- **Wells Fargo has 4,050+ locations in 33 states with an S&P rating of BBB+ and year end 2025 revenues of $83.7 billion.**
- **Bank Deposits as of June 30, 2025 are $216 million at this location.**
- **This Wells Fargo Drive Thru Ground Lease is located on an out parcel to the Burnsville Center, a 1,100,100 square-foot destination anchored by JCPenney and Dick's Sporting Goods. Nearby tenants include Target, Costco, Total Wine, Ulta, Chipotle, Walgreens, Cub Foods, At Home and many more.**
- **This Wells Fargo Drive Thru Ground Lease has excellent visibility from County Road 42 West which averages over 49,000 vehicles per day.**
- **Strong demographics with an average household income of $127,855 and population of 183,552 within a 5-mile radius.**
- **Burnsville is 15 miles south of downtown Minneapolis and the ninth largest suburb in the metro area.**

INVESTMENT SUMMARY

PRICE	$2,421,000
CAP	4.75%
CURRENT NOI	$115,000
NOI YEARS 30-35	$115,000
RENT/SF	$7.33
LAND PRICE/SF	$154.39

LEASE INFORMATION

LEASE TYPE	Ground
REMAINING LEASE TERM	9 Months
RENT COMMENCEMENT	3/3/1992
LEASE EXPIRATION	2/28/2027
RENEWAL OPTIONS	None Remaining

LEASE NOTES:

Tenant has 10 day right of first refusal.

Ground Lease includes Drive Thru portion of Wells Fargo. Owner of Drive Thru Ground Lease has Right of First Refusal to acquire Wells Fargo Bank building.

PROPERTY INFORMATION

ADDRESS	925 County Road 42 W, Burnsville, MN 55306
LOT SIZE	0.36 Acres
COUNTY	Dakota
YEAR BUILT	1992

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2025 POPULATION	9,778	76,370	183,552
2030 POPULATION	9,966	76,840	185,092
2025 MEDIAN	$87,910	$92,347	$100,709
2025 AVERAGE HOUSEHOLD INCOME	$102,195	$115,677	$127,855

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2023 and 2028.

TENANT INFORMATION

PROPERTY	Wells Fargo Drive Thru Ground Lease
TENANT	Wells Fargo & Company
REVENUES	$83.7 Billion
NET WORTH	$181.1 Billion
S&P RATING	BBB+
WEBSITE	https://www.wellsfargo.com/

LOCATION BANK DEPOSITS

AS OF JUNE 2025	$216 Million

Wells Fargo & Company (NYSE: WFC) is a diversified, community-based financial services company with $1.92 trillion in assets. Wells Fargo's vision is to satisfy its customer's financial needs and help them succeed financially. Founded in 1852, and headquartered in San Francisco, Wells Fargo provides banking, investment and mortgage products and services as well as consumer and commercial finance through more than 7,200 locations, more than 13,000+ ATMs, the internet (wellsfargo.com), and mobile banking and has offices in 31 countries and territories to support customers who conduct business in the global economy. Wells Fargo serves one in three households in the United States.

4,050+	11,000+	No. 33	268,000
Locations	ATM's	Fortune's 2025 Rankings	Employees

CONTACT THE BELOW TO RECEIVE FULL MARKETING PACKAGE WITH BUILDING PHOTOS & AERIALS.

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WELLS FARGO DRIVE THRU GL

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