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**CALIBER
COLLISION**

1075

CALIBER COLLISION

1075 LYONS LANE, MARION, IA, 52302

BANG
REALTY



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- **Well-Below-Market Rent Basis:** In-place rent of ~\$11 PSF runs well under the the typical rent paid by Caliber, favoring long-term renewal and re-tenanting flexibility
- **Recent Capital Improvements:** The tenant invested nearly \$800,000 into the building when they took over operations; current ownership also installed a new roof since then
- **High Barrier of Entry Market:** Zoning restrictions continue to make it more difficult for Collision users and similar auto sectors to enter the market offering a higher barrier of entry to outside competition
- **Fast-Growing, High-Income Trade Area:** 122,000+ residents with average household income over \$100K within 3 miles, in one of Iowa's fastest-growing communities
- **Anchored by Major Aerospace Employer:** On the Blairs Ferry Rd corridor serving Collins Aerospace (RTX), Cedar Rapids' largest employer, with recent military-contract wins and a microchip expansion
- **Established National-Retail Corridor:** Blairs Ferry Rd frontage (20,700+ VPD) within a dense retail node anchored by Target, Menards, Fleet Farm, and Michaels
- **Priced Below Replacement Cost:** At ~\$169 PSF, well below the cost to build a purpose-built collision facility today, establishing a durable hard-asset floor
- **Nation's #1 Collision Repair Operator:** Corporate-guaranteed by Caliber Collision, the largest U.S. collision repair provider, with ~1,860 locations across 41 states and 30,000+ employees

SUGGESTED LIST PRICE

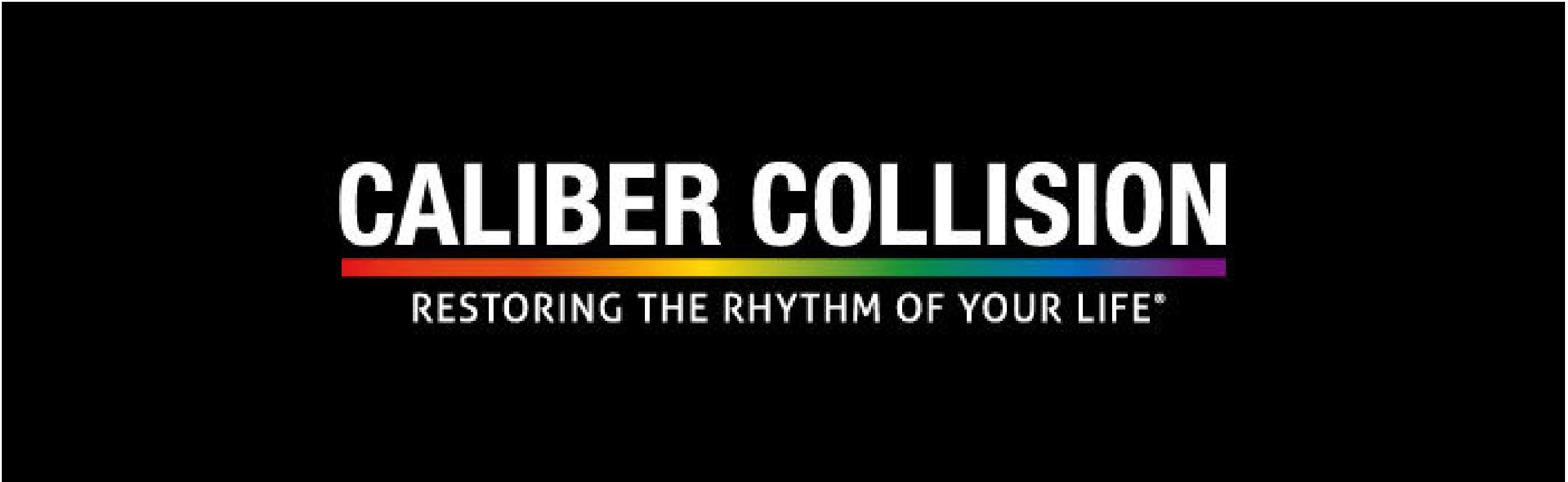
LIST PRICE:	\$2,030,769
CAP RATE:	6.50%

NOI:	\$132,000
LEASE START:	08/28/2021
LEASE END:	03/27/2032
TERM REMAINING:	5.87 Years
OPTIONS:	Two, 5-Year
INCREASES:	10% Every 5-Years & In Each Option
BUILDING SIZE:	12,000 Square Feet
LOT SIZE:	1.47 Acres
YEAR BUILT:	2005
LEASE TYPE:	NN
GUARANTOR:	Corporate
TENANCY:	Single-Tenant



LEASE YEAR	ANNUAL RENT	RENT INCREASES	CAP RATE
Current	\$132,000	--	6.50%
OPTION 1	\$145,200	10.00%	7.15%
OPTION 2	\$159,720	10.00%	7.87%

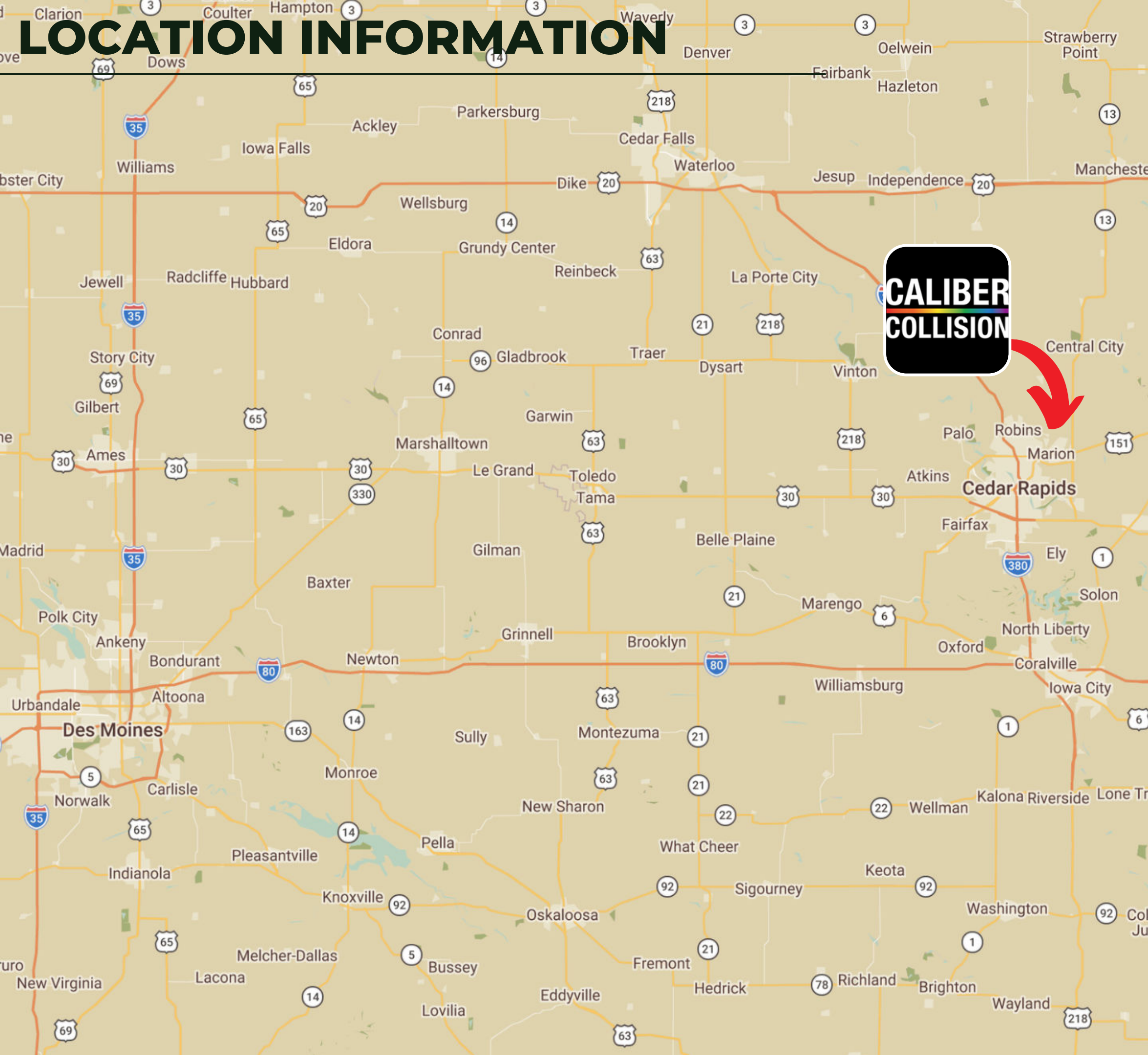




Company:	Caliber Collision (operating under Caliber Holdings Inc.)
Year Founded:	1997
Locations:	1,800+
Annual Sales (2025):	\$3.3 billion
Website:	www.caliber.com
Headquarters:	Lewisville, Texas
Guarantor:	Corporate

Based in Lewisville, Texas, Caliber Collision is the largest provider of automotive collision repair services in the United States. Founded in 1997, the company operates more than 1,800 locations across 41 states, offering collision repair, auto glass replacement, and vehicle calibration services. Caliber serves a broad customer base through partnerships with leading insurance carriers, fleet operators, and individual vehicle owners.

With a workforce of more than 30,000 team members, Caliber Collision is committed to delivering high-quality repairs and exceptional customer service while investing in technician training and innovation. The company is recognized as an industry leader, providing comprehensive repair solutions that restore vehicles to manufacturer standards through advanced equipment, certified repair processes, and a nationwide network of service centers.



LOCATION INFORMATION



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION			
2025 Population	8,047	71,134	122,201
2030 Projection	8,192	71,950	123,385
Annual Growth 2020-2025	0.78%	0.32%	0.15%
Annual Growth 2025-2030	0.36%	0.23%	0.19%
HOUSEHOLDS			
2025 Households	3,719	30,356	52,136
2030 Projection	3,801	30,955	53,105
INCOME			
AVG. Household Income	\$92,716	\$103,690	\$102,141



20,700+ VPD
along Blairs Ferry Rd



SUBJECT
PROPERTY

Kennedy High School

Marion Airport



9 | LOCATION OVERVIEW - Marion, IA



Marion, Iowa, is one of the fastest-growing communities in the state and is located just northeast of Cedar Rapids in Linn County. As part of the Cedar Rapids Metropolitan Statistical Area, Marion offers residents and businesses convenient access to a regional population of more than 275,000 while maintaining a strong sense of community. The city has experienced steady residential and commercial growth, supported by a highly educated workforce, excellent public schools, and a business-friendly environment. Its strategic location along U.S. Highway 151 and proximity to Interstate 380 provide easy connectivity throughout Eastern Iowa and the Midwest.

The Marion economy is driven by a diverse mix of advanced manufacturing, aerospace and defense, healthcare, technology, logistics, and retail. Major regional employers include Collins Aerospace, International Paper, Mercy Medical Center, UnityPoint Health–St. Luke's Hospital, and Cargill, along with a growing number of small businesses and professional service firms. The city's expanding retail corridors, ongoing residential development, and strong regional employment base continue to attract investment and support long-term economic growth, making Marion one of Eastern Iowa's most desirable places to live, work, and do business.



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The background of the entire image is a photograph of a modern, single-story commercial building at dusk. The building has a dark facade with large windows and a prominent sign that reads "CALIBER COLLISION" in white, bold, sans-serif capital letters. The sign is illuminated from within. The building has a flat roof and a concrete parking lot in front. A dark car is parked in the lot. The sky is a mix of dark blue and orange from the setting or rising sun. In the bottom left corner, there is a black rectangular box containing the "CALIBER COLLISION" logo and tagline.

CALIBER COLLISION
RESTORING THE RHYTHM OF YOUR LIFE®

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