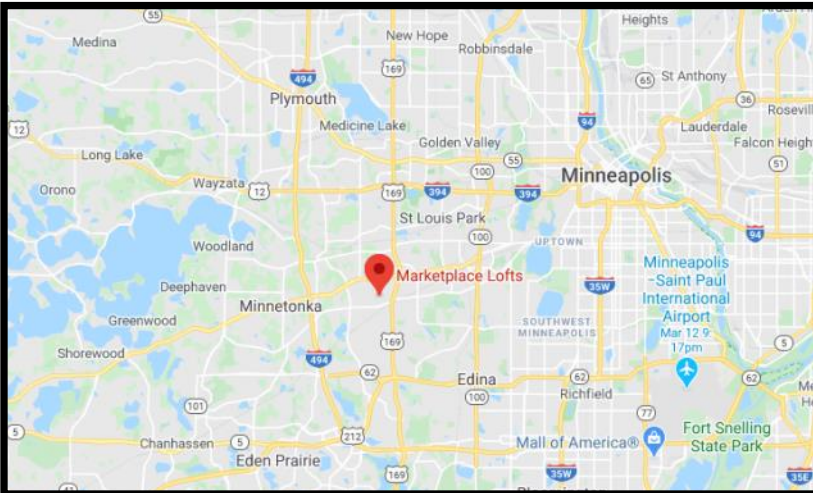




For Sale

712—786 Mainstreet Hopkins, MN 55343



Marketplace Lofts Urban Retail Chipotle Anchored

- ♦ 100% occupied
- ♦ 18,495 SF Street Retail, mixed use
- ♦ Residential Condominiums above
- ♦ Upscale urban redevelopment area that caters to multiple demographics
- ♦ Net Operating Income: \$332,830.06
- ♦ Charming & vibrant downtown easy to walk and bike
- ♦ Near Southwest light rail station
- ♦ \$6.18/SF RE Tax, \$5.34/SF CAM (\$12.80/SF) plus utilities & trash separately metered
- ♦ 54 parking stalls, street parking off Mainstreet, 7th & 8th Street, public parking lot across 8th Street

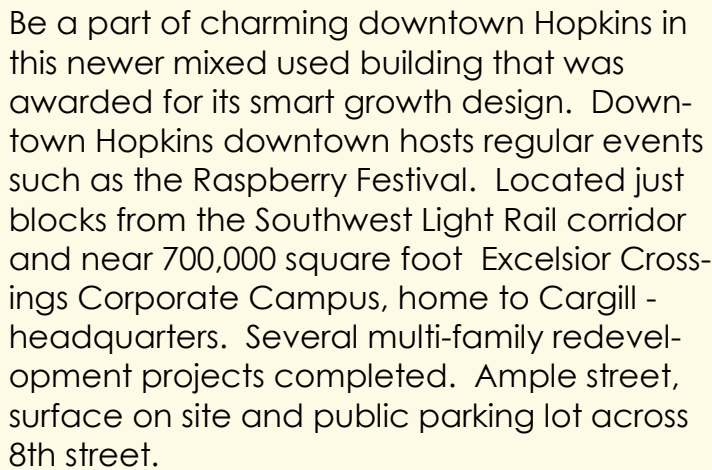
Demographics	1 Mile	3 Mile	5 Mile
Population	12,577	80,273	211,521
Average Household Income	\$77,395	\$105,130	\$124,790
Median Household Income	\$55,308	\$74,401	\$86,671
Daytime Population	9,713	143,206	313,046

Traffic Counts	Vehicles Per Day
Highway 169	83,000
Excelsior Blvd (Hwy 3)	26,100
Mainstreet	5,800

For more information, contact:
FRANCIS TYLER
 Bridger Realty
 Cell: 651-410-0014
fjazminza@gmail.com, licensed
 realtor



712—786 Mainstreet Hopkins, MN 55343





Association & Rent Roll

Breakdown of Building Maintenance: Commercial owner Homeowner Association

Landscaping, snow, sidewalk, parking lot	75%	25%
Roof & shared mechanicals	25%	75%
Underground Garage	0	100%
Rooftop Cooler for commercial	100% (CAM)	0%



Rent Roll

*all leases are triple net--tenants pay proportionate share of common area maintenance, building insurance and property taxes each suite has their own HVAC unit and bathroom(s) and it is air conditioned by a shared rooftop cooler (CAM)

712-786 MAINSTREET , HOPKINS MN 55343 RENT ROLL												
11/10/2025			CAM \$12.70									
Suite	Tenant	Square Feet	CAM	Rate PSF	NET Monthly	2025	2026	2027	Term	Notes		
						Net Yearly	NET YEARLY	NET YEARLY				
786	Chipotle	3,244.00	\$41,198.80	\$18.00	\$4,866.00	\$58,392.00	\$61,636.00	\$61,636.00	05/30/2004 - 05/31/2029	Renewal Signed for 06.01.2024-05.31.2029 (5 options to renew)		
780	SOHO SALON	1,668.00	\$21,183.60	\$17.00	\$2,363.00	\$28,356.00	\$29,206.68	\$30,082.88	05/01/2025-08/31/2030	3% yearly increases in base rent/3% Cap On Cam Charges Yearly (1 option to extend 2 more yrs)		
774	Northstar Lacro	1,247.00	\$15,836.90	\$21.50	\$2,234.21	\$26,810.50	\$27,434.00	\$28,057.50	11/01/2005 - 11/01/2030	.50/SF annual increases		
766	Cold Stone	1,436.00	\$18,237.20	\$16.62	\$1,988.86	\$23,866.32	\$24,819.23	\$25,812.52	10/01/2021-09/30/2026	4% Annual Increases		
762	The Vine Shop	1,402.00	\$17,805.40	\$19.50	\$2,278.25	\$27,339.00	\$27,437.14	\$28,260.25	06/01/2020 - 05/29/2030	.50/SF annual increase/ 1 (5) yr option to extend		
756	The Vine Room	1,573.00	\$19,977.10	\$19.38	\$2,540.40	\$30,484.74	\$31,399.28	\$32,341.26	07/01/2019 - 05/29/2030	.50/SF annual increase/1 (5) yr option		
740	Bogatti	1,820.00	\$23,114.00	\$17.00	\$2,578.33	\$30,940.00	\$29,993.60	\$30,893.08	11/01/2025- 11/01/2028	3% annual increases Nov 1st		
756	SUNNY NAILS	1,067.00	\$13,550.90	\$22.50	\$2,000.63	\$24,007.50	\$23,400.00	\$23,700.00	06/01/2005 - 05/31/2028	1% annual increases every June 1st		
724	Growing Therap	2,108.00	\$26,771.60	\$16.00	\$2,810.67	\$33,728.00	\$34,739.87	\$35,772.76	07/01/2025-06/30/2028	3% yearly increases in base rent and 1 option to renew 2 more years		
712	PINK IVY	2,860.00	\$36,322.00	\$17.10	\$4,075.50	\$48,906.00	\$50,336.00	\$51,766.00	05/01/2019 - 09/30/2033	.50/SF annual increases / 5 Yr extension		
Total		18,425.00	\$233,997.50	\$18.06	\$27,735.84	\$332,830.06	\$340,401.80	\$348,322.25				
Net Operating Income						\$332,830.06						
TOTAL GROSS INCOME						\$566,827.56						
Rent Roll Notes												
All leases are Triple Net- Tenants pay proportionate share of common area maintenance, building insurance and property taxes each suite has their own HVAC UNIT and bathroom.												
BREAKDOWN OF BUILDING MAINTENANCE RETAIL OWNER HOMEOWNER ASSOCIATION												
Landscaping, Snow, sidewalk,			75%	25%								
Roof & shared mechanicals			25%	75%								
Underground garage			0%	100%								
Rooftop Cooler for Retail			100%	0%								