



# 1425 UNIVERSITY AVE ROCHESTER, NY 14607

INDUSTRIAL PROPERTY  
PARTIALLY LEASED  
OWNER USER

Ryan Jenkins  
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OFFERING MEMORANDUM



# EXCLUSIVELY *PRESENTED BY*




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## Ironhorn Enterprises

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 5912 N Burdick St,  
East Syracuse, NY 13057



## PROPERTY OVERVIEW

Executive Summary  
Investment Highlights  
Floor Plan

## FINANCIAL OVERVIEW

Financial Summary  
Rent Roll  
Tenant Summary

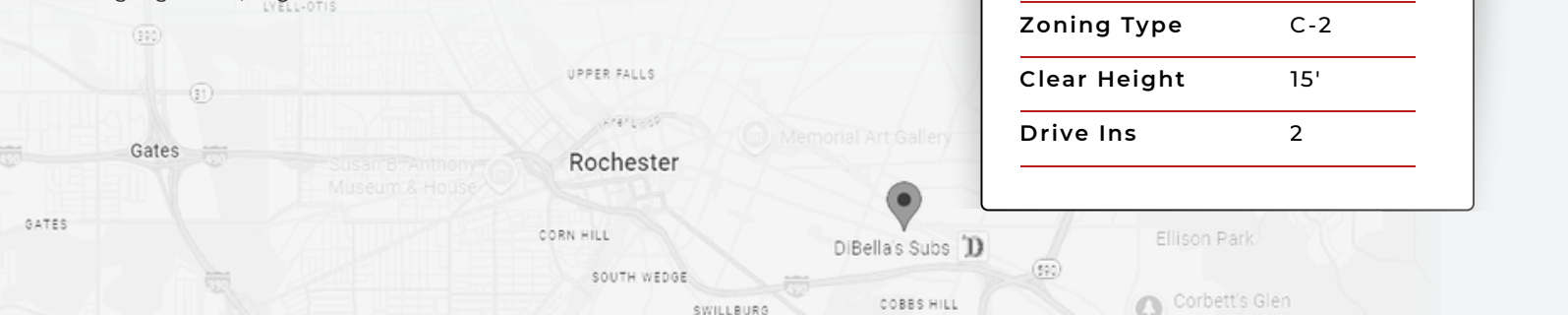
## LOCATION OVERVIEW

About Rochester, NY  
Demographics  
Map

# EXECUTIVE SUMMARY

1425 University Ave in Rochester, NY offers an exceptional partially leased, owner-user 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



## THE OFFERING

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

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# 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
<b>GROSS REVENUE</b>						
BASE RENTAL REVENUE	\$83,500	\$85,587.46	\$88,155.08	\$90,799.74	\$93,523.73	\$96,329.44
TAX & INS	\$15,053	\$15,353.65	\$15,660.72	\$15,973.94	\$16,293.42	\$16,619.29
EFFECTIVE GROSS REVENUE	\$98,553	\$100,941.11	\$103,815.81	\$106,773.67	\$109,817.15	\$112,948.73
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$33,222	\$33,885.97	\$34,563.69	\$35,254.96	\$35,960.06	\$36,679.26
INSURANCE	\$9,180	\$9,363.75	\$9,551.03	\$9,742.05	\$9,936.89	\$10,135.63
TOTAL OPERATING EXPENSES	\$42,402	\$43,249.72	\$44,114.72	\$44,997.01	\$45,896.95	\$46,814.89
NET OPERATING INCOME	\$56,151	\$57,691.39	\$59,701.09	\$61,776.66	\$63,920.19	\$66,133.83

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# 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	\$83,500	\$8.96	05/01/2025	05/31/2030
Space 2	Vacant	16,908				
TOTAL		26,229	\$83,500			



# 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

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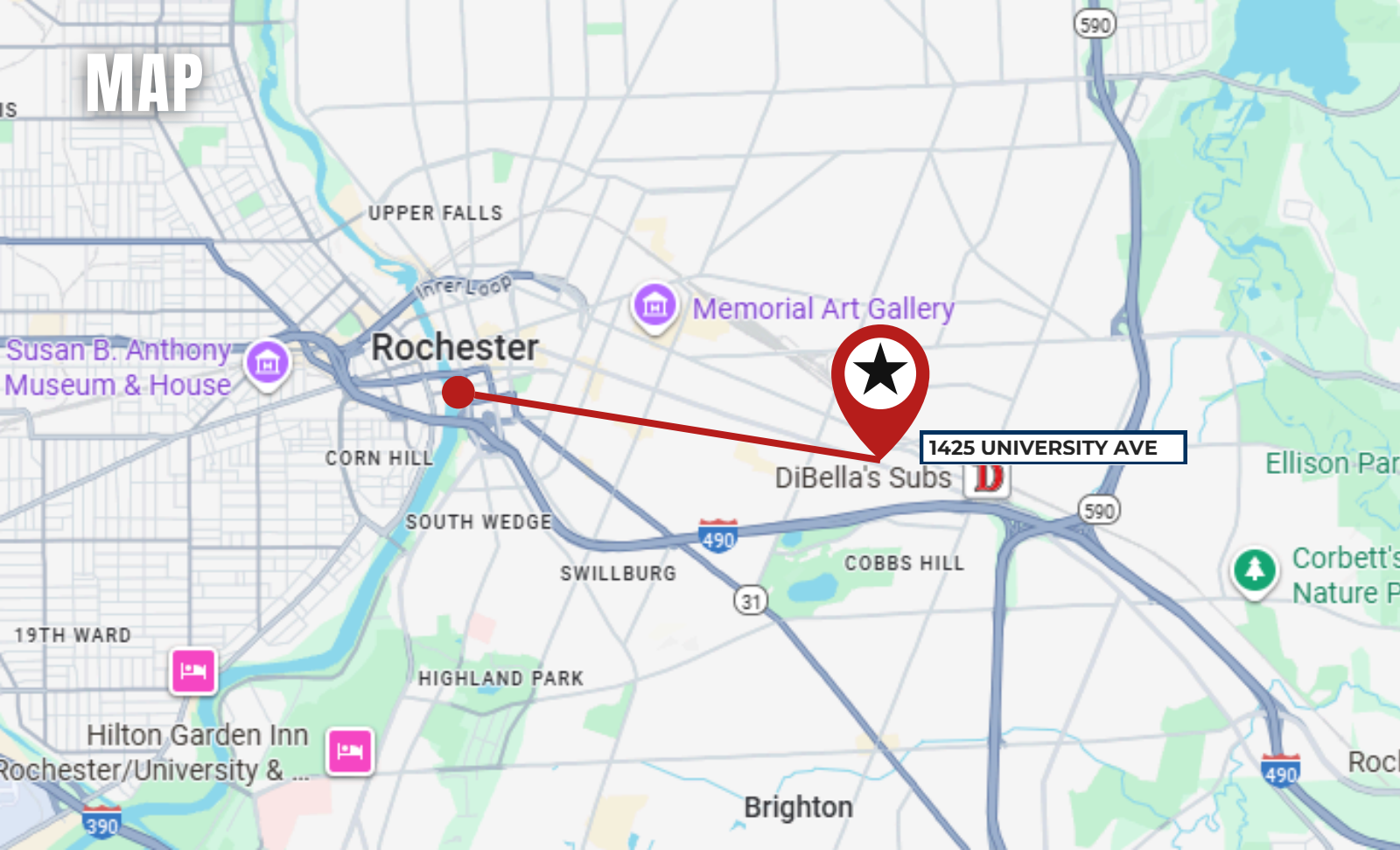
# ABOUT ROCHESTER, NY

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.

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

# MAP



Rochester

Memorial Art Gallery

Susan B. Anthony  
Museum & House

1425 UNIVERSITY AVE

DiBella's Subs

CORN HILL

SOUTH WEDGE

SWILLBURG

COBBS HILL

HIGHLAND PARK

Ellison Park

Corbett's Nature P

19TH WARD

Hilton Garden Inn  
Rochester/University & ...

Brighton

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