

Lease Availability Report

11650 Round Lake Blvd - Coon Rapids Marketplace
 Coon Rapids, MN 55433 - Coon Rapids Ret Submarket



BUILDING

| | |
|----------------|---------------------|
| Type: | Retail |
| Subtype: | Storefront |
| Center Type: | Strip Center |
| Tenancy: | Multiple |
| Year Built: | 2007 |
| GLA: | 11,334 SF |
| Floors: | 1 |
| Typical Floor: | 11,334 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-----------------|
| Min Divisible: | 1,200 SF |
| Max Contig: | 4,837 SF |
| Total Available: | 9,637 SF |
| Asking Rent: | Withheld |

EXPENSES PER SF

| | |
|--------|----------------------|
| Taxes: | \$3.26 (2018) |
|--------|----------------------|

SPACES

| Floor | Suite | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|---|-------|--------|-------|----------|------------|-------------|----------|-----------|-------|
| P 1st | 102 | Retail | Relet | 1,200 | 1,200 | 1,200 | Withheld | Vacant | 5 Yrs |
| Operating Expense is \$7.78 psf which includes CAMs and taxes | | | | | | | | | |
| P 1st | 104 | Retail | Relet | 2,400 | 2,400 | 2,400 | Withheld | Vacant | 5 Yrs |
| Operating Expense is \$7.78 psf which includes CAMs and taxes | | | | | | | | | |
| P 1st | 103 | Retail | Relet | 1,200 | 1,200 | 1,200 | Withheld | Vacant | 5 Yrs |
| Operating Expense is \$7.78 psf which includes CAMs and taxes | | | | | | | | | |

KEY TENANTS

| | | | |
|----------------------------|----------|--------------|----------|
| My Home Fitness | 2,295 SF | Subway | 1,861 SF |
| H&R Block | 931 SF | Edward Jones | 500 SF |
| Liberty Oxygen & Home Care | 500 SF | | |

TRAFFIC & FRONTAGE

| | |
|-----------------|--|
| Traffic Volume: | 12,100 on Coon Rapids Blvd NW & Yucca St NW (2016) |
| | 14,328 on Coon Rapids Blvd NW & Blackfoot St NW (2012) |
| Frontage: | 361' on Round Lake Blvd (with 1 curb cut) |
| | 183' on Coon Rapids Blvd |

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Lease Availability Report

12555 Ulysses St NE - Main Street Marketplace - Mainstreet Marketplace
Blaine, MN 55434 - Coon Rapids Ret Submarket



BUILDING

| | |
|----------------|--------------------|
| Type: | Retail |
| Subtype: | Freestanding |
| Center Type: | Neighborhood Ce... |
| Tenancy: | Multiple |
| Year Built: | 2004 |
| GLA: | 12,842 SF |
| Floors: | 1 |
| Typical Floor: | 12,842 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|---------------------|
| Min Divisible: | 1,200 SF |
| Max Contig: | 5,013 SF |
| Total Available: | 7,573 SF |
| Asking Rent: | \$17.00 - 20.00/NNN |

EXPENSES PER SF

| | |
|--------|---------------|
| Taxes: | \$4.12 (2018) |
| Opex: | \$3.96 (2013) |

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|--------|-------|---------------|------------|-------------|---------------------|-----------|------------|
| P 1st | Retail | Relet | 1,200 - 2,560 | 2,560 | 2,560 | \$17.00 - 20.00/NNN | Vacant | Negotiable |

SALE

Last Sale: Portfolio of 3 Retail Properties in Blaine, MN Sold on Jan 29, 2015 for \$6,212,000 (\$245.92/SF)

AMENITIES

Pylon Sign, Signage

KEY TENANTS

| | | | |
|--------------------|----------|------------------------|----------|
| Little Caesars | 1,424 SF | 5 Spice Asian take-Out | 1,285 SF |
| De'Nails Place Llc | 1,280 SF | Great Clips | 1,280 SF |

TRAFFIC & FRONTAGE

Traffic Volume: 20,900 on Main St NE & Central Ave NE (2014)
38,000 on Central Ave NE & 127th Ln NE (2017)

Frontage: 309' on Ulysses St NE (with 2 curb cuts)

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Lease Availability Report

10190 Baltimore St

Blaine, MN 55449 - Suburban St Paul Submarket



BUILDING

| | |
|----------------|-----------------------|
| Type: | Class C Office |
| Tenancy: | Multiple |
| Year Built: | 2003 |
| RBA: | 11,105 SF |
| Floors: | 1 |
| Typical Floor: | 11,105 SF |

AVAILABILITY

| | |
|------------------|-----------------|
| Min Divisible: | 1,500 SF |
| Max Contig: | 4,000 SF |
| Total Available: | 4,000 SF |
| Asking Rent: | Withheld |

EXPENSES PER SF

| | |
|-----------------|---------------------------|
| Taxes: | \$5.83 (2019-Est) |
| Opex: | \$6.00 (2019-Est) |
| Total Expenses: | \$11.83 (2019-Est) |

SPACES

| Floor | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|--------|-------|---------------|------------|-------------|----------|-----------|------------|
| P 1st | Retail | Relet | 1,500 - 4,000 | 4,000 | 4,000 | Withheld | Vacant | Negotiable |

AMENITIES

Air Conditioning, Signage

TRANSPORTATION

| | |
|------------------|---|
| Parking: | 30 Surface Spaces are available; Ratio of 2.93/1,000 SF |
| Commuter Rail: | 14 minute drive to Fridley Station Commuter Rail (Northstar Corridor) |
| Airport: | 34 minute drive to Minneapolis–Saint Paul International Airport |
| Walk Score ®: | Car-Dependent (33) |
| Transit Score ®: | Minimal Transit (19) |

KEY TENANTS

| | | | |
|---------------------|----------|------------------|----------|
| Express Urgent CARE | 9,715 SF | U.S. HealthWorks | 7,105 SF |
|---------------------|----------|------------------|----------|



Lease Availability Report

1510 109th Ave NE - Victory Village
Blaine, MN 55449 - Northtown Ret Submarket



BUILDING

| | |
|----------------|---------------|
| Type: | Retail |
| Subtype: | Freestanding |
| Center Type: | Outlet Center |
| Tenancy: | Multiple |
| Year Built: | 2009 |
| GLA: | 9,285 SF |
| Floors: | 1 |
| Typical Floor: | 9,285 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|----------|
| Min Divisible: | 1,800 SF |
| Max Contig: | 5,337 SF |
| Total Available: | 5,337 SF |
| Asking Rent: | Withheld |

EXPENSES PER SF

| | |
|--------|-------------------|
| Taxes: | \$5.86 (2018) |
| Opex: | \$3.70 (2011-Est) |

SPACES

| Floor | Use | Type | SF Avail | Flr Contig | Bldg Contig | Rent | Occupancy | Term |
|-------|--------|-------|---------------|------------|-------------|----------|-----------|------------|
| P 1st | Retail | Relet | 1,800 - 5,337 | 5,337 | 5,337 | Withheld | Vacant | 5 - 10 Yrs |

Former Famous Footwear space located at Victory Village in Blaine, the outlot of Super Target. Last available space in the development.

AMENITIES

Signage

KEY TENANTS

| | | | |
|-------------------------------|----------|-----|--------|
| Farrell's Extreme Bodyshaping | 1,705 SF | Gnc | 100 SF |
|-------------------------------|----------|-----|--------|

TRAFFIC & FRONTAGE

| | |
|-----------------|---|
| Traffic Volume: | 16,200 on 109th Ave NE & Club West Pkwy NE (2017) |
| | 41,177 on Central Ave NE & 107th Ave NE (2012) |
| Frontage: | 218' on 109th Ave NE (with 1 curb cut) |

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Lease Availability Report

1351 NE 113th Ave - Blaine Crossing I - Blaine Crossing
Blaine, MN 55434 - Coon Rapids Ret Submarket



BUILDING

| | |
|----------------|---------------------|
| Type: | Retail |
| Center Type: | Strip Center |
| Tenancy: | Multiple |
| Year Built: | 2007 |
| GLA: | 13,947 SF |
| Floors: | 1 |
| Typical Floor: | 13,947 SF |
| Docks: | None |

AVAILABILITY

| | |
|------------------|-----------------|
| Min Divisible: | 1,675 SF |
| Max Contig: | 1,875 SF |
| Total Available: | 5,421 SF |
| Asking Rent: | Withheld |

EXPENSES PER SF

| | |
|-----------------|-----------------------|
| Taxes: | \$4.33 (2019) |
| Opex: | \$6.02 (2019) |
| Total Expenses: | \$10.35 (2019) |

SPACES

| Floor | Suite | Use | Type | SF Avail | Fir Contig | Bldg Contig | Rent | Occupancy | Term |
|--|-------|--------|-------|----------|------------|-------------|----------|-----------|------------|
| P 1st | 400A | Retail | New | 1,675 | 1,675 | 1,675 | Withheld | 30 Days | Negotiable |
| • 14,000 square foot retail center located at the Northwest corner of Highway 65 and 113th Avenue • Adjacent to new area retailers, Wal-Mart, Lowe's and Brunswick Zone. • 44,500 vehicles pass by the property daily on Highway 65 • 154,859 residents within a five-mile radius with an Average Household Income of \$88,860 | | | | | | | | | |
| P 1st | 500 | Retail | New | 1,875 | 1,875 | 1,875 | Withheld | 30 Days | Negotiable |
| • 14,000 square foot retail center located at the Northwest corner of Highway 65 and 113th Avenue • Adjacent to new area retailers, Wal-Mart, Lowe's and Brunswick Zone. • 44,500 vehicles pass by the property daily on Highway 65 • 154,859 residents within a five-mile radius with an Average Household Income of \$88,860 | | | | | | | | | |
| P 1st | 100 | Retail | Relet | 1,871 | 1,871 | 1,871 | Withheld | Vacant | Negotiable |

AMENITIES

Pylon Sign, Signage

KEY TENANTS

| | | | |
|----------------|----------|------------------------------|----------|
| St Croix Kidds | 6,046 SF | Sugar & Spice & No More Lice | 3,742 SF |
| Salon Centric | 2,496 SF | | |

TRAFFIC & FRONTAGE

Traffic Volume: 1,200 on 113th Ave NE & Central Ave NE (2015)

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