

INVESTMENT OFFERING

PDS Health (Pacific Dental)

Lino Lakes, Minnesota

7705 Lake Drive · Lino Lakes, MN 55014
Anoka County

**New Construction · Target Anchored Development
10-Year NNN Lease · Dental/Medical Office**



ASKING PRICE

\$2,625,000

CAP RATE

6.00%

YEAR 1 NOI

\$157,500

MC
PARTNERS

Matt Hazelton

612-396-7723

matt@mcpartnerscre.com

MN License# 40449423

Offering Summary

A newly constructed, single-tenant PDS Health (Pacific Dental Services) dental/medical office located on the bustling Lake Drive commercial corridor.

ASKING PRICE \$2,625,000	CAP RATE 6.00%	YEAR 1 NOI \$157,500
LEASE TYPE NNN – LL Structure, Roof & Slab	PRIMARY TERM 10 Years	RENT BUMPS 12.5% Every 5 Years

PROPERTY SNAPSHOT		KEY DATES	
Address	7705 Lake Drive – Lino Lakes, MN 55014	Rent Commencement	September 1, 2026 (Estimated)
Building Size	3,500 SF	Initial Term Expiration	August 31, 2036
Land Area	±0.68 Acres (29,621 SF)	Renewal Options	Three (3) 5-Year Options

Investment Highlights



New Construction, 10-Year Lease

Brand-new construction on a 10-year primary term corporately backed by Pacific Dental Services, LLC ("PDS Health"), with aggressive 12.5% scheduled rent bumps every 5 years.



Target-Anchored Retail Corridor

The immediate area is anchored by Target and has seen robust development, with the recent addition of Starbucks, Heartland Dental, Valvoline, and Chipotle.



Signalized Corner, Strong Traffic

Sits on a signalized intersection with strong daily traffic counts, delivering excellent visibility and easy ingress and egress for drive-thru customers.



Leading High-Growth Dental Service Organization

PDS Health is one of the nation's largest dental service organizations with 1,100 locations. In the post-covid era, they have increased their store count by ~35% and grown revenue by ~50%.



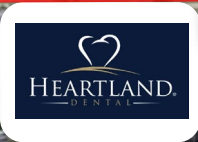
Affluent Demographics, Steady Growth

Within a three-mile radius, the average household income is \$135,000, 19% higher than the national average, with steady population growth across greater Lino Lakes over the last five years.



Twin Cities Metropolitan Support

Located 20 minutes from downtown Minneapolis, 10 minutes from Anoka County-Blaine Airport and 30 minutes from MSP International Airport. Lino Lakes is positioned as an easily accessible suburb to all parts of the Twin Cities metro.



Lake Drive – 17,000 VPD

Property & Lease Overview

PROPERTY DETAILS

Tenant / Guarantor	Pacific Dental Services, LLC (d/b/a PDS Health)
Address	7705 Lake Drive, Lino Lakes, MN 55014
County	Anoka County, Minnesota
APN	08-31-22-42-0037
Building Size	3,500 SF
Land Area	±29,621 SF (±0.68 Acres)

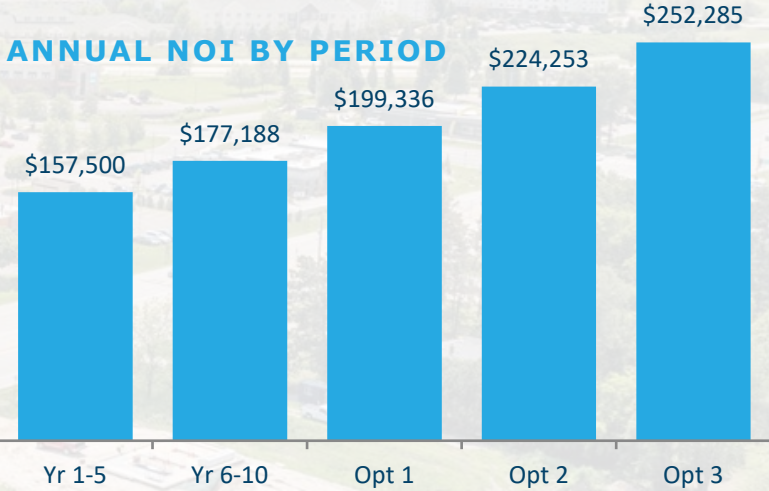
LEASE DETAILS

Lease Structure	NNN – Landlord: Roof & Structure
Rent Commencement	October 1, 2026 (Estimated)
Initial Term	10 Lease Years (through Sept 30, 2036)
Renewal Options	Three (3), 5-Year Options
Fully Extended Term	Up to 25 Lease Years (through Sept 30, 2051)
Rent Escalations	12.5% Every 5 Years – Initial Term & Options



Base Rent Schedule & NOI Growth

Period	Years	Dates	Monthly	Annual NOI
Initial Term (Current)	Yrs 1–5	Oct 1, 2026 – Sep 30, 2031	\$13,125	\$157,500
Initial Term	Yrs 6–10	Oct 1, 2031 – Sep 30, 2036	\$14,766	\$177,188
Option 1	Yrs 11–15	Oct 1, 2036 – Sep 30, 2041	\$16,611	\$199,336
Option 2	Yrs 16–20	Oct 1, 2041 – Sep 30, 2046	\$18,688	\$224,253
Option 3	Yrs 21–25	Oct 1, 2046 – Sep 30, 2051	\$21,024	\$252,285



Site Plan & Aerial



Tenant & Credit Overview



Pacific Dental Services, LLC (PDS Health) — National Dental Support Organization

Founded 1994 · 1,100+ Locations · 25 States · Rebranded PDS Health in 2024

ABOUT THE TENANT

Pacific Dental Services, LLC (d/b/a PDS Health) is one of the largest dental support organizations (DSOs) in the United States, supporting more than 1,100 dental and medical practices across 25 states. Founded in 1994 and rebranded as PDS Health in 2024, the company provides business, administrative and technology support to affiliated owner-dentists, allowing clinicians to focus on patient care under the brand promise "Healthier, Happier Patients.®" Dental care is a needs-based, service-oriented and internet-resistant use, and PDS's scale, brand recognition and multi-state footprint make it a well-established operator in the healthcare real estate sector.



OWNERSHIP

Private (Irvine, CA)

LOCATIONS SUPPORTED

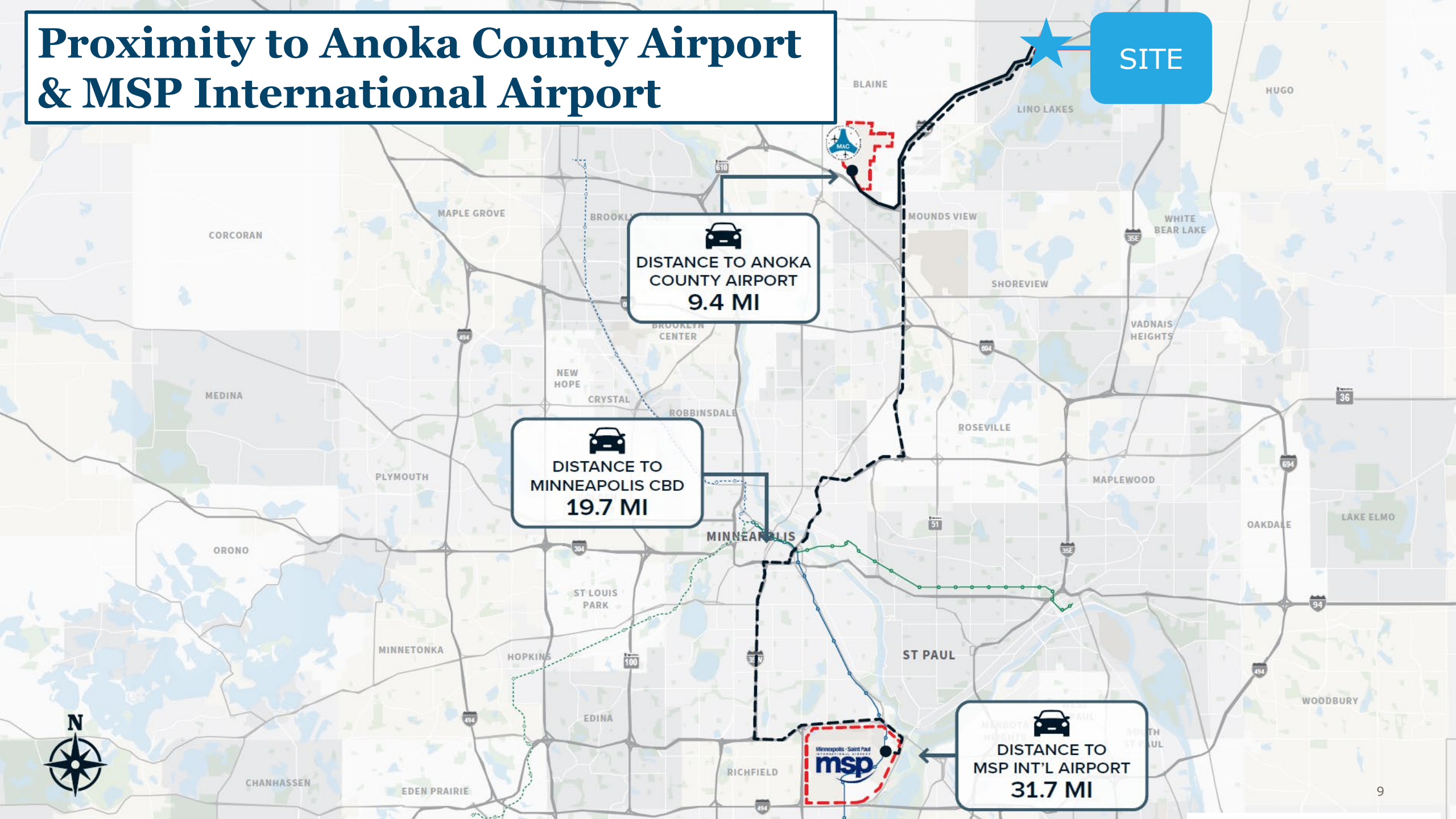
1,100+ in 25 States

IN THE NEWS

[We're Opening Soon! We are Dentists of Lino Lakes, and we're opening October 2026.](#)

[PDS Health makes Progress in Integrated Care and Expanded Access](#)

Proximity to Anoka County Airport & MSP International Airport



Demos & Market Overview

Lino Lakes is one of the fastest-growing suburbs in the northern Twin Cities metro, with population up roughly 9% since the 2020 census to over 23,000 residents and median household income around \$127,000 — well above the metro average. Set along I-35E and I-35W, the city offers a 20-minute drive to downtown Minneapolis or St. Paul while retaining a lower-density, lake-and-trail-oriented character, anchored by the 2,700-acre Rice Creek Chain of Lakes Regional Park. The local economy is diversified across manufacturing, healthcare, and retail trade, and homeownership sits above 92%, reflecting a stable, high-income residential base — a favorable profile for a needs-based dental/medical use.

POPULATION
5-MILE RADIUS

67,652

MEDIAN HH INCOME
5-MILE RADIUS

\$121,362

AVG. HH INCOME
5-MILE RADIUS

\$144,634

MEDIAN HOME VALUE
5-MILE RADIUS

\$419,856

DEMOGRAPHICS BY RADIUS

	POPULATION	HOUSEHOLDS	MEDIAN INCOME	AVERAGE INCOME
1-MILE	3,478	1,118	\$114,196	\$135,199
3-MILE	19,061	6,164	\$111,940	\$133,124
5-MILE	67,652	23,475	\$121,362	\$144,634

Confidentiality & Disclaimer

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CONTACT

Matt Hazelton

MC Partners

612-396-7723 · matt@mcpartnerscre.com

MN License# 40449423

