



MID-AMERICA[®]
Real Estate-Minnesota, LLC



City Center
MARKETPLACE

Woodbury, Minnesota



\$6,450,000
OFFERING PRICE

6.0%
CAP RATE

\$387,095
NOI

10.3 Years
WALT

THE OFFERING

City Center Marketplace (the “Property”) is a recently developed unanchored retail center located in one of the top Twin Cities trade areas, Woodbury, Minnesota. Positioned at the highly trafficked, fully signalized intersection of Valley Creek Rd, and Radio Dr. two of the primary retail arteries in the Woodbury trade area.

Address	1930 Donegal Drive Woodbury, MN 55125
Primary Tenants:	Starbucks, Hope Breakfast Bar & Spitz Mediterranean Street Food
Square Feet	7,542 SF
Land Size	1.73 Acres
Occupancy	100%
Year Built	2022/2023
# of Tenants	3
Traffic Counts	27,230 VPD on Valley Creek Road 27,100 VPD on Radio Drive

HIGHLIGHTS

STARBUCKS GROUND LEASE | LONG-TERM CORPORATE TENANCY

The property benefits from a **corporate Starbucks ground lease** with a primary term through 2043, providing investors with a long-term income stream from one of the most recognized and credit worthy coffee brands in the world.

NEW CONSTRUCTION | LOW FUTURE CAPEX

Built in **2022/2023** City Center Marketplace benefits from new construction, allowing an investor to acquire a modern retail asset with little to no near-term capital expenditures.

WEIGHTED AVERAGE LEASE TERM

The Property benefits from a **weighted average lease term (WALT) of over 10 years**, providing a stable long-term investment with minimal tenant rollover for more than a decade.

TOP TWIN CITIES TRADE AREA | STRONG DEMOGRAPHICS

Woodbury is one of the top regional trade areas in the Twin Cities. The property benefits from approximately **150,000 residents**, an **average household income exceeding \$142,000**, and **median home value of approximately \$450,000 within a 5 mile radius**.

HIGH TRAFFIC COUNTS | DOMINANT INTERSECTION

The offering is ideally positioned on the northeast quadrant of Radio Drive, and Valley Creek Road, one of the most prominent retail corridors in Woodbury. **The fully signalized intersection experiences traffic counts exceeding over 54,000 vehicles per day**, providing strong visibility and accessibility. Radio Drive serves as a primary north-south arterial through the market, while Valley Creek Road functions as a major east-west retail corridor, making the intersection a dominant retail node within the trade area.



Tamarack Village

THE HOME DEPOT, Cub FOODS, Cabela's, ALDI, ULTA BEAUTY, JCPenney, BOB'S DISCOUNT FURNITURE, GOLF GALAXY, five BEL'W, TJ-MAXX, PETSMART, OLD NAVY

City Place

WHOLE FOODS MARKET, NORDSTROM rack, BARNES & NOBLE, SIERRA, TRIA, TEXAS ROADHOUSE

Woodbury Lakes

TRADER JOE'S, ALAMO, DSW, Michaels, Kirklands Home

HOBBY LOBBY, sam's club, Schneiderman's FURNITURE, DULUTH TRADING CO., Walmart, Ashley HOMESTORE, Target

Oakdale Village

BEST BUY, Burlington HomeGoods

Hirshfield's, Von Hanson's, ROCCO'S PIZZA, WAYBACK, SUBWAY

OMALLEY'S, Panera

ACAPULCO, 3D BOXING, LEEANN CHIN, BITE PROG, Visionworks

Huntington LEARNING CENTER, DAVANNI'S

Small World Learning Center

Alma Flor Ada

KinderCare

Kwik Trip

ERIK'S

OLD NATIONAL

W



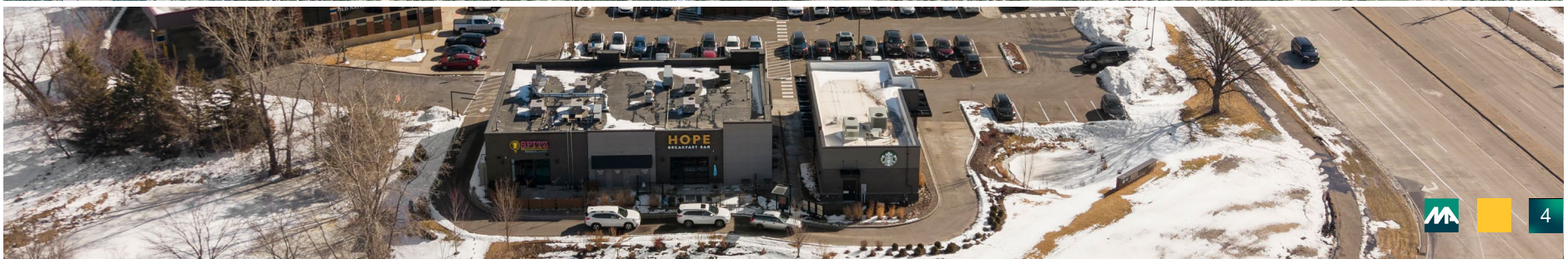
City Center MARKETPLACE

HUNGRY JOE'S, JIMMY JOHN'S GOURMET SANDWICHES, ROOSTERS, LISTO! FRESH MEXICAN GRILL, PAPA JOHN'S, myBURGER

usbank

KOWALSKI'S MARKETS

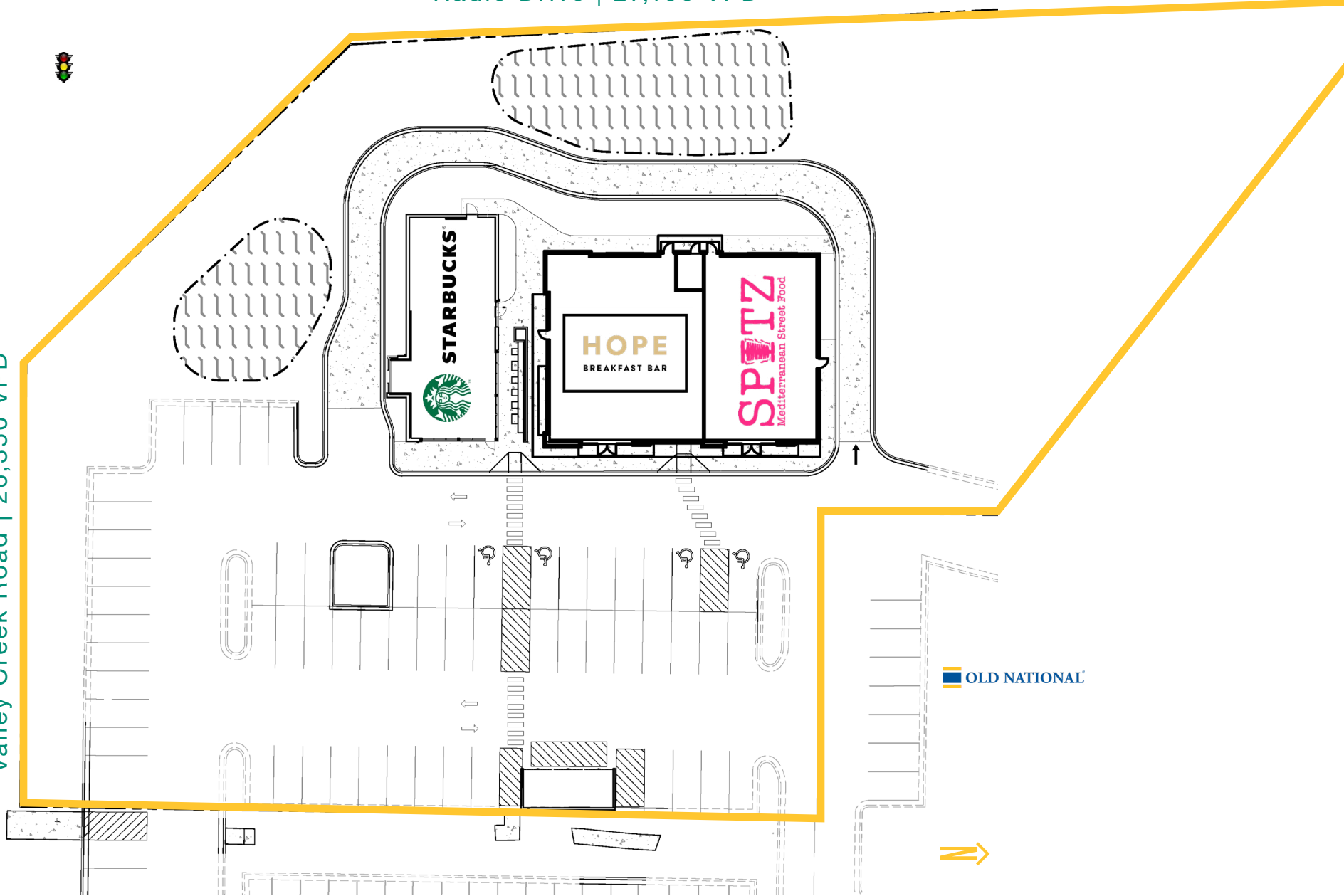
OVERALL WOODBURY MARKET



PROPERTY SITE PLAN

Valley Creek Road | 26,350 VPD

Radio Drive | 27,100 VPD



BUILDING 1950

Suite	Tenant	SF
1950	Starbucks	2,164

BUILDING 1930

Suite	Tenant	SF
100	Hope Breakfast Bar	3,054
200	Spitz Mediterranean Street Food	2,324

For further information contact owner's exclusive representatives.



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