



1425 UNIVERSITY AVE ROCHESTER, NY 14607

INDUSTRIAL PROPERTY
PARTIALLY LEASED

OFFERING MEMORANDUM

EXCLUSIVELY *PRESENTED BY*



Nathan Couse

Dispositions Officer



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5912 N Burdick St,
East Syracuse, NY 13057

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EXECUTIVE SUMMARY

1425 University Ave in Rochester, NY offers an exceptional partially leased, owner-user/investment opportunity in one of the region's most strategically positioned commercial corridors. The property delivers 26,229 SF across two functional floors (owner can occupy 16,908 SF) featuring up to 15-foot clear heights and two drive-in bays. This highly traveled connector provides seamless access to downtown, I-490, and the University of Rochester/Medical Center, offering exceptional visibility, brand presence, and proximity to one of Rochester's strongest talent, residential, and customer bases. Its position within this vibrant, amenity-rich district makes it an ideal setting for an owner-occupant looking to anchor their business in a high-growth, high-demand area.

North Gates

LYELL-OTIS

UPPER FALLS

Rochester

Susan B. Anthony
Museum & House

Memorial Art Gallery

CORN HILL

SOUTH WEDGE

SWILKEBURG

DiBella's Subs

COBES HILL

Ellison Park

Corbett's Glen

THE OFFERING

Building SF	26,229 SF
Owner Can Occupy	16,908 SF
Year Built	1965
Lot Size (Acres)	1.30
Parcel ID	122.39-1-10.001
Zoning Type	C-2
Clear Height	15'
Drive Ins	2

INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Positioned along a major commercial connector, the property offers exceptional visibility and seamless access to Downtown Rochester, I-490, the University of Rochester, and the Medical Center.



Expansive Space: The building delivers 26,229 SF across two efficient floor plates that support a variety of owner-user configurations. Owner can occupy 16,908 SF, the property is partially leased already.



Strategic Features: Prominent frontage along University Avenue and two convenient drive-in bays enhance both operational efficiency and brand exposure.



Industrial Infrastructure: Clear heights up to 15 feet, masonry construction, and wet sprinklers provide durable, production-ready industrial capability.



Zoning Advantage: C-2 Community Business District zoning provides flexible commercial use options, allowing a wide range of office, service, flex, and light industrial operations.



FLOOR PLAN



Estimated areas

GLA FLOOR 1: 78 sq. ft, excluded 19215 sq. ft
GLA FLOOR 2: 4627 sq. ft, excluded 309 sq. ft
Total GLA 6705 sq. ft, total scanned area 26229 sq. ft



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$86,005	\$87,510	\$90,135	\$92,839	\$95,625	\$98,493
TAX & INS	\$15,422	\$15,731	\$16,045	\$16,366	\$16,694	\$17,027
EFFECTIVE GROSS REVENUE	\$101,427	\$103,241	\$106,180	\$109,205	\$112,319	\$115,520
OPERATING EXPENSES						
PROPERTY TAX	\$34,263	\$34,948	\$35,647	\$36,360	\$37,087	\$37,829
INSURANCE	\$9,180	\$9,364	\$9,551	\$9,742	\$9,937	\$10,136
TOTAL OPERATING EXPENSES	\$43,443	\$44,312	\$45,198	\$46,102	\$47,024	\$47,965
NET OPERATING INCOME	\$57,984	\$58,929	\$60,982	\$63,103	\$65,295	\$67,555

RENT ROLL

1425 UNIVERSITY AVE RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Garber V Inc.	9,321	\$86,005	\$9.23/sqft	05/01/2025	05/31/2030
Space 2	Vacant	16,908				
TOTAL		26,229	\$86,005			



TENANT SUMMARY

Garber V Inc.

Garber Rochester is part of the long-standing Garber Automotive Group, a family-owned organization rooted in the automotive industry since 1907. Known for its commitment to exceptional customer experiences, Garber Rochester offers new and used vehicles, financing assistance, and a state-of-the-art service center staffed by certified technicians. Their goal is to be a one-stop solution for all automotive needs.



LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	05/01/2025
Lease Expiration	05/31/2030
Base Term Remaining	5 years
Options	Extension Term
Rental Increase	+3% Annually

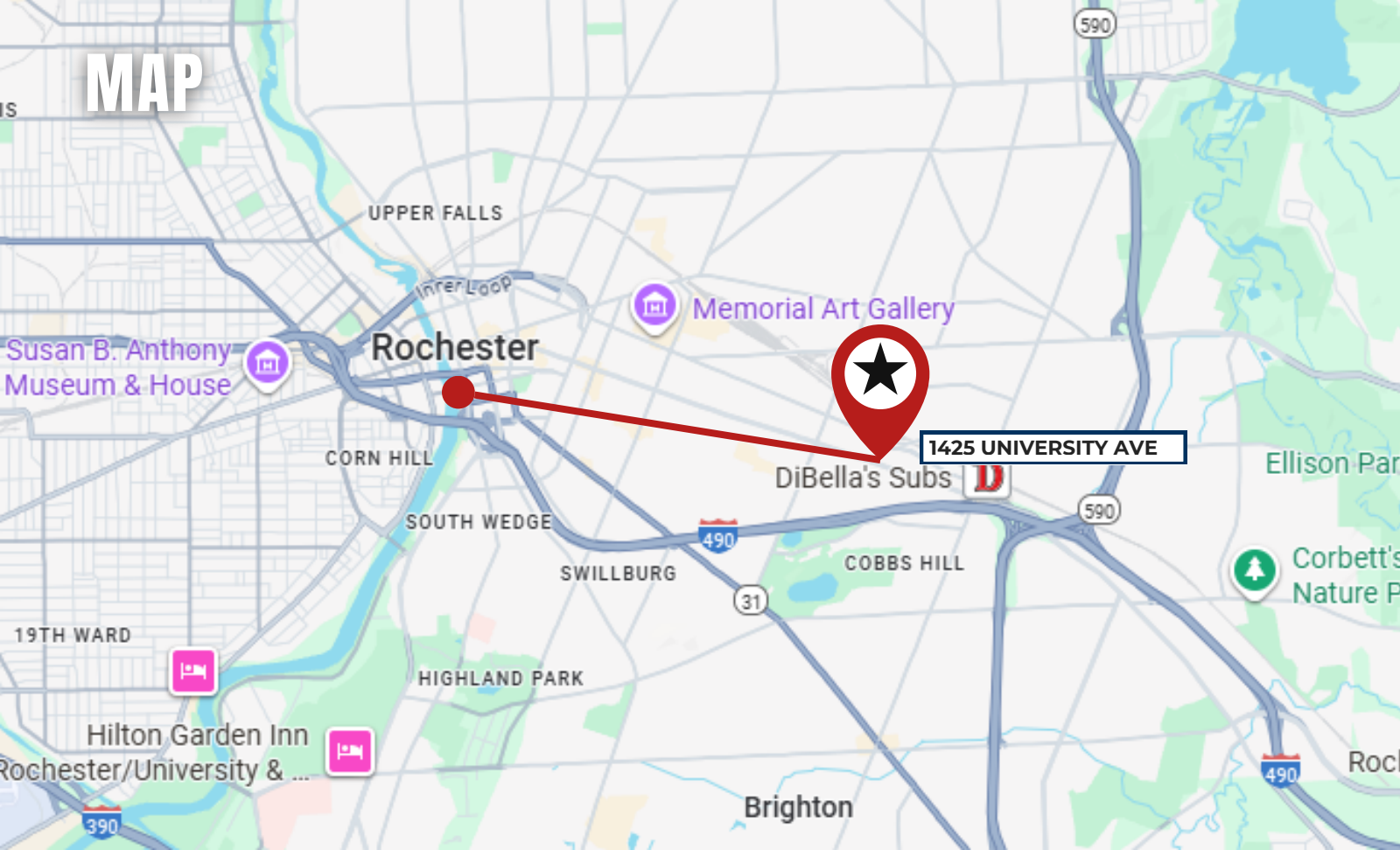
ABOUT ROCHESTER, NY

Rochester, NY, offers a diverse commercial real estate market with strong opportunities in industrial, office, and retail sectors. Known for its industrial heritage, the city is ideal for manufacturing, distribution, and logistics, thanks to its strategic location and affordable property rates.

The office market is stable, with both traditional and adaptive spaces, while retail faces challenges due to e-commerce trends. Overall, Rochester provides a cost-effective environment with long-term growth potential, particularly in industrial and tech-related sectors.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	19,769	136,211	309,734
2024 ESTIMATE	18,589	133,916	302,776
2029 PROJECTION	18,145	131,911	297,903
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	7,495	57,536	135,283
2024 ESTIMATE	7,026	56,851	132,382
2029 PROJECTION	6,850	56,030	130,209
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$40,916	\$57,108	\$67,280

MAP



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