

NATIONAL SPORTS VILLAGE

2180 105th Ave NE

Blaine MN 55449



For Lease

UPLAND
REAL ESTATE GROUP, INC.

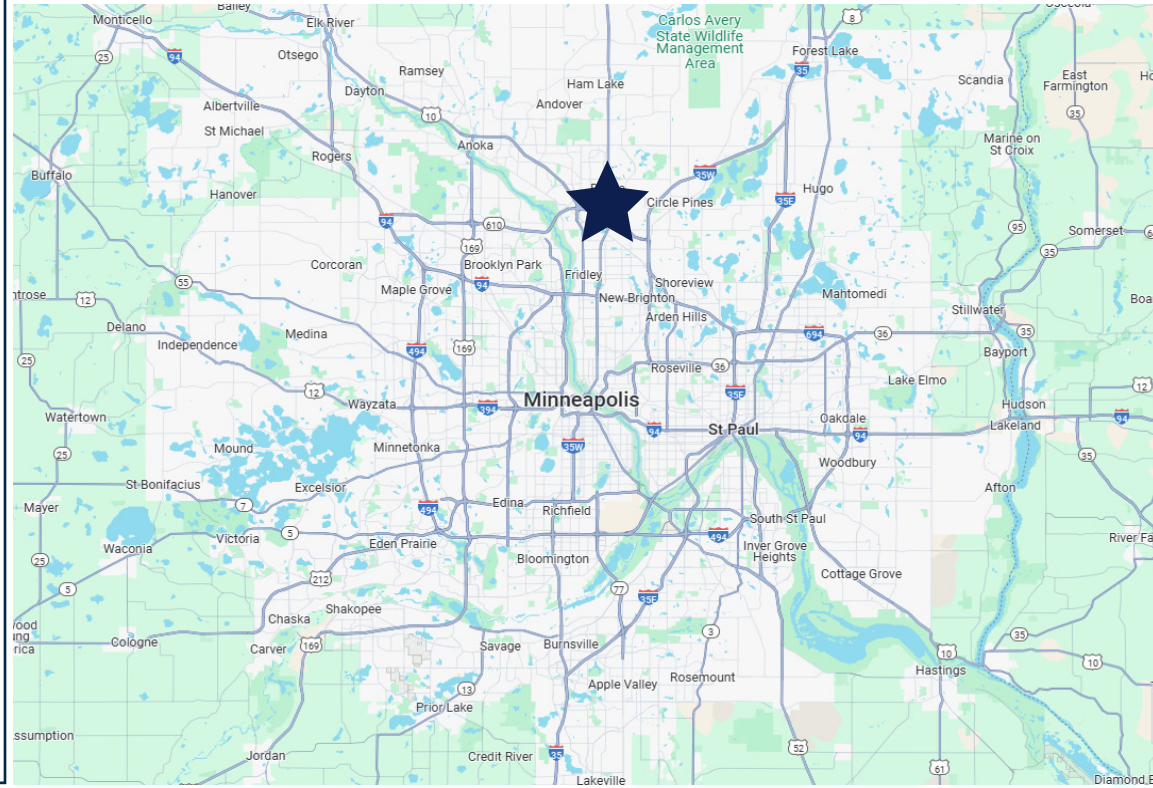
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*Look Upland. Where Properties &
People Unite!*

ADDRESS	2180 105th Ave N
CITY, STATE	Blaine, MN
SPACE AVAILABLE	<u>1st Floor:</u> Divisible From: 748 - 8,292 SF <u>2nd Floor:</u> Divisible From: 678 - 7,447 SF
LOT SIZE	2.96 Acres
LEASE RATE	1st Floor: \$38.00 - \$42.00 PSF 2nd Floor: \$35.00 - \$38.00 PSF
CAM/TAX	\$15.00 PSF
PARKING	260+ Stalls
YEAR BUILT	2024
COUNTY	Anoka



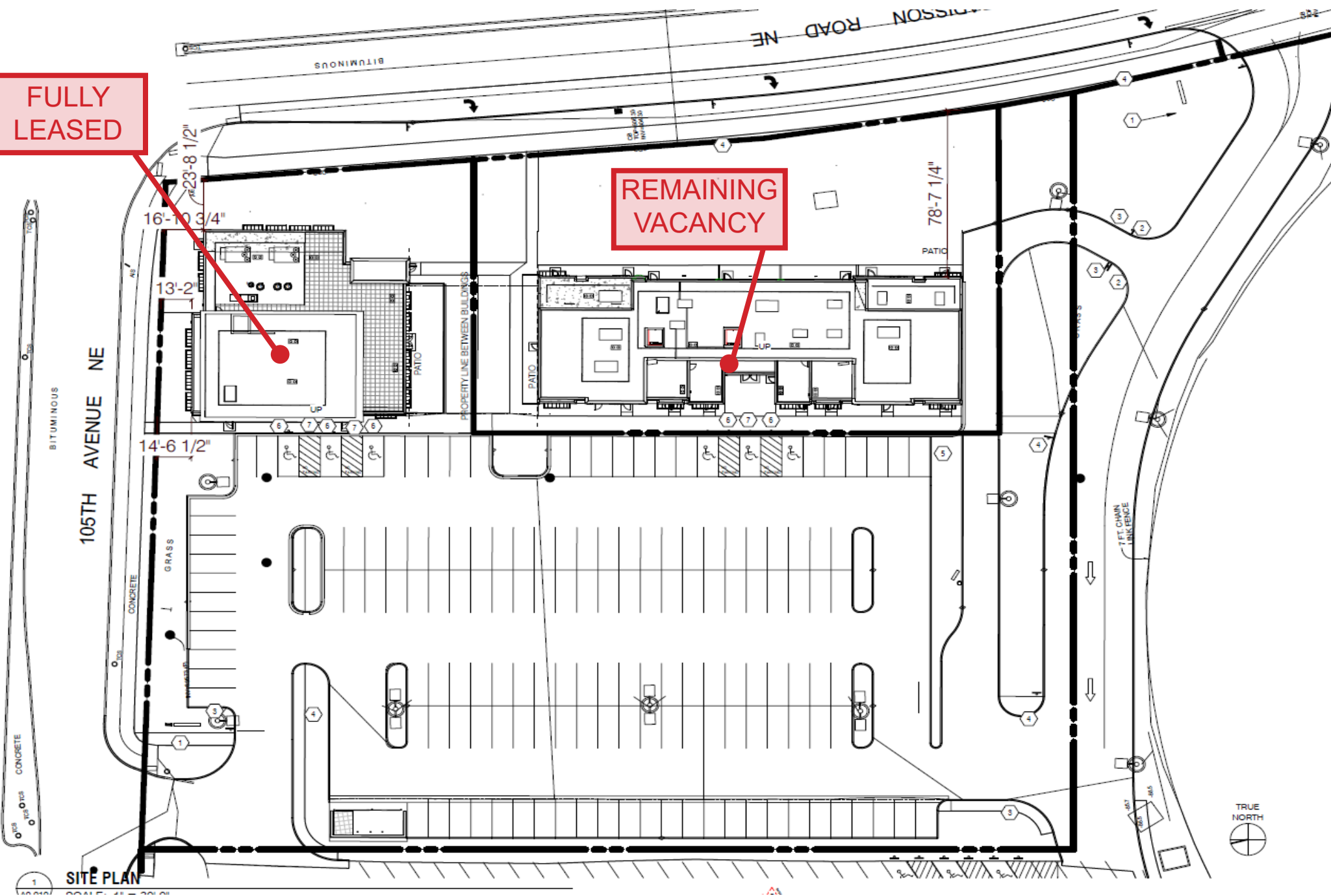
HIGHLIGHTS

- Newly constructed mixed-use office & retail center sits in the heart of Blaine with a dense daytime population and affluent demographics
- Major tenants include Scooters Coffee, Pizza Pub and Prime Steakhouse
- The property is highly visible from the street and positioned between the National Sports Center, Victory Links Golf Course and a mile from the the Anoka County-Blaine Airport and TPC Twin Cities Golf Course - Home to the PGA TOUR's 3M Open
- The National Sports Center is the world's largest amateur sports facility drawing 4+ million visitors annually
- The ONLY rooftop patios located in Blaine

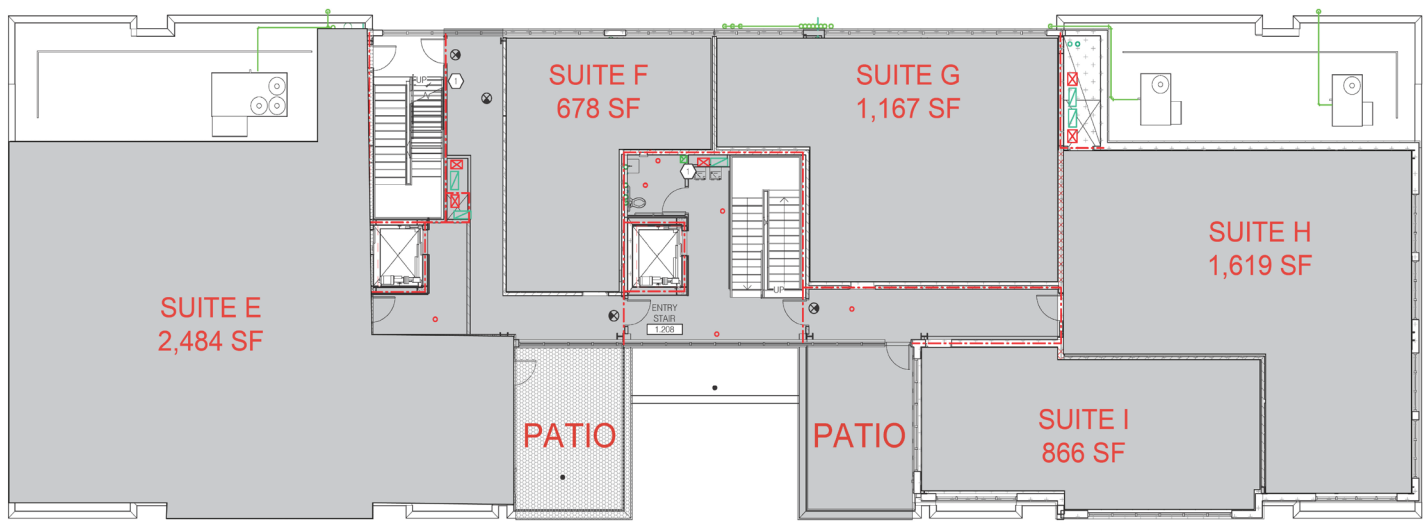
2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	1,792	68,219	168,794
MEDIAN AGE	45.1	38.4	38.8
MEDIAN HH INCOME	\$105,811	\$95,858	\$91,749
AVERAGE HH INCOME	\$148,984	\$117,917	\$114,354

**FULLY
LEASED**

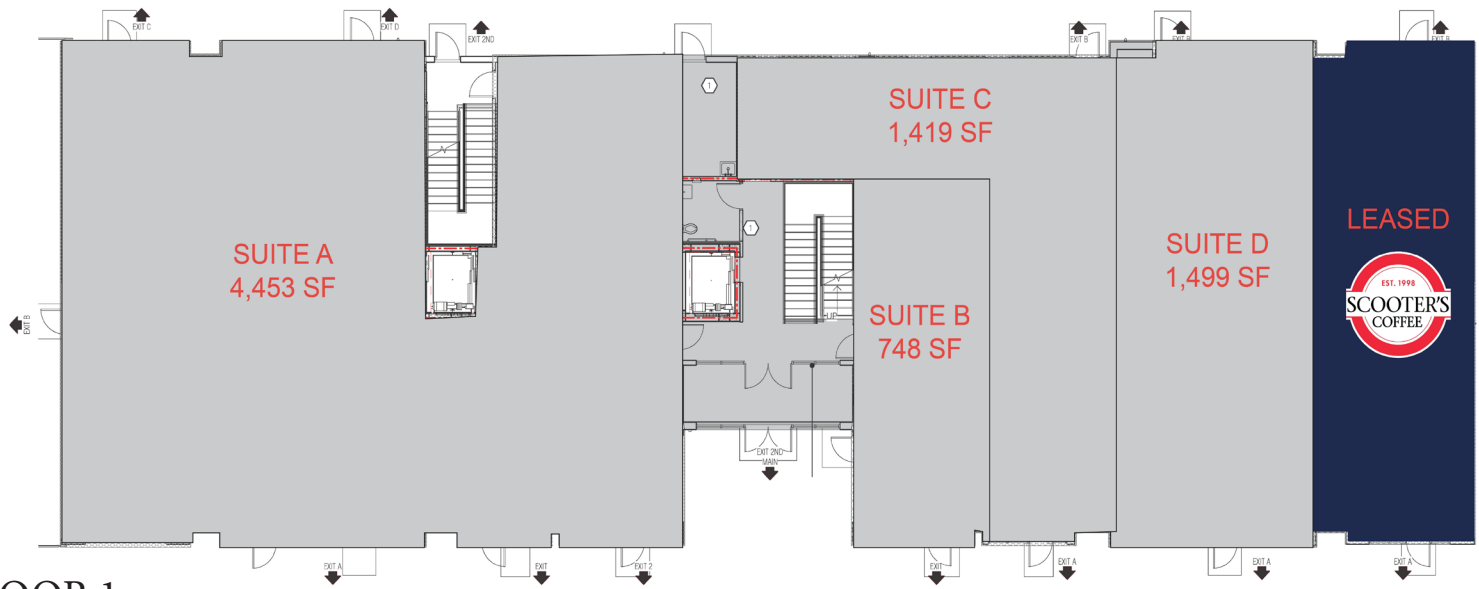
**REMAINING
VACANCY**



SITE PLAN



FLOOR 2



FLOOR 1



Walgreens

Target chji's BUFFALO WILD WINGS
Wendy's Panera Bread Cane's FAIRFIELD INN & SUITES

MATTRESS FIRM Starbucks

54,642 VPD

NSC National Sports Center

60 Acre 105th Redevelopment Project

15,749 VPD

planet fitness CRISP GREEN
FIVE GUYS Culver's BU Best Western

10,300 VPD 105th Ave NE

INVICTUS

KWIK TRIP

Victory Links Golf Course

KOHL'S PETSMART
OfficeMax noodles
Sport Clips
Arby's ME COLD STONE

NSC National Sports Center
World's Largest Amateur Sports Facility
600 Acres of Sports & Event Facilities
4.1 Million Visitors Annually

SCOOTER'S COFFEE

★ SITE

MENARDS AT&T
McDonald's

Victory Links Golf Course

Radisson Rd NE

Holiday

U-HAUL

MINNESOTA 65

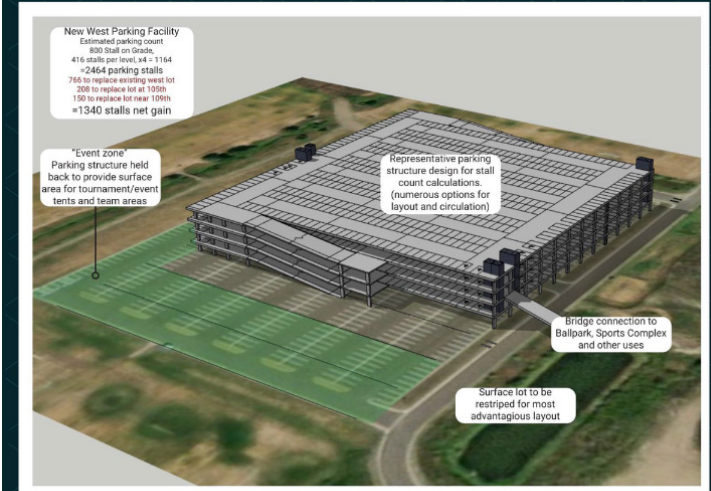
Anoka County - Blaine Airport



Champions Park



Master Plan Components

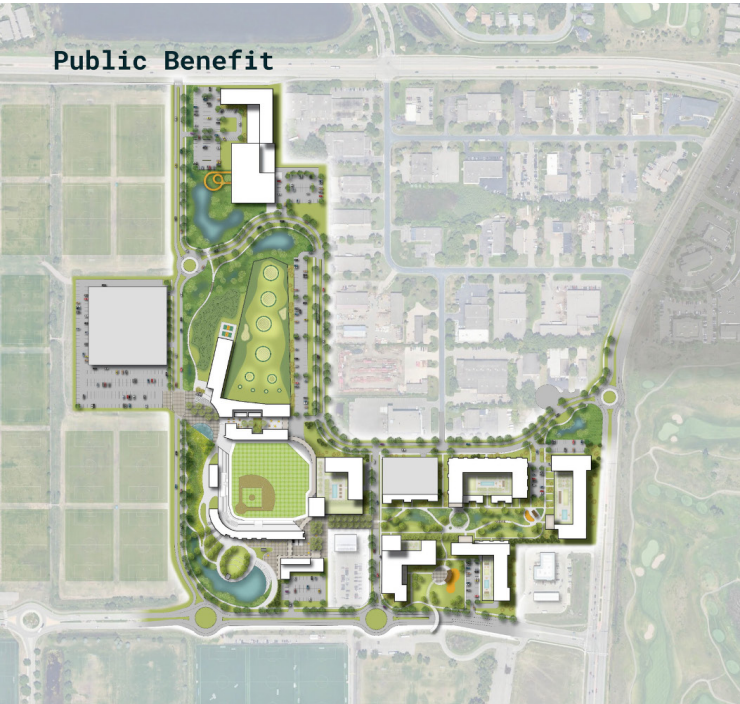


105th Redevelopment Highlights:

- 2,464 Stall Parking Ramp
- 5,000 Seat Baseball Park
- Concert venue
- Community Spaces
- Walking Bridges and connections
- Multi-story hotel
- Interactive Golf Experience
- Pickleball courts
- Multiple, unique restaurant opportunities
- Pavilion and Skating Pond
- Development Website - [Click Here](#)

*All images provided by the city of Blaine <https://www.blainemn.gov/3966/105th-Avenue-Redevelopment>

Public Benefit



- Creation of a **Vibrant Entertainment District**
- Capturing millions of annual visitors
- Resident night out** - a place to be
- Generation and capture of tourism dollars
- Regenerative design and care of stormwater
- Health and wellness** opportunities
- Active family, multi-generational use
- Year-round team/group gathering
- Celebration and award venues
- Activated seasonal activity**
 - Holiday Lights
 - Festivals
- Events
 - Championship Venue
 - Tournaments
 - Concerts
 - Holiday Festivals
- Hometown professional baseball team associated with an MLB partner league







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