

## Market Plaza

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790 West 66th Street  
Richfield, Minnesota



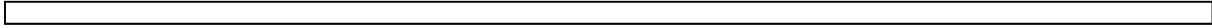
**24,000 SF AVAILABLE FOR LEASE**

**Offered By:**

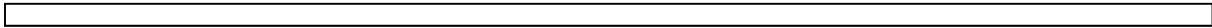
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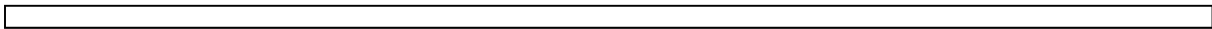
**Property Information**



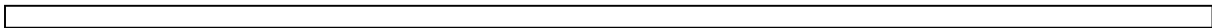
**Location Information**



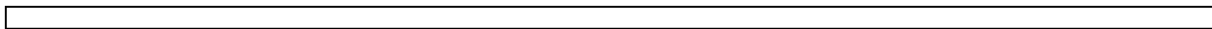
**Property Photos and Site Plans**



**Demographic Information**



**About Upland**



24,000 SF Available | Intersection of W 66th & Lyndale Ave, Richfield, MN



Location:

West 66th St & Lyndale Ave  
Richfield, MN 55423

Space Available:

24,000 SF

Asking Price:

\$14.00-\$16.00 Net / SF

CAM/Tax/Ins:

CAM/Ins.	\$3.23 / SF
Tax	\$3.82 / SF
Total	\$7.05 / SF

Traffic Counts:

W 66th St - 20,000 VPD

Lyndale Ave - 14,100 VPD

Current Tenants:

Petco, Champps Restaurant, Fedex  
Kinkos, Jimmy Johns, and Red Nails

Area Retailers:

LA Fitness, Walgreens, Rainbow  
Foods, Marshalls, Michael's, Dollar  
Tree and much more.



To view additional properties for sale or lease please visit: [www.upland.com](http://www.upland.com)

# Look Upland

Where Properties & People Unite!

For more information contact:

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All information furnished to Upland Real Estate Group, Inc. is from sources judged to be reliable. However, no warranty or representation is made as to its accuracy or completeness. Property is subject to price change, prior sale or lease, and withdrawal from market, all without notice.

**PURCHASE INFORMATION**

**Lease Rate: \$14.00—\$16.00 Net / SF**  
**Estimated 2012 CAM/Tax: \$7.05 / SF**  
**Building Sq. Ft.: 50,000 SF**  
**Available Sq.Ft.: 24,000 SF**  
**Property Status: Available**

**PROPERTY INFORMATION**

**Building Name: Market Plaza**  
**Address: 790 West 66th Street**  
**Richfield, MN 55423**  
**County: Hennepin**  
**Year Built: 1986**  
**PID#: 27-028-24-23-0098**

**DEMOGRAPHIC INFORMATION (Five Mile Radius)**

**Population: 307,392**  
**Median Household Income: \$ 65,745**  
**Average Household Income: \$ 81,874**

**Current Tenants: Petco, Jimmy John's, Fedex Kinkos, Champps Restaurant, and Red Nails.**

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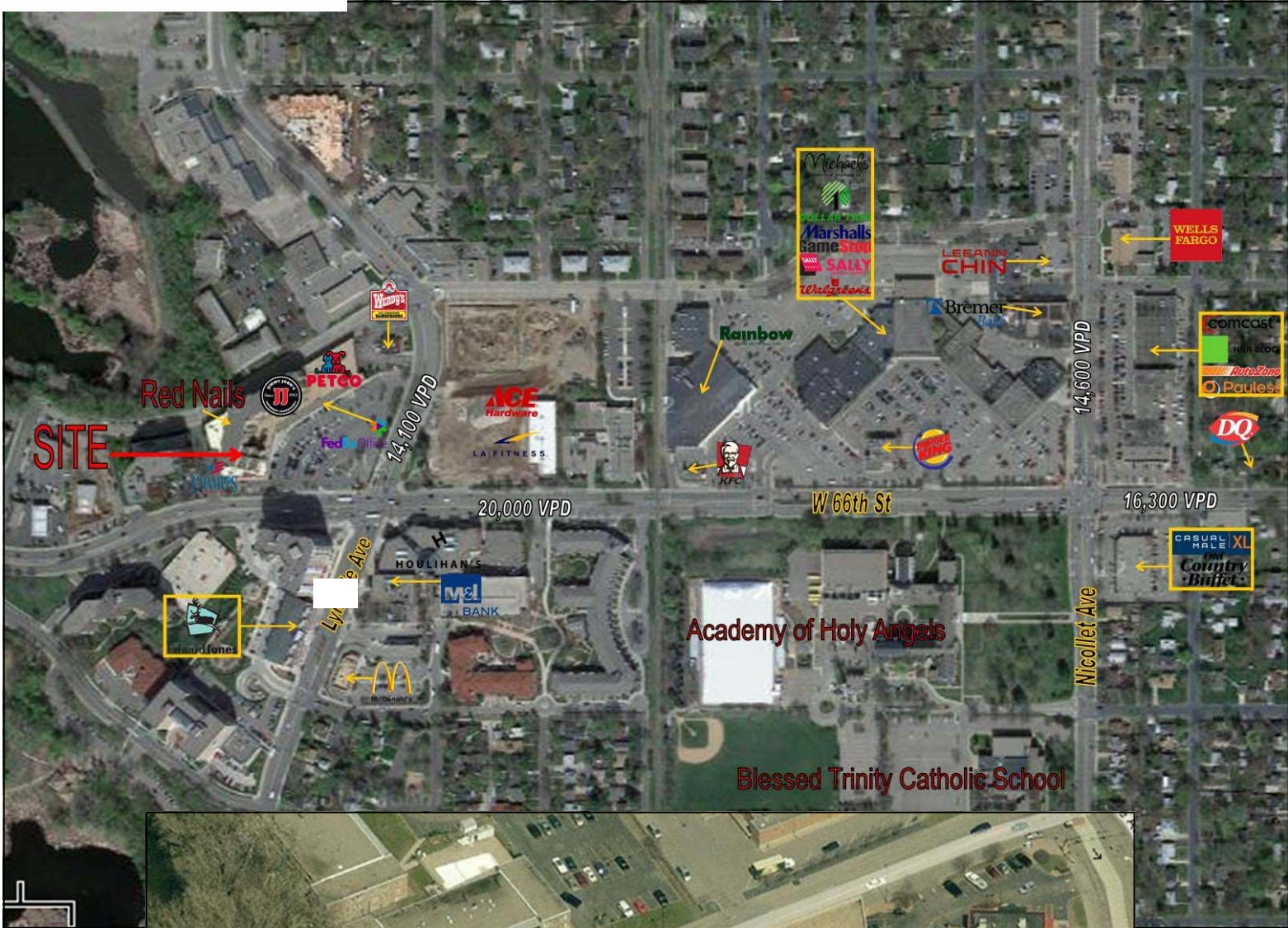


This Market Plaza site is located in a dense retail area on the northeast corner of 66th Street & Lyndale Avenue with traffic counts of 20,000 cars per day. There 24,000 SF of space available for lease at \$14-\$16 Net / SF. Current tenants include: Petco, Champps Restaurant, Fedex Kinkos, Jimmy Johns, and Red Nails. Nearby retailers include: Rainbow Foods, LA Fitness, Walgreens, Marshall's, Michael's, Caribou Coffee, McDonald's, ACE Hardware, Dairy Queen, Payless Shoes, Burger King, KFC, Houlihan's, Dollar Tree, Wendy's, Leann Chin, and much more.

Richfield is a city in Hennepin County in the state of Minnesota. It has a population of about 35,000 residents who live within seven square miles of neighborhoods, parks and shops. In order to remain vital, the community is focusing on commercial and residential redevelopment, taking advantage of its location near major freeways. Even lying as it does in the middle of an urban area (only ten minutes away by freeway from downtown Minneapolis), Richfield retains a small town flavor. Strong residential neighborhoods, an excellent public school system, an established infrastructure and amenities like Wood Lake Nature Center make it a community attractive to all ages. Richfield offers a variety of hotel and motel accommodations that covers the market from economy to all suites. There are 39 restaurants in the Richfield area, plus numerous parks, Richfield area shopping centers and an entire array of services.



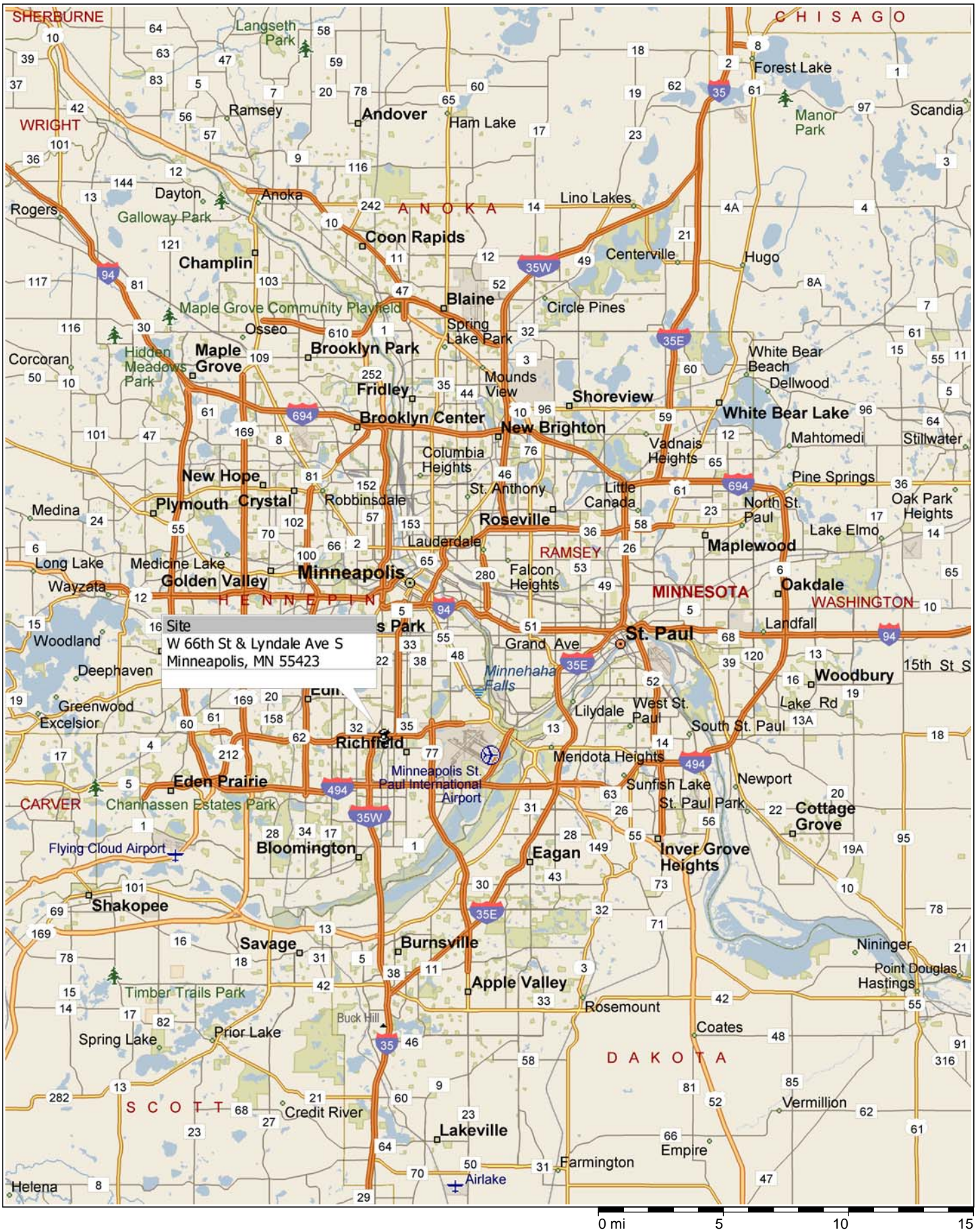




Market Plaza—Richfield, Minnesota

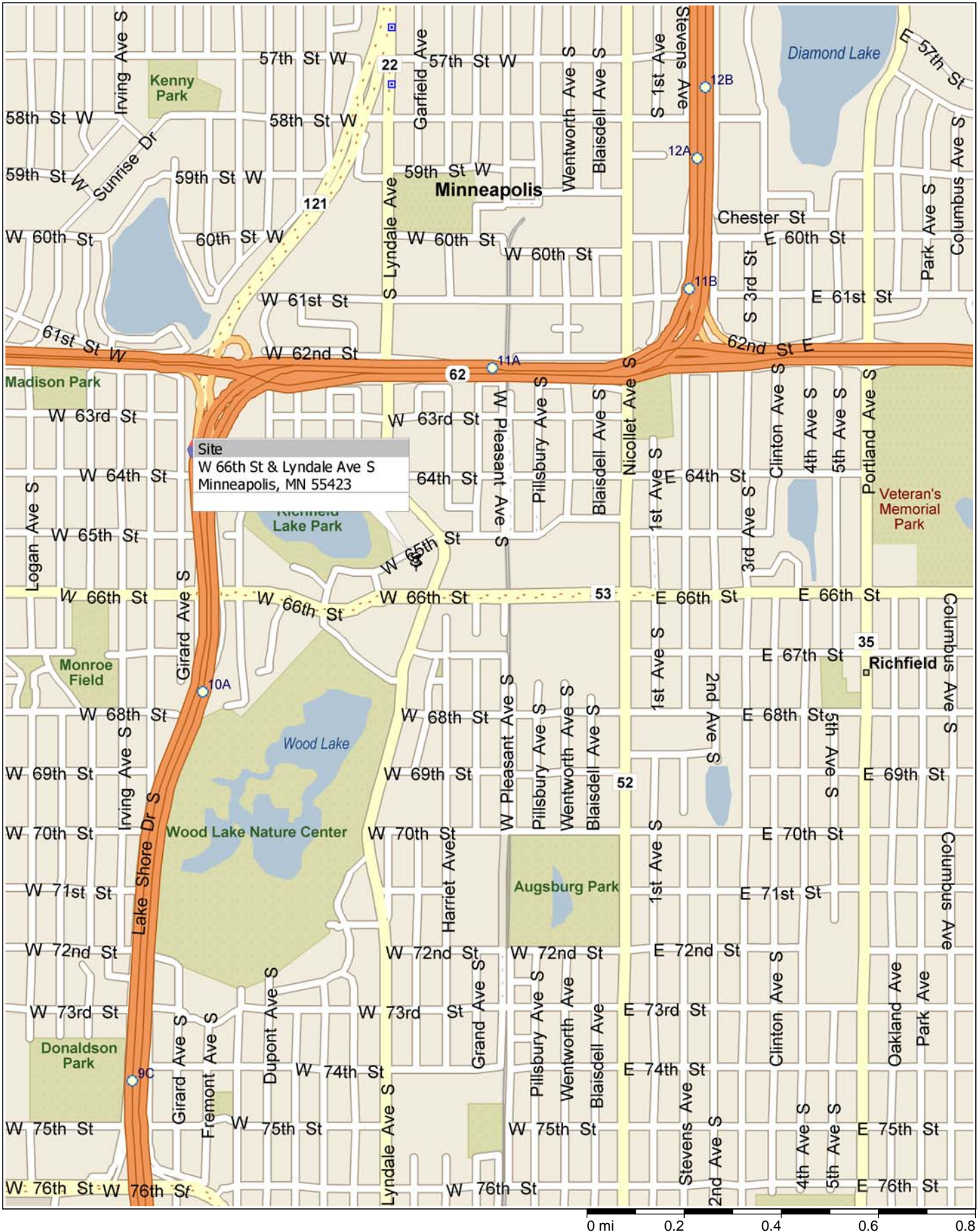


# Richfield, MN



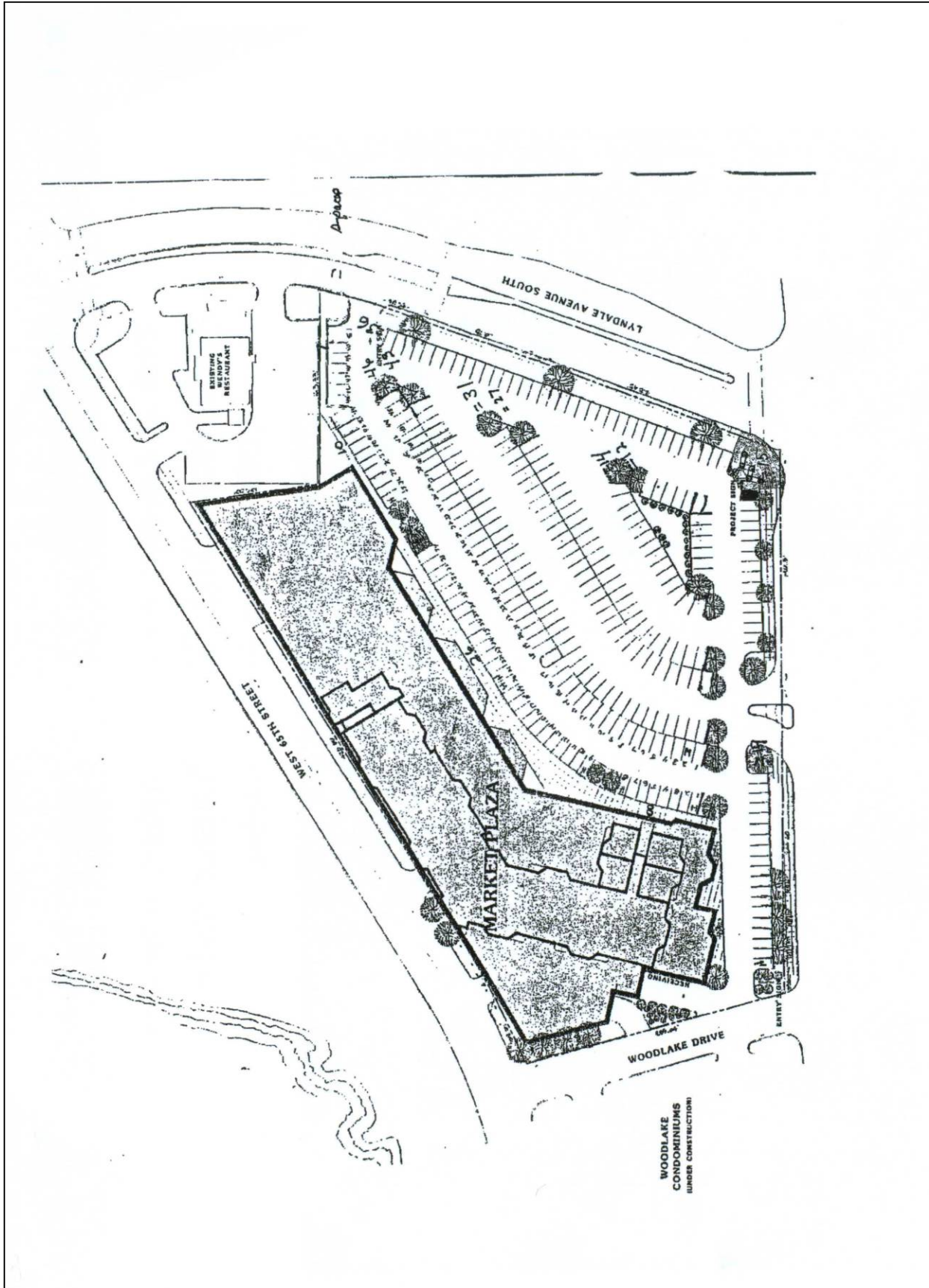


# Richfield, MN

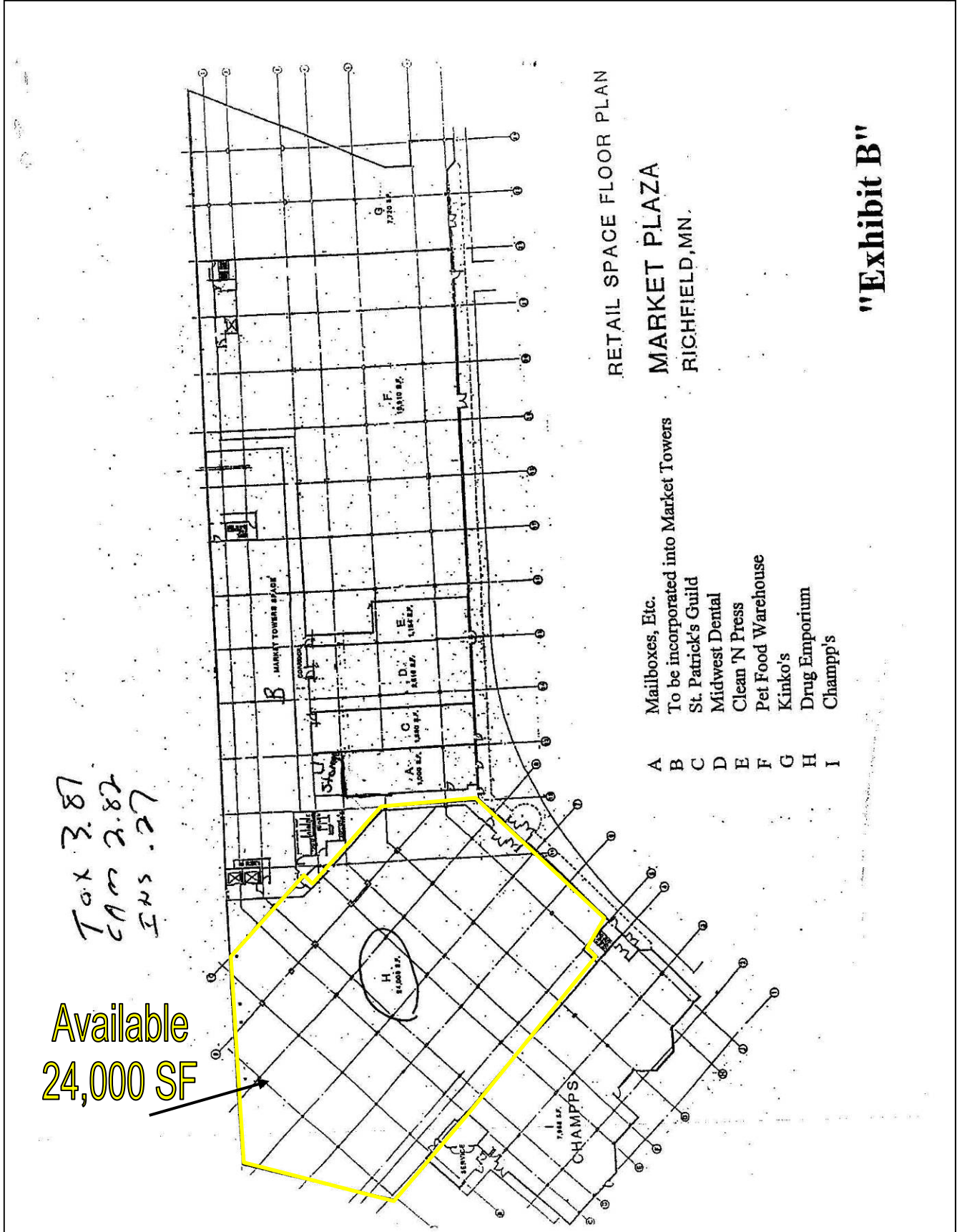














140 W 66th St, Richfield, MN...

Latitude: 44.883555

Longitude: -93.280485

Ring: 1, 3, 5 Miles

## Executive Summary

	1 mile radius	3 miles radius	5 miles radius
<b>2010 Population</b>			
Total Population	14,344	118,878	307,392
Male Population	48.2%	48.0%	49.0%
Female Population	51.8%	52.0%	51.0%
Median Age	39.6	40.6	38.6
<b>2010 Income</b>			
Median HH Income	\$63,757	\$68,403	\$65,745
Per Capita Income	\$33,598	\$37,457	\$36,622
Average HH Income	\$72,795	\$82,333	\$81,874
<b>2010 Households</b>			
Total Households	6,538	53,911	137,155
Average Household Size	2.15	2.18	2.20
<b>2010 Housing</b>			
Owner Occupied Housing Units	62.4%	68.5%	60.4%
Renter Occupied Housing Units	33.8%	27.1%	34.8%
Vacant Housing Units	3.9%	4.4%	4.8%
<b>Population</b>			
1990 Population	14,128	120,763	301,217
2000 Population	13,932	118,869	302,780
2010 Population	14,344	118,878	307,392
2015 Population	14,626	119,938	311,349
1990-2000 Annual Rate	-0.14%	-0.16%	0.05%
2000-2010 Annual Rate	0.28%	0%	0.15%
2010-2015 Annual Rate	0.39%	0.18%	0.26%

In the identified market area, the current year population is 307,392. In 2000, the Census count in the market area was 302,780. The rate of change since 2000 was 0.15 percent annually. The five-year projection for the population in the market area is 311,349, representing a change of 0.26 percent annually from 2010 to 2015. Currently, the population is 49.0 percent male and 51.0 percent female.

<b>Households</b>			
1990 Households	6,092	52,198	130,759
2000 Households	6,176	52,746	133,043
2010 Households	6,538	53,911	137,155
2015 Households	6,710	54,620	139,367
1990-2000 Annual Rate	0.14%	0.1%	0.17%
2000-2010 Annual Rate	0.56%	0.21%	0.3%
2010-2015 Annual Rate	0.52%	0.26%	0.32%

The household count in this market area has changed from 133,043 in 2000 to 137,155 in the current year, a change of 0.3 percent annually. The five-year projection of households is 139,367, a change of 0.32 percent annually from the current year total. Average household size is currently 2.20, compared to 2.24 in the year 2000. The number of families in the current year is 69,197 in the market area.

### Housing

Currently, 60.4 percent of the 144,048 housing units in the market area are owner occupied; 34.8 percent, renter occupied; and 4.8 percent are vacant. In 2000, there were 136,394 housing units - 63.4 percent owner occupied, 34.2 percent renter occupied and 2.4 percent vacant. The rate of change in housing units since 2000 is 0.53 percent. Median home value in the market area is \$176,106, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 2.57 percent annually to \$199,927. From 2000 to the current year, median home value changed by 2.43 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.



	1 mile radius	3 miles radius	5 miles radius
<b>Median Household Income</b>			
1990 Median HH Income	\$31,303	\$36,706	\$33,745
2000 Median HH Income	\$45,899	\$52,317	\$49,057
2010 Median HH Income	\$63,757	\$68,403	\$65,745
2015 Median HH Income	\$72,765	\$77,938	\$75,737
1990-2000 Annual Rate	3.9%	3.61%	3.81%
2000-2010 Annual Rate	3.26%	2.65%	2.9%
2010-2015 Annual Rate	2.68%	2.64%	2.87%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$15,551	\$18,938	\$18,753
2000 Per Capita Income	\$24,743	\$29,335	\$28,624
2010 Per Capita Income	\$33,598	\$37,457	\$36,622
2015 Per Capita Income	\$39,156	\$43,394	\$42,858
1990-2000 Annual Rate	4.75%	4.47%	4.32%
2000-2010 Annual Rate	3.03%	2.41%	2.43%
2010-2015 Annual Rate	3.11%	2.99%	3.19%
<b>Average Household Income</b>			
1990 Average Household Income	\$35,232	\$43,853	\$43,088
2000 Average Household Income	\$54,494	\$65,739	\$64,770
2010 Average HH Income	\$72,795	\$82,333	\$81,874
2015 Average HH Income	\$84,347	\$95,020	\$95,568
1990-2000 Annual Rate	4.46%	4.13%	4.16%
2000-2010 Annual Rate	2.87%	2.22%	2.31%
2010-2015 Annual Rate	2.99%	2.91%	3.14%

### Households by Income

Current median household income is \$75,745 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$75,737 in five years. In 2000, median household income was \$49,057, compared to \$33,745 in 1990.

Current average household income is \$81,874 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$95,568 in five years. In 2000, average household income was \$64,770, compared to \$43,088 in 1990.

Current per capita income is \$36,622 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$42,858 in five years. In 2000, the per capita income was \$28,624, compared to \$18,753 in 1990.

### Population by Employment

Total Businesses	509	5,733	13,900
Total Employees	6,351	95,824	207,040

Currently, 92.3 percent of the civilian labor force in the identified market area is employed and 7.7 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 93.9 percent of the civilian labor force, and unemployment will be 6.1 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 72.0 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 72.7 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 15.2 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 12.1 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 72.8 percent of the market area population drove alone to work, and 4.0 percent worked at home. The average travel time to work in 2000 was 21.2 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 7.5 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 19.5 percent were high school graduates only (29.6 percent in the U.S.)
- 7.3 percent had completed an Associate degree (7.7 percent in the U.S.)
- 29.7 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 16.2 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

# UPLAND

## BROKERAGE SERVICES

Our successful track record of offering specialized, high quality, focused commercial real estate sales and leasing services, makes Upland one of the upper Midwest's primary commercial property resources.

Our services include: Tenant Representation, Buyer Representation, Landlord Representation, Seller Representation, Development, Site Selections, Consultation, Property Dispositions.

### THE UPLAND ADVANTAGE

#### CLIENT BENEFITS

In every transaction, our goal is to create an environment that will enable you to gain the best all around outcome while performing quality negotiation.

We will:

- Exclusively represent your interest while establishing a win/win relationship with potential prospects.
- Provide you with in-depth market research gathered from years of experience, real estate professional relationships and from our custom research efforts.
- Save you time and resources by helping to eliminate unlikely or unqualified prospects early in the evaluation process.
- Increase negotiating power for you by creating competition for your property.

Whether you are a property owner looking to lease your property, or a businessperson looking for office, retail, or industrial space and engage Upland Real Estate's professionals, everything changes. You now have immediate access to crucial market information such as: current rental rates, concessions, operating expenses, and property taxes as well as having an advocate working exclusively in your best interest. This information makes you equal to (or better than) the landlord, tenant or buyer at the negotiating table. Most importantly, you can continue to run your business while the tenant representative does the "legwork" of finding your space.

Part of this legwork includes knowing the current market conditions, and the overall climate in which you will be venturing. We are in the business everyday and Upland has the market knowledge that you will require.

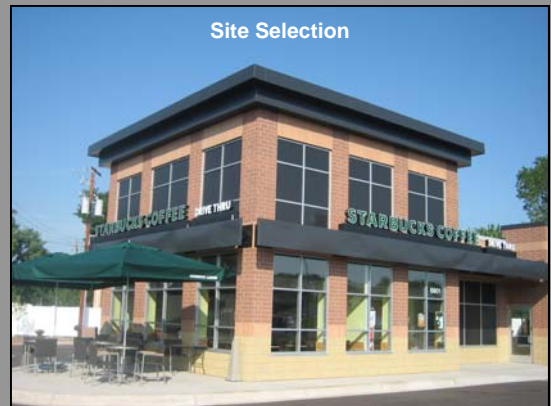
Landlord Representation



Tenant Representation



Site Selection



## Look Upland

Where Properties & People Unite!

50 South 6th Street, Suite 1418, Minneapolis, MN 55402

Keith Sturm / Josh Huempfner / Chad Sturm / Brian Merz / Jaime Cohen / Ed Engler / Fallon Vannelli

612.332.6600 Phone / 612.376.4489 Fax

[www.upland.com](http://www.upland.com)



## PROVEN SUCCESS RECORD

Upland's specialists have successfully completed transactions with many companies including:

### Retail

- Applebee's
- AutoZone
- Advanced Auto
- Buffalo Wild Wings
- Checkers
- Children's World
- Dunn Brothers
- Gander Mountain
- KinderCare
- Noodles & Co.
- Office Depot
- Pilgrim Drycleaners
- Salad Creations
- Pier One Imports
- Pet SMART
- Kohl's
- Starbucks
- Verizon Wireless

- Sherwin Williams
- Regis
- Supercuts
- Cost Cutters
- Regis Salon
- CVS Pharmacy
- Kinko's
- Walgreens
- Jimmy John's
- Firestone
- Baker's Square
- Border's
- Perkin's
- Tutor Time Centers
- Best Buy
- Fastenal
- H&R Block
- Manpower, Inc.

### Office

- Willson's Leather Corp.
- Cargill
- Grand Casino
- Traveler's Express
- Health Systems
- Integration
- Hobbit Travel
- Allied Mutual Insurance Company
- TCF Mortgage Corp.
- GMAC Mortgage Co.
- United Health Corp.
- State Farm Insurance
- Coca Cola Corporation

### Industrial

- Anxon Inc.
- Brock White
- Brownstone Distributing
- Bunzl Distribution
- Chicago Sweeteners Inc.
- Crown Iron
- Ecolab
- Equus Computer Systems
- Franklin National Bank
- Honeywell International
- Johnson & Johnson
- KMS Building Products
- Michels Corporation
- Nabisco, Inc
- Pentair, Inc
- Pratt Ordway
- Proctor & Gamble
- Prudential Insurance
- Stock Building Supply
- Strategic Equipment
- Steiner Development
- Tennant Company
- The Beard Group
- The Goldridge Group
- Told Development

## UPLAND'S LEADERSHIP



Keith Sturm



Josh Huempfer



Chad Sturm



Brian Merz



Jamie Cohen



Ed Engler



Fallon Vannelli

**Keith Sturm** has over twenty years of experience in investment sales and leasing. He is a proven deal maker completing over 450 lease transactions and over \$1.5 billion in sales primarily in net-leased investments. He has received his CCIM designation and was President of the Minnesota/South Dakota CCIM Chapter in 2004. Keith is also the past president of the St. Cloud State University Real Estate Alumni Association, and a past Director of the MN Organization of Commercial Realtors.

**Josh Huempfer** specializes in buyer and seller representation. He focuses on commercial investment properties and land acquisitions for development and redevelopment projects. His strong financial background and project marketing expertise have made him a trusted and valued advisor. With double majors in finance and real estate and over ten years of experience, Josh uses his combined expertise to serve his clients' complex real estate needs.

**Chad Sturm** has over twelve years of experience in tenant representation, project leasing, user sales and site selection. He focuses on retail properties and land acquisitions for development. His strong focus on retail properties and retail tenants has made him one of the most active, effective and trusted realtors in the state of MN. His excellent negotiation skills and outstanding ability to seek out opportunities has allowed Chad to complete over 300 transactions.

**Brian Merz** has worked with several developers and retailers throughout his experience at Upland Real Estate Group. His areas of specialization include seller representation, buyer representation, tenant representation, project leasing, and investment sales and analysis.

**Jamie Cohen** has over 30 years of experience in tenant representation, project leasing, user sales and site selection. He currently represents tenants such as: Dollar Tree, PETCO, Burlington Coat Factory, Little Gym, Turn Style and other major retailers.

**Ed Engler** has over 30 years of experience in sales and leasing of industrial, retail, office, and investment property transactions. Some major transactions include sale/leaseback of Wilson's Leather Corporate Headquarters to IRET, industrial sale of corporate headquarters to Minnetonka Moccasin, office sublease of 90,000 square feet, Cargill at Interchange office complex, and exclusive representation for Pilgrim Drycleaners Inc.

**Fallon Vannelli** joined Upland in the fall of 2011 and has worked with both the net-lease and brokerage teams. She has experience assisting in multiple retail and investment property transactions.