



Janesville Mixed Use Investment - Main Street North

121 Main Street North
Janesville, Minnesota 56048

Property Overview

Mixed-use newly renovated property in downtown Janesville. Two new main street frontages added in 2021 with handicap ramp entrance. 100% leased - Residential Rental history solid with both commercial and residential units consistently leased. Commercial suites are net leases, with both tenants paying base + CAM and operating.

Property Highlights

- Newly Renovated Throughout
- 100% Occupancy
- Net Commercial Leases
- Steady Rental History for Apartments

Demographics	1 Mile	10 Miles	20 Miles
Total Households	929	5,450	49,280
Total Population	2,386	13,977	126,416
Average HH Income	\$95,281	\$106,357	\$101,712

For More Information

Cate DeBates

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For Sale

5,297 SF | \$442,500

Retail Space





For Sale

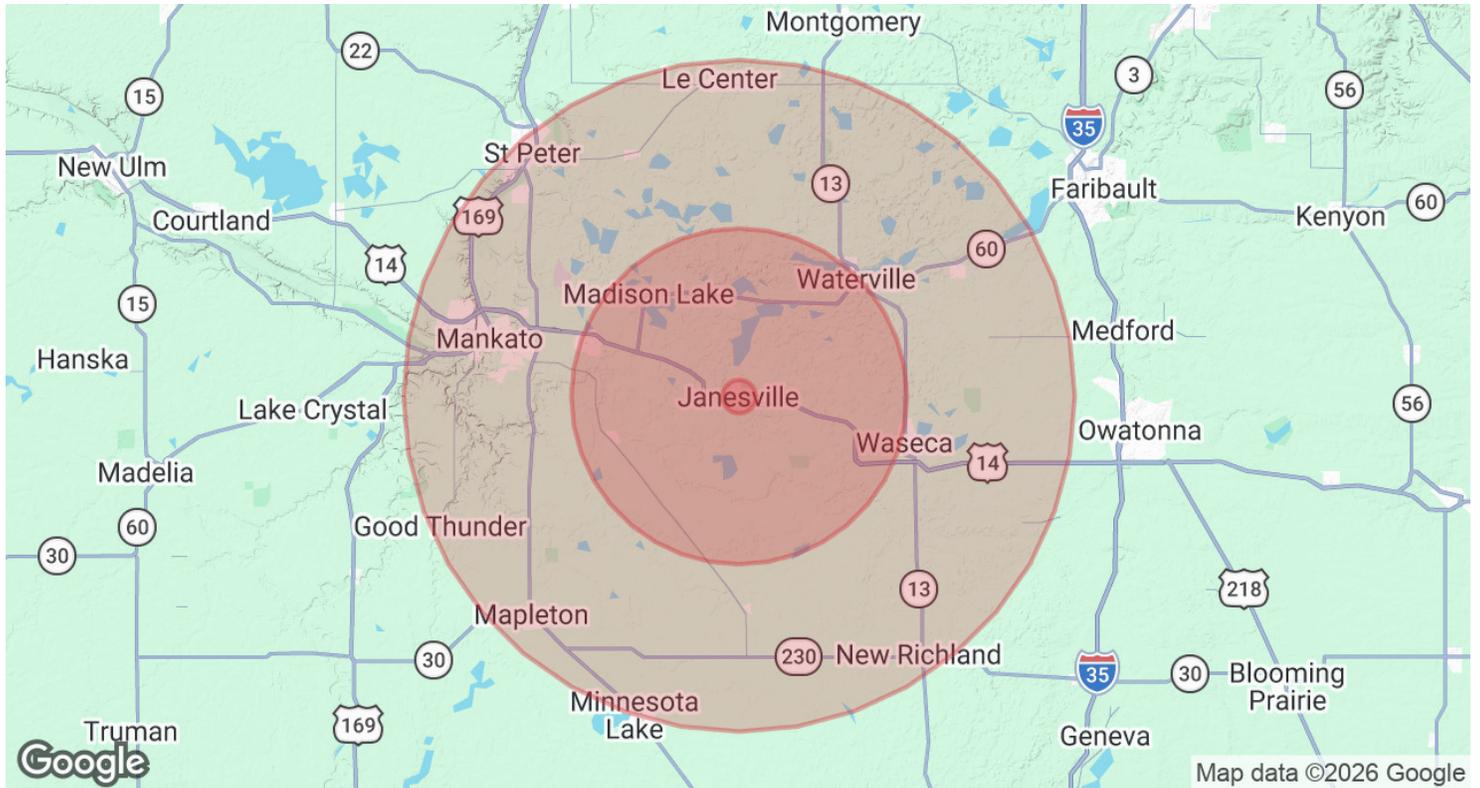
5,297 SF | \$442,500

Retail Space

Suite	Tenant Name	Size SF	Escalation Dates	Annual Rent	Lease Start	Lease End
Apt. 1	-	800 SF	-	-	01/01/2022	1/31/2027
Apt. 2	-	950 SF	-	-	10/01/2023	3/31/2026
115	Restaurant	1,980 SF	5/1/2026 5/1/2027 5/1/2028 5/1/2029 5/1/2030	\$15,600	02/01/2025	4/30/2031
121	Edward Jones	1,200 SF	1/1/2024 1/1/2025 1/1/2026 1/1/2027	\$19,096	07/01/2023	12/31/27
Totals		4,930 SF		\$34,696		

Comments:

Restaurant Tenant lease will increase to \$1,400/month May 1, 2026 and have annual 5% increases thereafter.
Edward Jones has 3% annual increases.



Population	1 Mile	10 Miles	20 Miles
Total Population	2,386	13,977	126,416
Average Age	38	41	39
Average Age (Male)	37	41	38
Average Age (Female)	39	42	40

Households & Income	1 Mile	10 Miles	20 Miles
Total Households	929	5,450	49,280
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$95,281	\$106,357	\$101,712
Average House Value	\$219,429	\$315,761	\$301,216

Demographics data derived from AlphaMap



Cate DeBates

CSO | Principal Broker

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Professional Background

Cate DeBates is a dynamic commercial real estate visionary and the Chief Strategy Officer and Principal Broker at NAI North Star, where she spearheads firm-wide growth initiatives and leads the sales and leasing practice across Southern Minnesota’s most impactful market sectors. With more than six years of high-velocity commercial brokerage experience, Cate has consistently delivered measurable value for investors, landlords and occupiers across industrial, land, office, retail and multifamily property types.

In her dual role as a strategic leader and transaction specialist, Cate integrates deep market intelligence with purpose-driven execution to optimize outcomes for clients. Her leadership in design-to-delivery marketing and brand strategy at NAI North Star fortifies the company’s market reputation and strengthens deal flow and visibility in competitive environments. Cate’s ability to align brand narrative with transactional execution enables stakeholders to engage with confidence throughout the asset lifecycle.

Prior to launching NAI North Star’s impactful presence in the region, Cate built her foundation in commercial brokerage at Coldwell Banker Commercial, where she was recognized with the Global Pathfinder in Innovation Award—a testament to her creative deal structuring and client-centric approach. Her background also encompasses executive leadership in marketing and sales for the top-performing office in Minnesota, solidifying her expertise in driving performance both on the brokerage floor and through strategic brand positioning.

Cate’s transactional achievements include closing in excess of \$20M in brokerage transaction volume and shepherding the leasing of more than 500,000 square feet of commercial space—benchmarks that underscore her capacity to close complex deals and unlock value across asset classes.

Beyond brokerage performance, Cate champions community engagement and thought leadership. She serves on local boards and advisory committees—ranging from economic development initiatives to philanthropic efforts—furthering connectivity between commercial real estate, civic growth and sustainable market development.

Cate holds both a Bachelor of Science in Public Relations and a Master’s in Educational Leadership from Minnesota State University, Mankato. She has also completed foundational CCIM coursework, reinforcing her analytical expertise in investment strategy and market valuation.

At NAI North Star, Cate continues to set the benchmark for performance-driven real estate brokerage—anchoring her practice in data-informed strategy, client advocacy, and brand excellence that maps to real-world returns.

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