

WILLOW CREEK OFFICE BUILDING

1704 South Cleveland Avenue · Sioux Falls, SD



Bender
COMMERCIAL

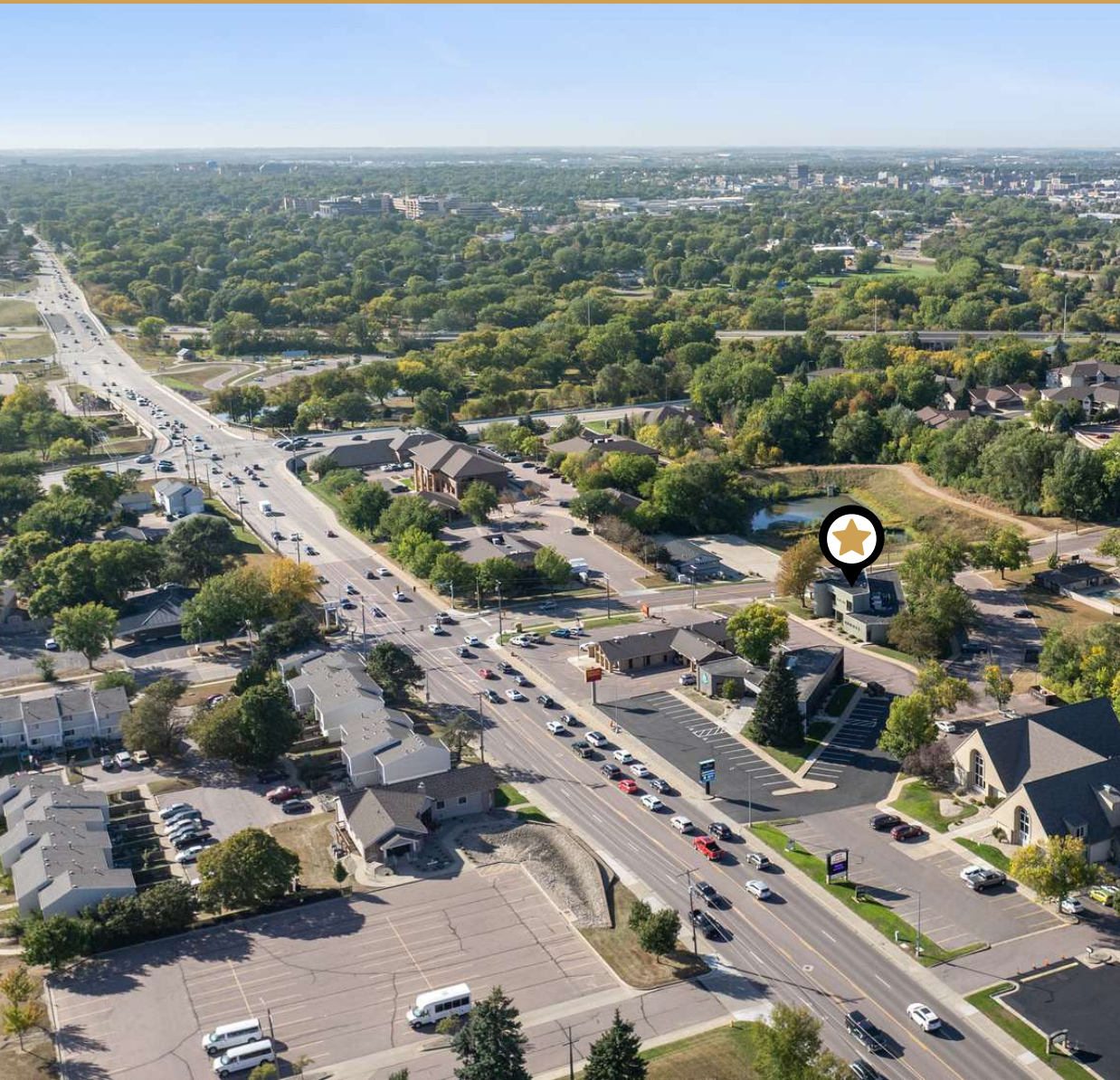
13,327 SF BUILDING • 52,272 SF LAND
\$1,475,000

TABLE OF CONTENTS



Investment Highlights	3
Property Details	4
Rent Roll & Sales Comps	5
Proforma	6
Property Overview	7
Interior Photos	8
Floorplans	12
Demographics	15
Location Highlights	16

INVESTMENT HIGHLIGHTS



PRICE: \$1,475,000

- **\$111/SF**

INVESTMENT HIGHLIGHTS

- Three-floor building with grade level walk out on highly-visible northeast corner of 26th Street and Cleveland Avenue near Interstate 229.
- Combined corner traffic count of approximately 30,000 vehicles per day.
- Building is comprised of seven (7) office suites with several current and upcoming vacancies perfect for an owner-occupant.
- 60 parking spaces provide ample parking.
- Unique building layout and convenient location create opportunities for a variety of potential uses.

PROPERTY DETAILS

PROPERTY ADDRESS	1704 S Cleveland Ave Sioux Falls, SD 57103
COUNTY	Minnehaha
YEAR BUILT	1978
ZONING	Office
PARKING	60 spaces
PARKING RATIO	1:222
GROSS BUILDING AREA	13,327 SF
LOT SIZE	52,272 SF
REAL ESTATE TAXES (PAYABLE 2026)	\$20,293



RENT ROLL & SALES COMPARABLES

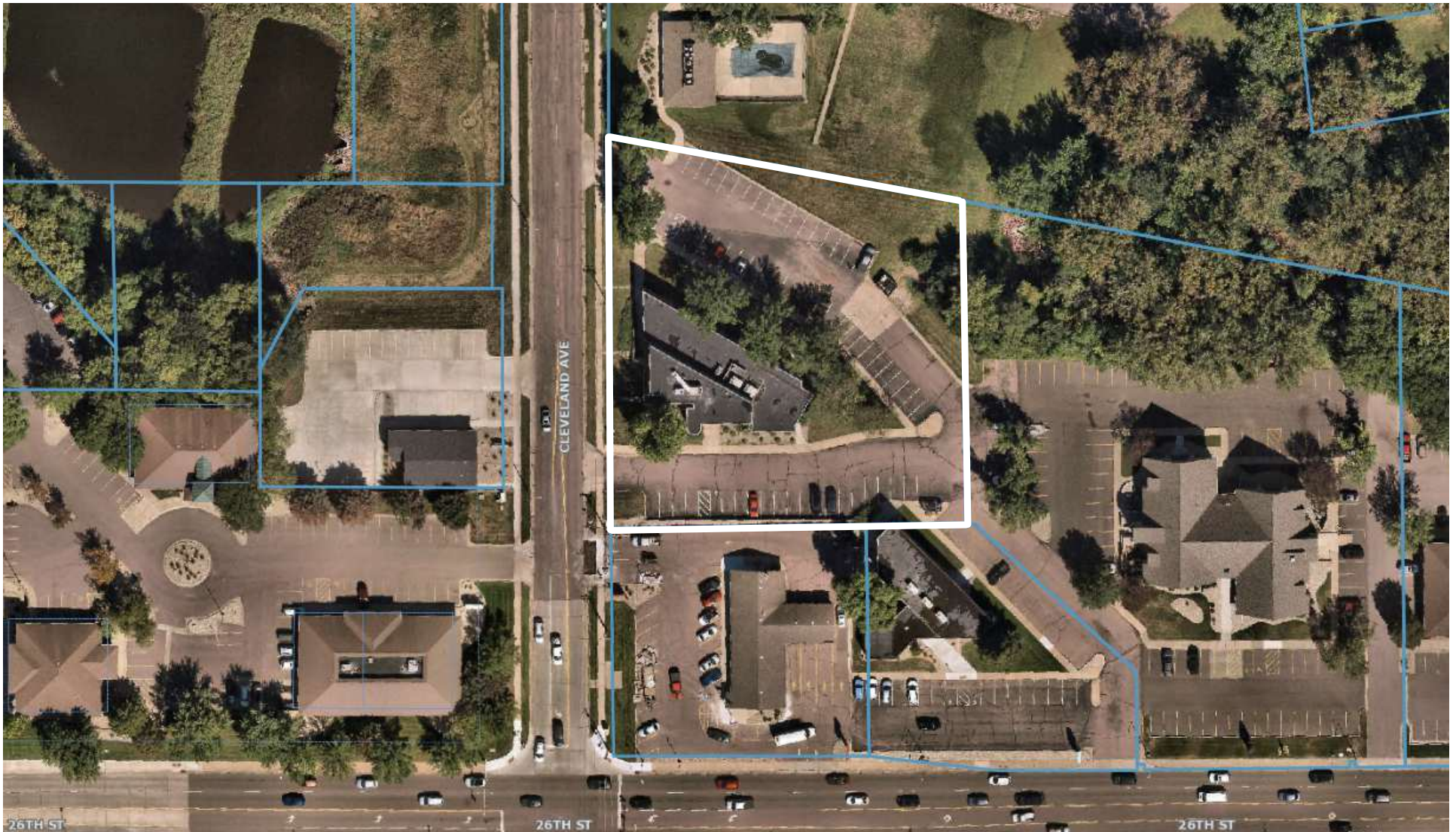
SUITE	TENANT	SQUARE FOOTAGE	MARKET CURRENT RENT
Suite 1	Vacant	2,189	\$11.50/SF NNN
Suite 2	Vacant	1,258	\$11.50/SF NNN
Suite 3	Counseling Office	2,198	\$10.00/SF NNN
Suite 4	Craig Dillion Dentistry	2,496	\$15.91/SF NNN
Suite 5	Counseling Office	2,037	\$11.50/SF NNN
Suite 6	Vacant	1,351	\$11.50/SF NNN
Suite 7	American Family	1,327	\$11.20/SF NNN

PROPERTY	LOCATION	SALE DATE	BUILD DATE	SALE PRICE	SF	PRICE PER SF
629 S. Minnesota Ave & 626 S Spring	Sioux Falls, SD	Dec 2025	1983	\$995,000	9,708	\$102.49
3900 W. 53rd St.	Sioux Falls, SD	Feb 2026	1991	\$1,250,000	12,908	\$96.84
1323 S Minnesota, 520 W. 22nd & 519 W 21st	Sioux Falls, SD	Apr 2025	1949-59	\$1,600,000	11,779	\$135.83

Name	Willow Creek Office
Location	Sioux Falls, SD
Property Type	Office
Date	August 2026
Square Feet	13,327
Price	\$1,475,000
-Loans	\$1,180,000
Down Payment	\$295,000
+Acq Costs	0
+Loan Points	0
Investment	\$295,000
Capitalization Rate	8.77%
Gross Income Multiplier	6.54
Cash on Cash	11.43%
Debt Coverage Ratio	1.353
Price/SqFt	\$111

	\$/SQFT	% OF GI	ANNUAL \$
GROSS INCOME			
Suite 1 - Vacant		11.20%	\$25,174
Suite 2 - Vacant		6.40%	\$14,467
Suite 3 - Counseling Office		9.70%	\$21,980
Suite 4 - Craig Dillion		17.60%	\$39,711
Suite 5 - Counseling Office		12.20%	\$27,485
Suite 6 - Vacant		6.90%	\$15,537
Suite 7 - American Family		6.60%	\$14,867
CAM Reimbursement		29.40%	\$66,235
TOTAL GROSS INCOME	16.92	100.00%	\$225,456
Vacancy & Credit Loss	0.85	5.00%	\$11,273
EFFECTIVE INCOME	16.07	95.00%	\$214,183
Less: Operating Expenses			
Maintenance	0.46	2.70%	\$6,147
Supplies	0.12	0.70%	\$1,540
Common Area Cleaning	0.34	2.00%	\$4,587
HVAC	0.39	2.30%	\$5,176
Extermination	0.09	0.50%	\$1,134
Lawn/Snow	1.01	6.00%	\$13,500
Electricity	0.51	3.00%	\$6,819
Gas	0.35	2.10%	\$4,707
Water Sewer	0.15	0.90%	\$1,948
Trash	0.19	1.10%	\$2,592
Insurance	0.38	2.20%	\$5,019
Real Estate Taxes	1.52	9.00%	\$20,293
Management Fee	0.85	5.00%	\$11,383
Total Operating Expenses	6.37	37.60%	\$84,845
NET OPERATING INCOME	9.7	57.40%	\$129,338
Less: Debt Service			
Loan	7.17	42.40%	\$95,609
Total Debt Service	7.17	42.40%	\$95,609
NET OPERATING CASH FLOW	2.53	15.00%	\$33,729

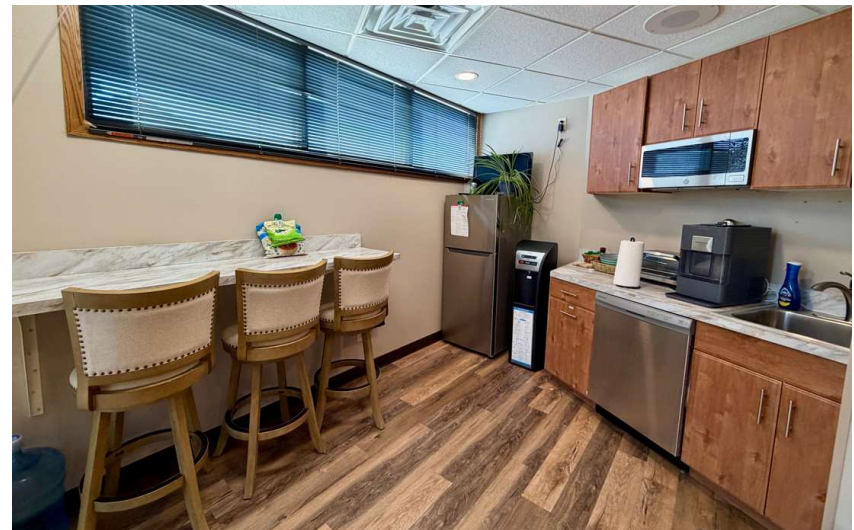
PROPERTY PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



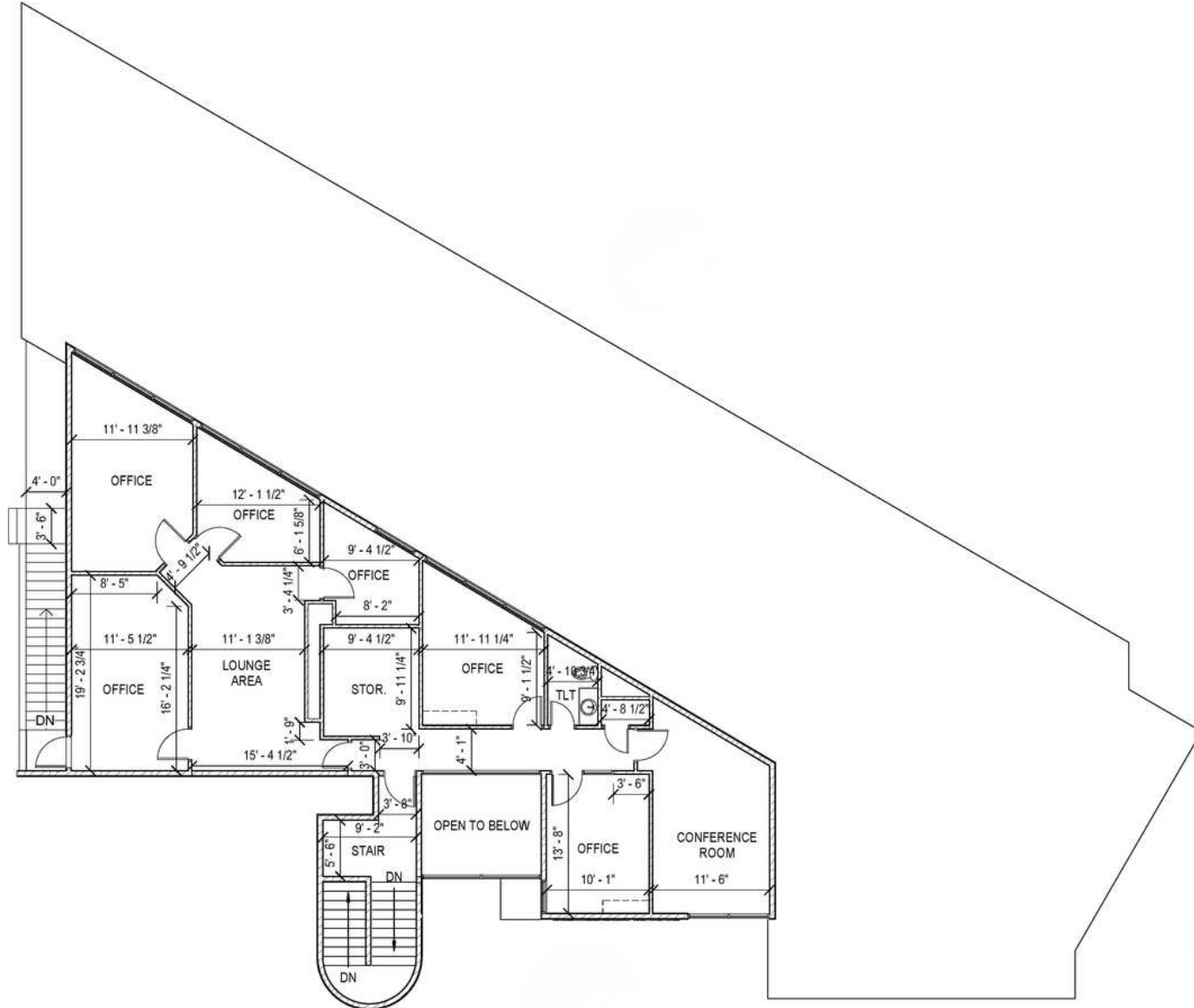
INTERIOR PHOTOS



INTERIOR PHOTOS



UPPER LEVEL FLOOR PLAN



3 MILE DEMOGRAPHICS

KEY FACTS

103,230

Population



Average
Household Size

36.8

Median Age

\$80,588

Median Household
Income

BUSINESS



4,172

2026 Total Businesses (NAICS)



66,132

2026 Total Employees (NAICS)

EMPLOYMENT



White Collar

65.8%



Blue Collar

18.9%



Services

15.3%



Unemployment
Rate

INCOME



\$80,588
Median Household
Income



\$47,915
Per Capita Income



\$210,677
Median Net Worth

EDUCATION

5.4%

No High School
Diploma



23.2%
High School
Graduate



27.8%
Some College/
Associate's
Degree



43.6%
Bachelor's/Grad/
Prof Degree

HOUSING STATS



\$319,677
Median Home
Value



\$12,274
Average Spent on
Mortgage & Basics



\$897
Median Contract
Rent

LOCATION HIGHLIGHTS



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