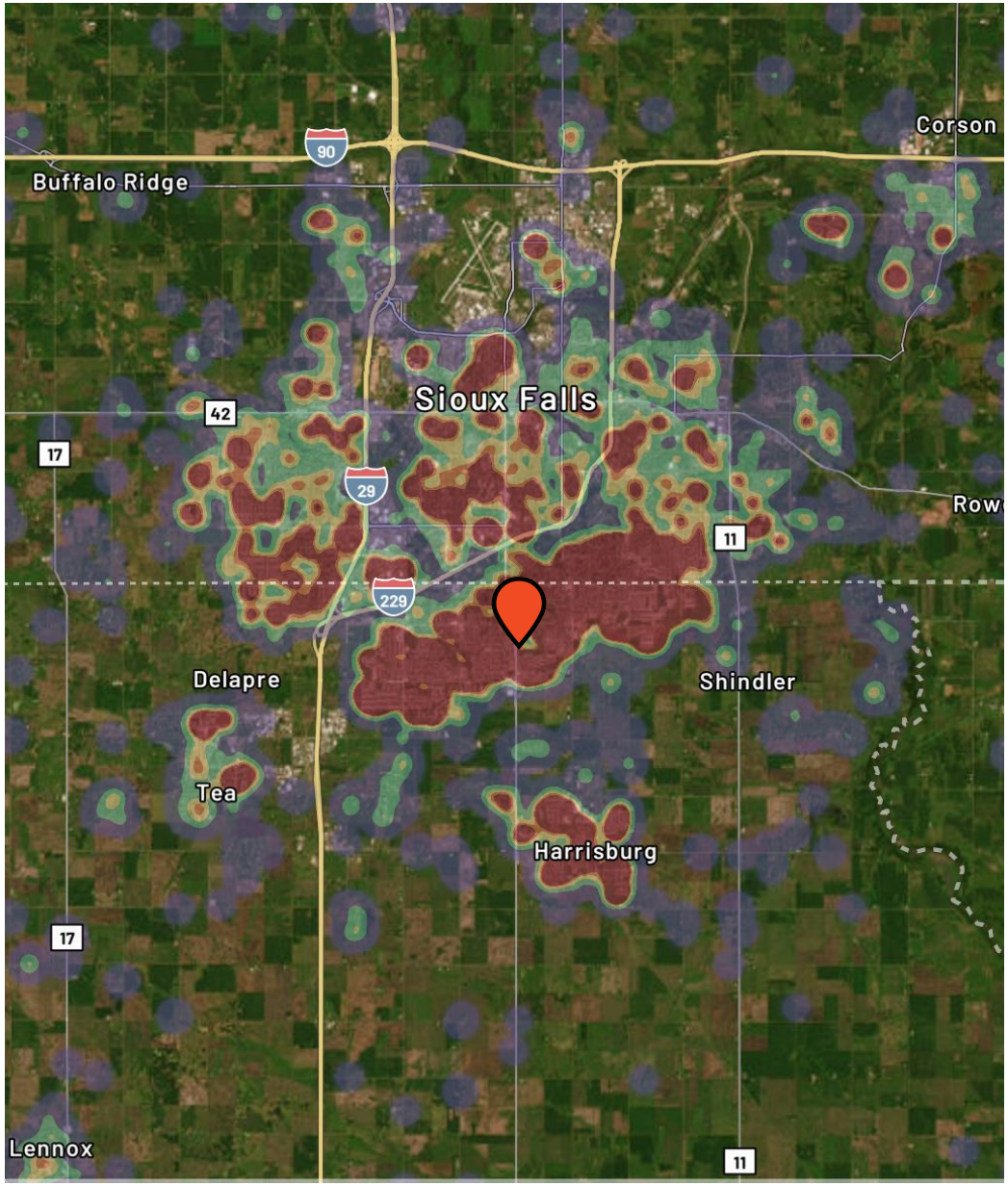
Address: Unit 201
Gross Leasable Area: 6,542 SF +/-
Number of Locations: 750+
Headquarters: Lakewood, CO
Year Founded: 2004

146K
visits in the past
12 months

52.3K
visitors in the past
12 months

2.79x
visit frequency

43 min.
average dwell time



* Source: Placer.ai. Kings Crossing / W 69th Street, Sioux Falls, SD | November 1, 2025 - October 31, 2026 | Vol: 30%, 50%, 70%

2026 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	**9,807**	**63,308**	**172,572**	**314,596**
Projected Population (2031)	**10,965**	**70,453**	**189,189**	**342,264**
Daytime Population	**8,054**	**67,133**	**182,397**	**313,422**
Median Age	**41.9**	**37.4**	**36.6**	**36.9**
Area Households	**4,095**	**26,733**	**72,858**	**125,912**
Median Household Income	**$122k**	**$94k**	**$81k**	**$88k**
Median Home Value	**$517k**	**$376k**	**$310k**	**$334k**

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

EXTERIOR PHOTOS





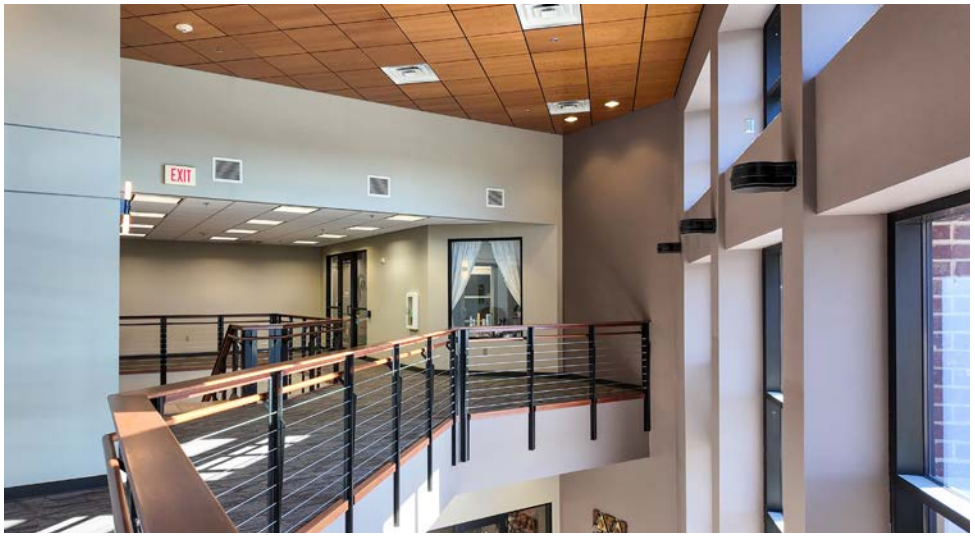




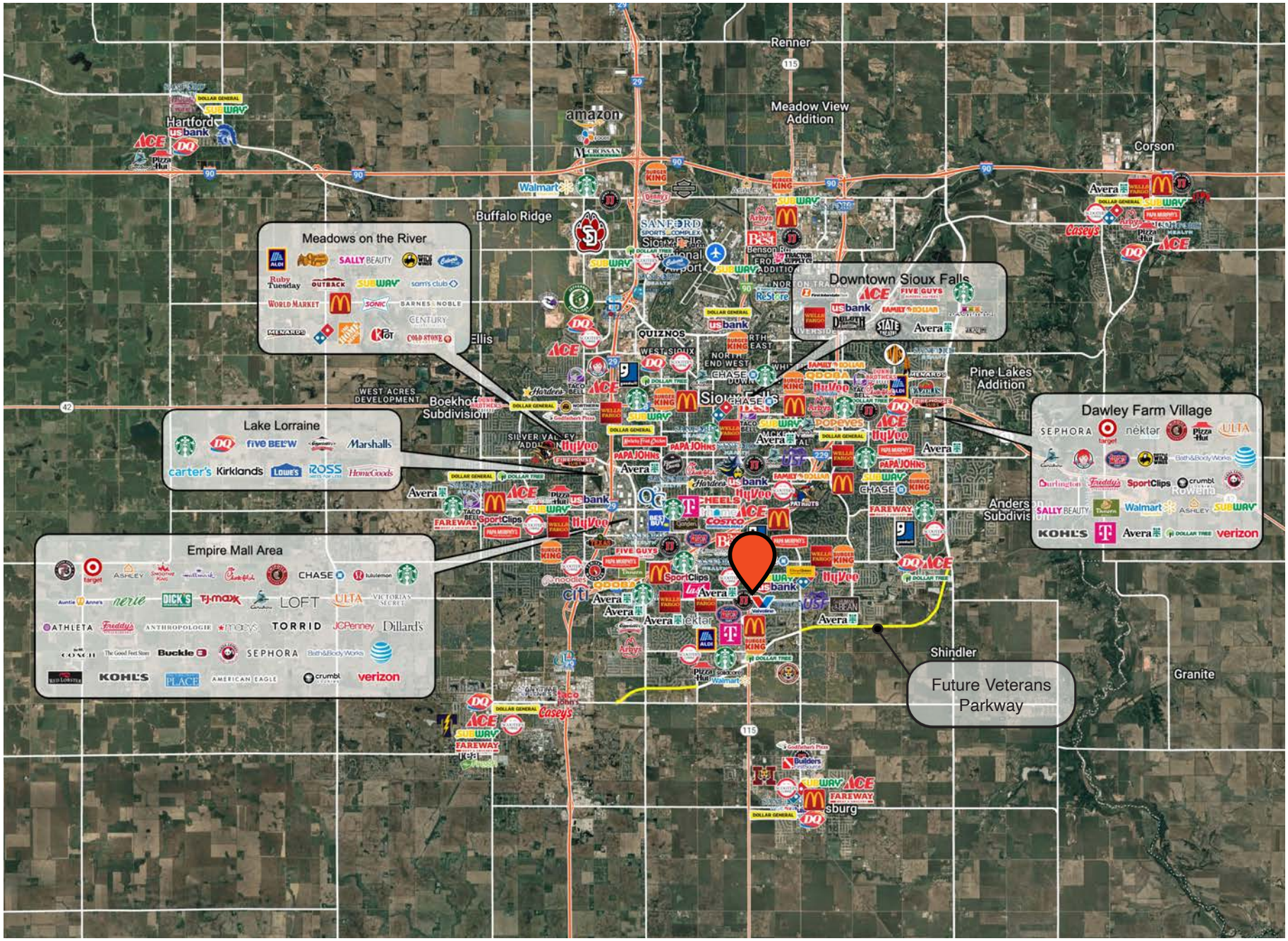
COMMON AREA PHOTOS










Renner
Meadow View Addition
Corson
Buffalo Ridge
Meadows on the River
Downtown Sioux Falls
Pine Lakes Addition
Dawley Farm Village
Lake Lorraine
Empire Mall Area
Shindler
Future Veterans Parkway
Granite

MARKET PROFILE OVERVIEW

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
2026	224,676*	314,596
2031	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)



#6 Best City for Young Couples

(StorageCafe 2026)



Top 25 Safest Cities in America

(WalletHub 2025)



#1 Corporate Site Selection Per Capita (Tier 2 Metros)

(Site Selection 2025)

2.3%

Sioux Falls MSA Unemployment Rate

(December 2025)



No Corporate Income Tax



#7 Best Run Cities in America

(WalletHub 2025)

TOP EMPLOYERS

SANFORD HEALTH

10,929

Avera

8,200

SIOUX FALLS SCHOOL DISTRICT

3,627

Smithfield

3,239

HyVee EMPLOYEE OWNED

2,390

amazon

1,600

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