

CBRE

125 W Little Canada Road, Little Canada, MN 55117



VILLAGE AT LITTLE CANADA

Little Canada, MN

Offering Memorandum

AFFILIATED BUSINESS DISCLOSURE + CONFIDENTIALITY AGREEMENT

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EXECUTIVE SUMMARY

THE OFFERING

CBRE is pleased to present qualified investors the opportunity to acquire the Village at Little Canada, located in Little Canada, MN. This Class A two-story 24,422 square-foot mixed-use building provides great opportunity for office, retail, and medical users.

Constructed in 2006 and sitting on two separate parcels totaling 2.17 acres with plentiful parking, this is an attractive opportunity for owner-users, owner-occupants, and investors seeking significant upside potential.



INVESTMENT HIGHLIGHTS



Class A Mixed-Use Building

This Class A mixed-used building is truly one of a kind in this submarket, which has a very limited supply of buildings of this quality.



Excellent Visibility and Signage

Located at the intersection of Rice Street and Little Canada Road, the property offers monument signage along Rice Street and building facade signage along Little Canada Road.



Flexibility for Owner-User, Owner-Occupant, or Investor

This asset presents an excellent opportunity for a potential owner-user or owner-occupant looking to acquire a new property. In addition, there is great upside potential for an investor who can grow the NOI and cash flow through lease-up.



Attractive Basis

A future owner can acquire the property at a very attractive basis that is well below the estimated replacement cost for a building of this stature. Commercial construction costs have consistently continued to rise, providing a new owner with a clear advantage over new developments.



Locally Developed, Owned, and Managed

Constructed in 2006, the building is still owned and managed by the original Developer.



Onsite & Nearby Food & Dining Options

Within the building there is a Jimmy John's and a wellness cafe. Also, there are numerous local staples and chain dining options, such as Culver's, McDonald's, Subway, Arby's, Dunkin' and many more, within a 1-mile radius.





02

PROPERTY DESCRIPTION

PROPERTY OVERVIEW

ADDRESS

125 W Little Canada Road
Little Canada, MN 55117

MARKET/SUBMARKET

Suburban St. Paul

SQUARE FOOT

24,422 SF

SITE SIZE

2.17 Acres

YEAR BUILT

2006

OCCUPANCY

35%

NUMBER OF TENANTS

Four

APN

06-29-22-32-0093

06-29-22-32-0094



PROPERTY PHOTOS





03

LOCATION OVERVIEW



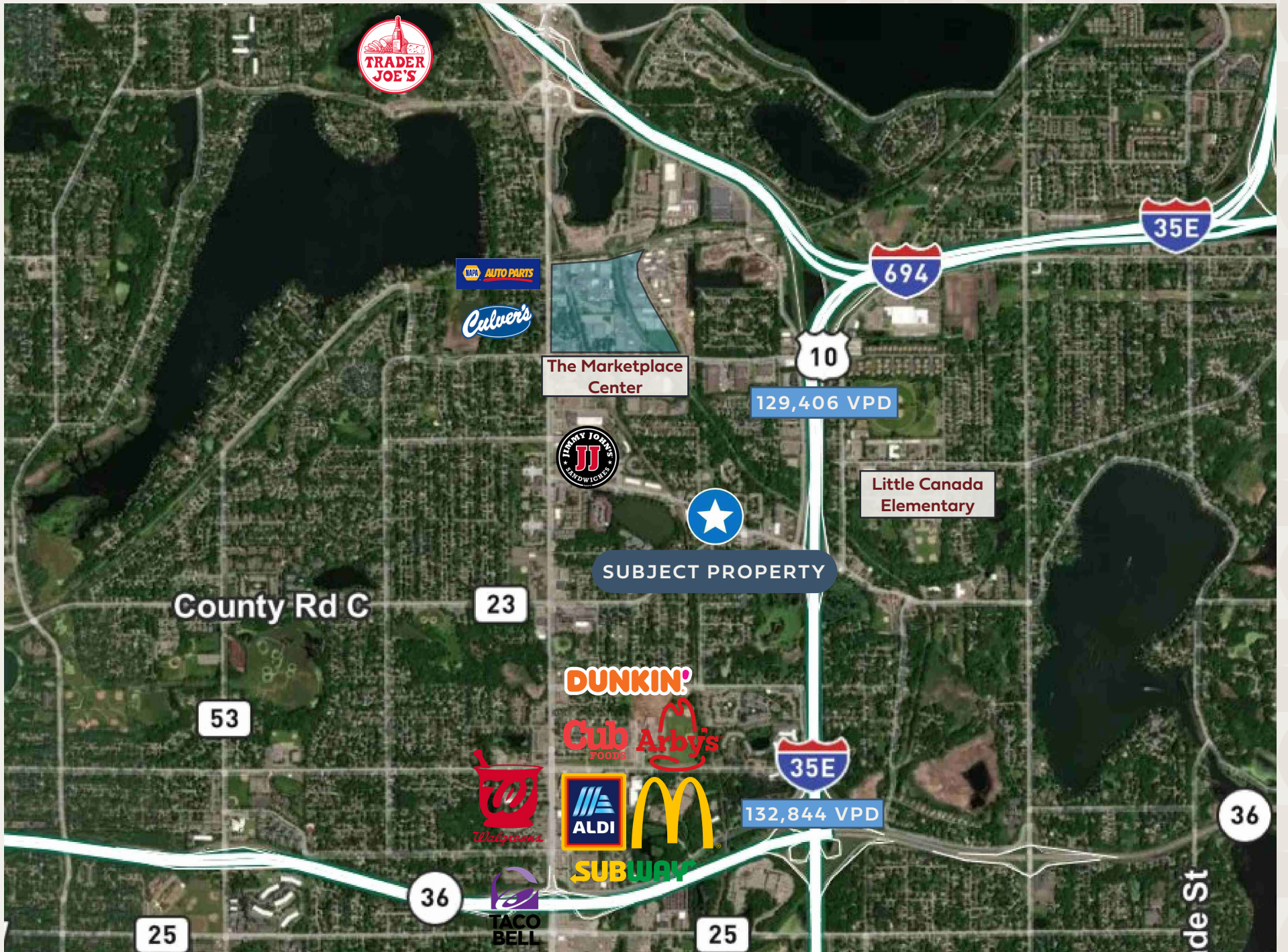
KEY LOCATION BENEFIT

Little Canada is situated northeast of downtown St. Paul at the intersection of 694 and 35E, two of the state's most popular highways. Known for its dominant French Canadian history, Little Canada has maintained its heritage and small-town feel despite its proximity to the state's largest metropolitan areas of St. Paul and Minneapolis. Its desirable location makes it seamless for residents who call Little Canada home to commute throughout the greater Twin Cities and is easily accessible for customers and employees who work in the area.

With a population of just over 10,000 people and a balanced mix of local and chain businesses, Little Canada offers residents a strong sense of community while offering numerous dining, shopping, and entertainment options. In addition, Little Canada has an abundance of green spaces due to its vast amount of parks, trails, and public beaches, promoting a healthy and well-rounded lifestyle.

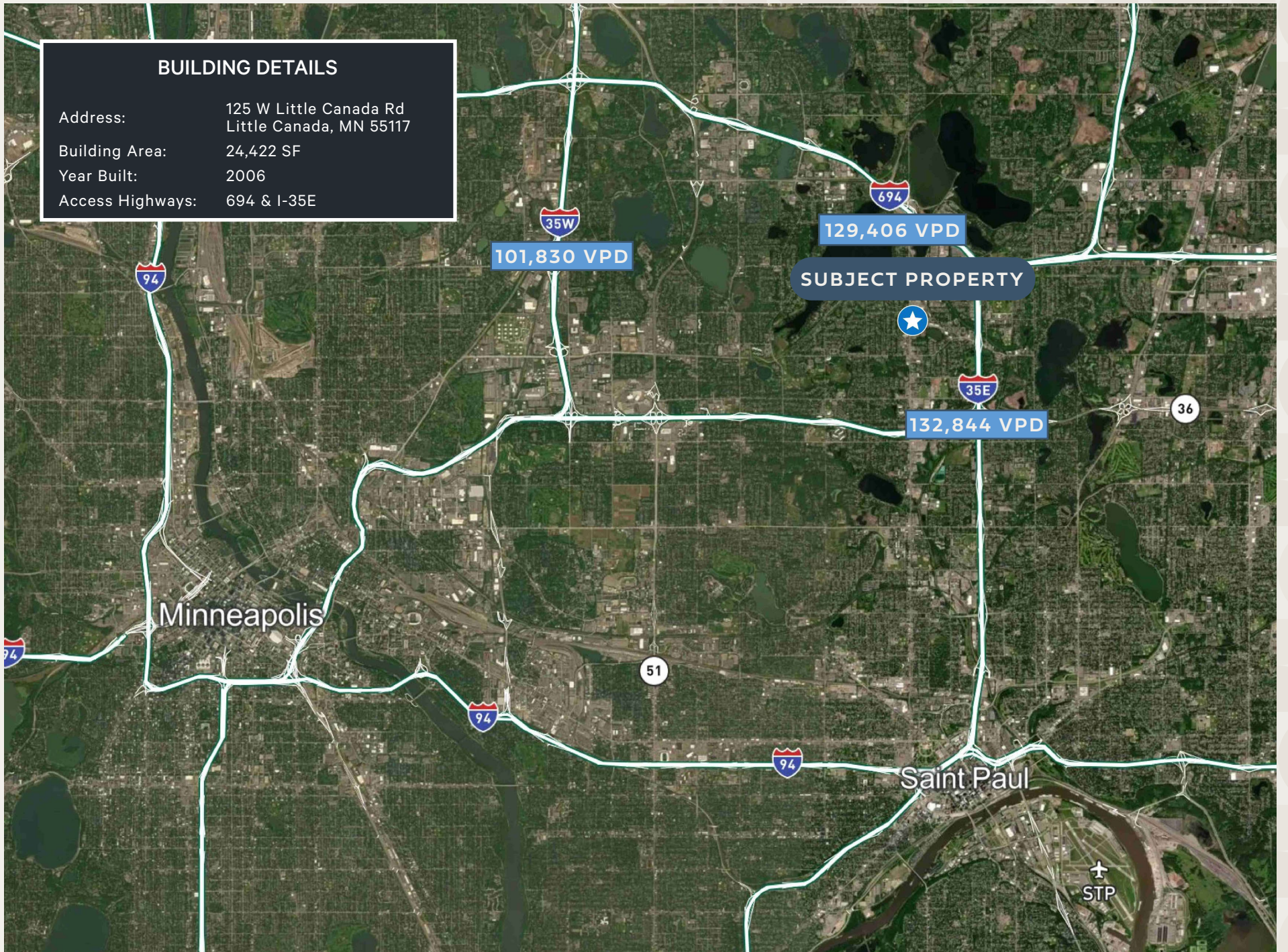
The town of Little Canada is divided between the Roseville and White Bear Lake School Districts, both of which are established and well-known K-12 districts in the Twin Cities. Also, less than 5-miles away are two of the state's Top-Ranked Private Universities: Bethel University and the University of Northwestern-St. Paul.





BUILDING DETAILS

Address: 125 W Little Canada Rd
Little Canada, MN 55117
Building Area: 24,422 SF
Year Built: 2006
Access Highways: 694 & I-35E





DEMOGRAPHICS

Little Canada, MN	1 Mile	3 Miles	5 Miles
POPULATION			
2010 Population	9,393	72,437	226,272
2020 Population	10,261	77,906	244,401
2024 Current Year Estimate	10,379	78,532	245,113
HOUSEHOLDS			
2010 Households	4,449	29,773	86,421
2020 Households	4,668	31,655	92,277
2024 Current Year Estimate	4,654	31,323	91,431
HOUSEHOLD INCOME			
2024 Average Household Income	\$99,082	\$112,681	\$106,708
2024 Median Household Income	\$64,061	\$79,852	\$76,984
EDUCATION			
HS and Associates Degrees	48.5%	46.0%	48.8%
Bachelor's Degree or Higher	45.5%	46.3%	42.1%



04

MARKET OVERVIEW



MARKET OVERVIEW

SUBURBAN ST. PAUL OFFICE SUBMARKET Q2 2024

The Suburban St. Paul office submarket is composed of 8.45 million square feet of single and multi-tenant office space and had a Q2 2024 vacancy rate of 15.1%, well below the broader Minneapolis average of 17.7%. The vacancy rate in the submarket is 260 bps below the broader market average, indicating continued demand for office space in the area. The submarket absorbed over 47,000 square feet of office space in 2024, the highest year to date total amongst all other submarkets. Suburban and downtown St. Paul experienced 11% of all leasing activity that took place in Q2. Class A office space in Suburban St. Paul has experienced 120,000 square feet of positive absorption since the beginning of 2023 as tenants and corporate users continue to seek out high-end office space the submarket. The average net asking rate for office space in the submarket was \$15.00, with Class A space being 14% higher at \$17.09. Average asking rates in the submarket have increased 36% since 2018 representing 6% annualized rate growth in the last 6 years.

The Suburban St. Paul submarket contains numerous municipalities, including Arden Hills, Shoreview, Little Canada, New Brighton, Fridley, Roseville, Oakdale, and Woodbury, which all offer a mix of housing options and easy accessibility to the St. Paul and Minneapolis Central Business Districts. Ramsey County, which makes up the bulk of the submarket, is home to over 556,000 residents, 19,096 business and 368,000 employees with an average daytime population of 606,000. The county's population is expected to grow 0.36% annually over the next 5 years. Of the current population, nearly 61% is of millennial age or younger while over 56% holding a college degree. The average household income in 2024 was \$111,162 while the average home value was \$410,471. With an employment rate over 96%, the county has a strong business base anchored by leading employers such as 3M Corporation, Boston Scientific, U.S. Bank, Travelers Insurance, Land O' Lakes, and Medtronic. The Suburban St. Paul submarket has an extensive history of corporate campus development as large firms have recognized the area as a high-growth strategic location to facilitate business.



#1

IN FORTUNE
500 CO. PER CAPITA
(AMONG 30 LARGEST
METROS IN NATION)

#5

BEST STATE TO
DO BUSINESS

MINNESOTA GIANTS





05 FINANCIAL ANALYSIS

Financial Analysis available upon request and requires execution of a Confidentiality Agreement.



CBRE

VILLAGE AT LITTLE CANADA

Little Canada, MN

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