



Uptown Willmar

KOHL'S **HARBOR FREIGHT TOOLS**
Quality Tools at Ridiculously Low Prices

maurices **JOANN**

FAMOUS footwear. **claire's** **Dunham's SPORTS**



AspenDental



SUBJECT PROPERTY

ANYTIME FITNESS

金宮 Golden Palace Chinese Restaurant

HAPPY FAMILY GROCERY

après soleil tanning studio



WILLMAR, MN

Anytime Fitness Strip

EXCELLENT INTRINSICS – REPLACEABLE RENTS & EXTREMELY LOW PRICE PER SQUARE FOOT



In Association with ParaSell, Inc. | A Licensed Minnesota Broker #40685007



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Anytime Fitness Strip

1605 1ST ST S, WILLMAR, MN 56201 [↗](#)

\$724,000

PRICE

8.00%

CAP RATE

NOI	\$57,920
PRICE/SF	\$25.11
OCCUPANCY	59.16%
# OF TENANTS	4
BUILDING SIZE	28,829 SF
LAND AREA	2.13 AC



Major shopping center outparcel located in Willmar's main retail shopping node

A four-tenant retail strip center featuring longstanding tenancies, including two tenants that recently renewed their leases showing dedication to the site. **Excellent intrinsics – replaceable rents (\$7.66/SF)** and **extremely low price per square foot (\$25.11/SF)**. No tenants possess any remaining extension options and existing vacancies allow for a lease-up/re-development opportunity in the future.

The Offering

- A four-tenant retail strip center featuring longstanding tenancies and reputable national and regional tenants
- Subject property serves as a primary outparcel to Uptown Willmar Mall – the main retail shopping center in the direct trade area
- Multiple recent lease extensions demonstrate dedication to the location
- No tenants possess any remaining extension options and existing vacancies allow for a lease-up/re-development

Uptown Willmar Mall

- A 360,000+ SF shopping mall that serves as Willmar's primary shopping destination
- Major national tenants at the center include Kohl's, ALDI, Harbor Freight Tools, Maurice's, and Dunham's Sports
- The mall features significant frontage on 1st Street S – the main retail thoroughfare in the trade area (18,304 VPD)
- 90% of visitors have visited Uptown Willmar at least 5 times in the last 12 months, per Placer.ai

Excellent Intrinsic

- Replaceable rents – \$7.66/SF average (unweighted)
- Extremely low price per square foot – \$25.11



		CURRENT
Price		\$724,000
Capitalization Rate		8.00%
Price Per Square Foot		\$25.11
Total Leased (SF):	59.16%	17,054
Total Vacant (SF):	40.84%	11,775
Total Rentable Area (SF):	100.00%	28,829
Income		\$/SF
Scheduled Rent	\$4.14	\$119,400
Effective Gross Income		\$119,400
Expense		\$/SF
CAM ¹	(\$0.37)	(\$10,603)
Property Taxes	(\$1.34)	(\$38,634)
Insurance	(\$0.20)	(\$5,778)
Capital Expenditure Reserve	(\$0.10)	(\$2,883)
Management Fee (3%)	(\$0.12)	(\$3,582)
Total Operating Expenses		(\$61,480)
Net Operating Income		\$57,920

¹Expenses include repairs/maintenance, parking lot/driveway, landscaping, and safety services

Surrounding Retail



Tenant Info				Lease Terms		Rent Summary		
TENANT NAME	UNIT	SQ. FT.	% OF GLA	TERM		MONTHLY RENT	ANNUAL RENT	ANNUAL RENT/SF
Anytime Fitness	01	8,000	27.75%	7/1/2017	6/30/2025	\$4,500	\$54,000	\$6.75
<i>Gross Lease</i>			<i>Increase</i>	7/1/2025	10/31/2027	\$4,770	\$57,240	\$7.16
Golden Palace¹	05	4,554	15.80%	1/26/2004	12/31/2030	\$2,000	\$24,000	\$5.27
<i>Gross Lease</i>								
Vacant	08	1,500	5.20%	-	-	-	-	-
Happy Family	010	3,000	10.41%	9/29/2023	9/30/2025	\$2,250	\$27,000	\$9.00
<i>License Agreement</i>			<i>Increase</i>	10/1/2025	9/30/2028	\$2,400	\$28,800	\$9.60
Willmar Tanning	011	1,500	5.20%	2/15/2011	2/28/2025	\$1,200	\$14,400	\$9.60
<i>License Agreement</i>			<i>Increase</i>	3/1/2025	2/28/2026	\$1,236	\$14,832	\$9.89
Vacant	012	10,275	35.64%	-	-	-	-	-
OCCUPIED		17,054	59.16%	TOTALS		\$9,950	\$119,400	\$7.66
VACANT		11,775	40.84%					
CURRENT TOTALS		28,829	100.00%					

¹Tenant in discussions to extend their lease 5 years through 12/31/2030. Currently scheduled to expired 12/31/2025.

LEGEND

Property Boundary

28,829
Rentable SF

2.13
Acres

Egress





Premise & Term	
Tenant	Anytime Fitness
Lease Guaranty	Personal
Lease Type	Retail Gross
Lease Term Remaining	3+ Years
Rental Increases	2% Annually
Rent Commencement	7/1/2017
Options	None

Anytime Fitness has quickly grown into one of the largest and fastest-growing gym franchises in the world with an elevated, personalized approach to fitness and wellness. The company was recently ranked in *Entrepreneur* magazine's Franchise 500 list for 2024. Nearly 60 percent of existing franchise owners own more than one Anytime Fitness location. The brand has grown to nearly 5,200 locations, making history as the first franchise on all seven continents, in nearly 40 countries, serving more than 4,000,000 members.

Happy Family Grocery Store

Premise & Term	
Tenant	Happy Family
Licensee	Kyaw Soe Hang
Lease Type	License Agreement
Lease Term Remaining	4+ Years
Rental Increases	\$0.60/SF On 10/1/2025
Rent Commencement	9/9/2023
Options	None

Happy Family is an Asian supermarket, offering a wide range of grocery items from snacks, to fruits and other produce to the local community.



Golden Palace

Premise & Term	
Tenant	Golden Palace
Lease Guaranty	Personal
Lease Type	Retail Gross
Lease Term Remaining	6+ Years
Rental Increases	None
Rent Commencement	1/26/2004
Options	None

Golden Palace is a local favorite, casual sit-down Chinese restaurant in Willmar, MN, renowned for its authentic dishes and warm, inviting atmosphere. The menu features classic favorites like General Tso's chicken and broccoli beef, to inventive chef's specials and authentic regional dishes. Golden Palace also offers lunch specials, convenient takeout and delivery services.



Après Soleil Tanning Studio

Premise & Term	
Tenant	Willmar Tanning
Licensee	Amanda Orłowski
Lease Type	License Agreement
Lease Term Remaining	1+ Years
Rental Increases	None
Rent Commencement	2/15/2011
Options	None

Après Soleil Tanning Studio specializes in the art and science of tanning with a mission to provide clients with a premier tanning experience. The studio offers UV and spray tanning, and red light therapy tanning beds.

Uptown Willmar, which serves as Willmar's community shopping center, features tenants such as **Kohl's**, **JCPenney**, **Harbor Freight Tools**, **ALDI**, **Dunham's Sports**, and **Starbucks**



MINNEAPOLIS
94.1 MILES



KENNEDY
ELEMENTARY
SCHOOL

CENTRACARE
- RICE MEMORIAL
HOSPITAL

WILLMAR
MIDDLE
SCHOOL

WILLMAR
SENIOR HIGH
SCHOOL

WILLMAR
CIVIC CENTER
BALLFIELDS



Uptown Willmar
KOHL'S **HARBOR FREIGHT TOOLS**
maurices **JOANN**
FAMOUS **claire's** **Dunham's**
footwear

SUBJECT PROPERTY
ANYTIME FITNESS
HAPPY FAMILY GROCERY
apres soleil
training studio

ALDI

TJ-maxx

Calumet's

TIDAL WAVE
AUTO SPA

Located in
central
Minnesota

9,364

VEHICLES PER DAY ALONG
19TH AVENUE SE

94.1 miles

TO MINNEAPOLIS

MINNEAPOLIS
94.1 MILES



Walmart
Supercenter

11,584 VPD

71

QDOBA
MEXICAN EATS

TIDAL WAVE
AUTO SPA

SUBJECT PROPERTY

ANYTIME FITNESS

Golden Palace
Crisis Restaurant

HAPPY FAMILY GROCERY

après soleil
tanning studio

PETSMART
Great Clips

Cub

TARGET

Arby's

Calver's

19TH AVENUE SE

18,304 VPD

GRIZZLYS
WOOD-FIRED GRILL & BAR

T.J. MAXX

Auto Zone

AT&T

TIRE PLUS
Tires, Oil, Car Wash

MENARDS

23

Kwik Trip

WELLS FARGO

23

DQ

slumberland
FURNITURE
Spectrum

Perkins
RESTAURANT

Super 8
BY WHISKEY

Applebee's
GRILL & BAR

COUNTRY
INN & SUITES
BY WHISKEY

THE HOME DEPOT

HOBBY LOBBY
Runnings

Ford
CHRYSLER
Jeep
RAM
NISSAN
TOYOTA

FURNITURE PLUS
DECOR AND MORE
DUNN BROTHERS
COFFEE
Schwanke
TRACTOR AND COMB
westberg | eisenschens

5TH STREET SE

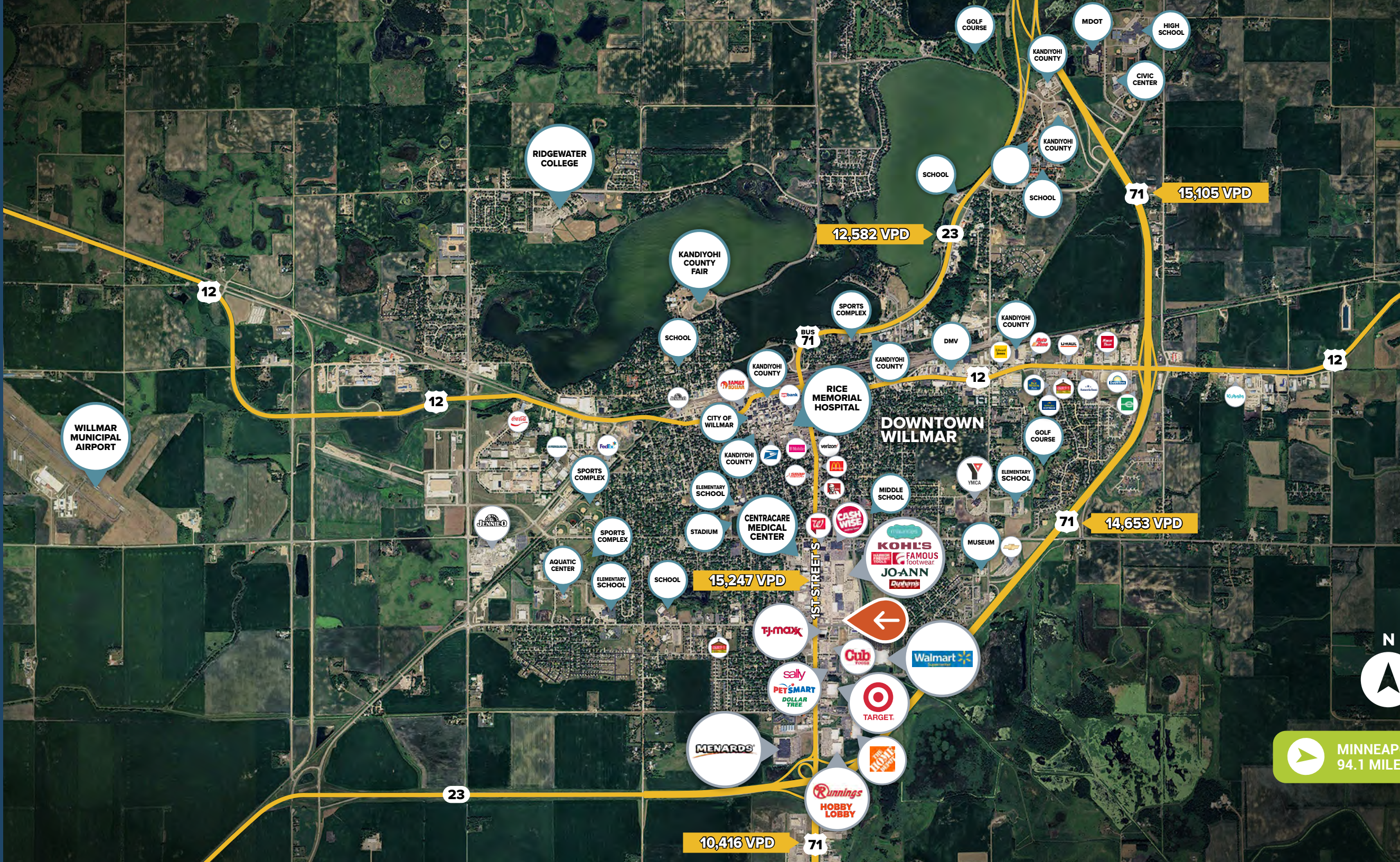
ALDI

Uptown Willmar

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FAMOUS footwear **claire's** **Dunham's**



DOWNTOWN WILLMAR
1.8 MILES



MINNEAPOLIS
94.1 MILES



Ring Radius Population*

	1-MILE	3-MILES	5-MILES
2023	8,027	21,161	22,948

Ring Radius Income Data*

	1-MILE	3-MILES	5-MILES
Average	\$63,984	\$66,315	\$68,970
Median	\$52,383	\$55,111	\$56,852

*Demographic data provided by CoStar

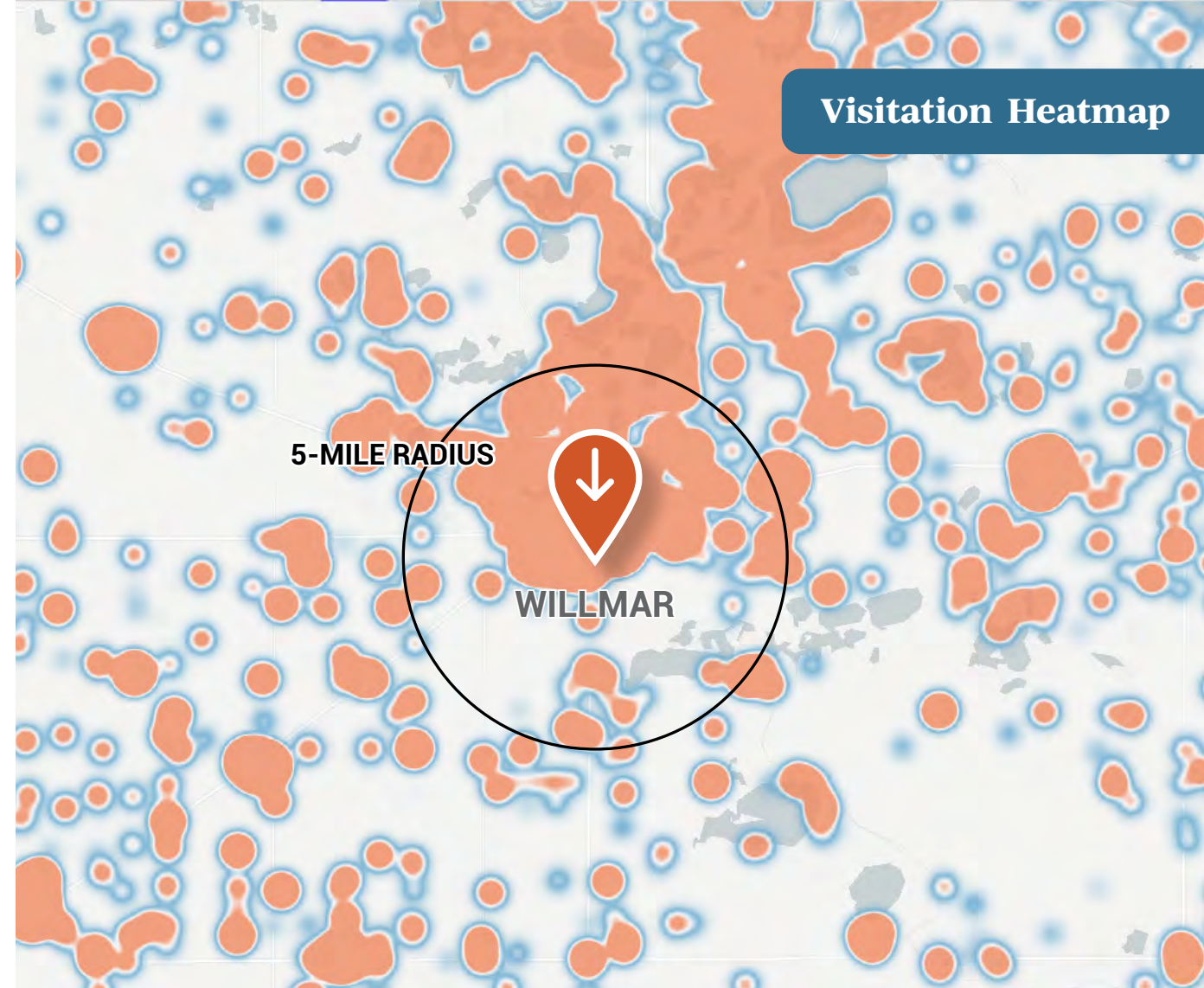
1.17M visitors (90%) have visited Uptown Willmar at least 5 times in the last 12 months

1.3M Visits

OVER PAST 12 MONTHS AT UPTOWN WILLMAR

44 Minutes

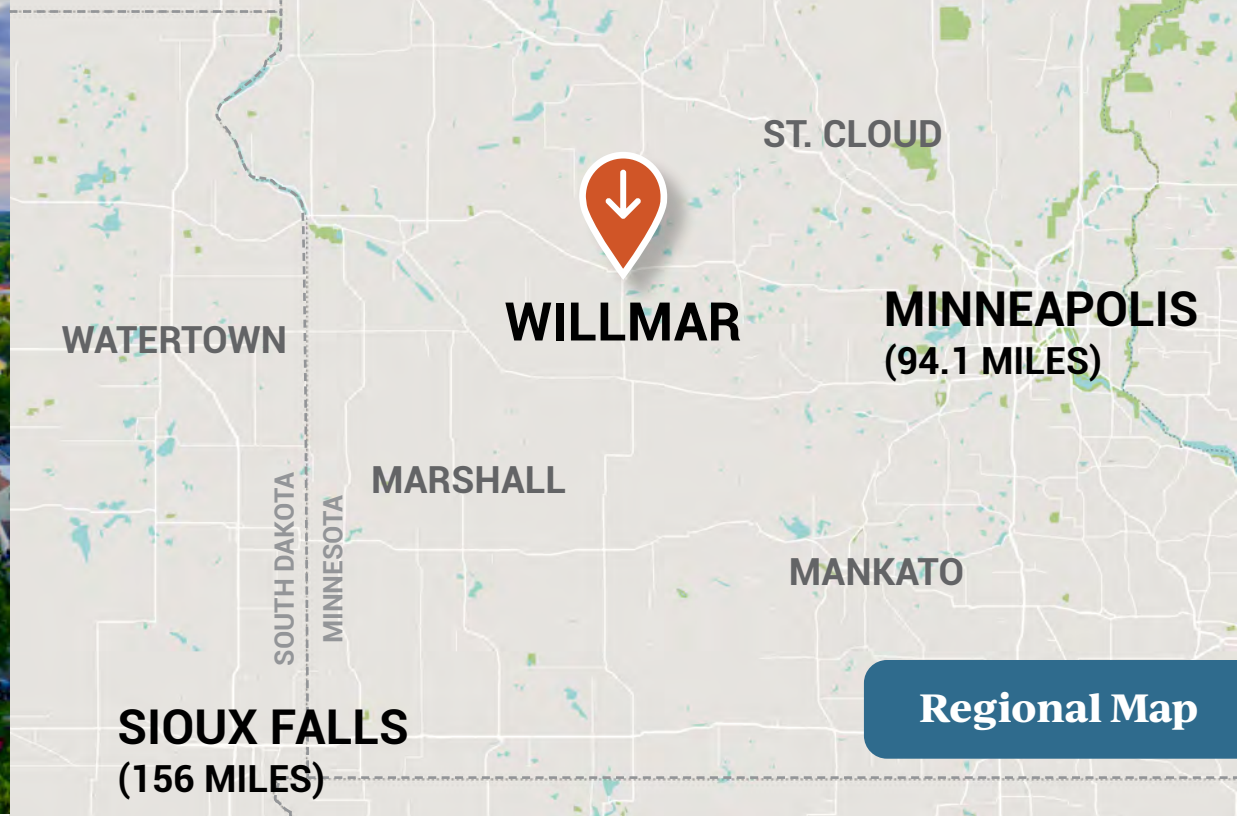
AVERAGE DWELL TIME UPTOWN WILLMAR



Visitation Heatmap

The shading on the map above shows the **home location of people who visited Uptown Willmar over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.



Willmar, MN

SMALL TOWN CHARM WITH BIG CITY

AMENITIES



43,771

KANDIYOHI COUNTY
ESTIMATED POPULATION

Central Minnesota Region

- Situated 95 miles west of Minneapolis/St. Paul, Willmar serves as the county seat for Kandiyohi County and is recognized as the fastest-growing multicultural city beyond the metropolitan area
- Willmar offers many of the amenities of a larger city, while still providing the benefits of a small town
- It is a diverse community surrounded by rich farm lands, scenic lakes and rolling hills, home to approximately 21,015 residents
- From several malls and charming downtown boutiques, to a growing number of big box stores and many kinds of dining opportunities, Willmar offers a blend of attractions for both residents and visitors
- As a regional hub for business, healthcare, technology, and retail, Willmar stands as a pivotal center in the region



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