

THE RESERVE

VICTORIA, MN

RETAIL SPACE AVAILABLE



NORTH CENTRAL
COMMERCIAL REAL ESTATE, LLC

CONCEPT



The Reserve will be a new, mixed-use development that highlights the architecture and charm of Victoria which is experiencing impressive growth.

The mix of high-end residential, retail, and public space will offer relaxation, convenience, and entertainment only 30 minutes from the Twin Cities.

TIMELINE:

- **December 2025** - Began horizontal construction and site work
- **February 2026** - Received final approval!
- **Summer 2026** - Restaurant and retail shells ready, parking established
- **2026-2029** - Phased construction of 225 units of luxury condos, townhomes, and apartments



SITE INFORMATION



ADDRESS

75204 Victoria Dr. Victoria, MN 55386

AVAILABILITY

Retail and restaurant space ranging from 1,000-6,900 sq ft

ACCESS & VISIBILITY

Excellent to highway 5 & highway 11

FEATURES

- 12,000 sq ft plaza for use year round
- Mix of residential and retail space
- Public parking (surface level)
- 200+ parking stalls
- Pedestrian/bike trail connections to several parks and lakes

RESIDENTIAL SPACES

- The Reserve: 225 units (118 condo, 107 luxury apartments)
- Immediate area: 354 luxury apartments
- Approved single-family housing: 1,564

MONARCH
DEVELOPMENT PARTNERS



DEMOGRAPHICS

Population (2025)

- 1 mile: 2,592
- 3 mile: 18,882
- 5 mile: 52,859

Daytime Employees (2025)

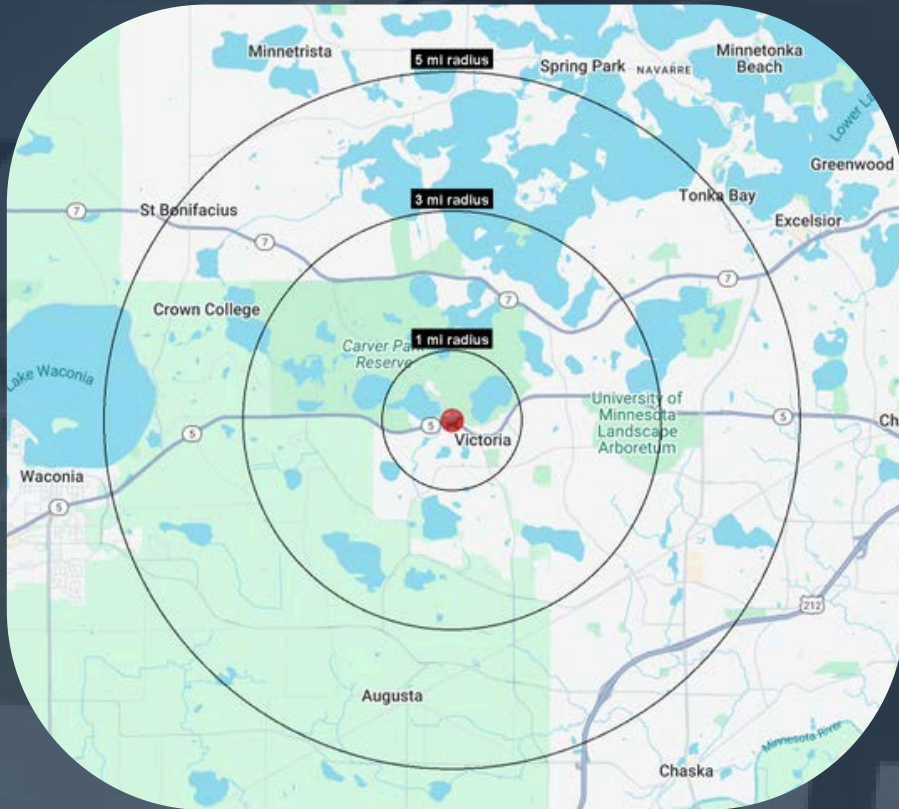
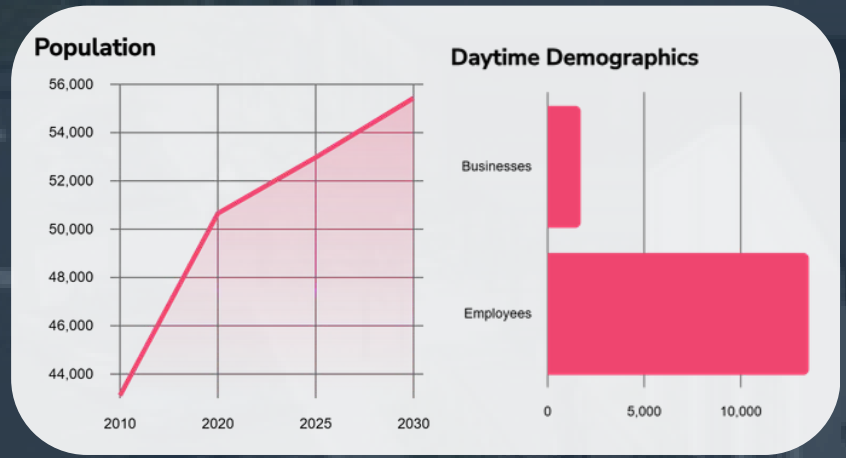
- 1 mile: 500
- 3 mile: 2,000
- 5 mile: 13,500

Traffic Volume (2025)

- Highway 5: 14,407
- Highway 11: 4,104

Avg Income (3 miles, 2025 est.)

- \$226,859



LOCAL RETAILERS



Floyd's Bar

Janie's Tacos



snap fitness 24/7



Vics Bar & Grill



AREA RETAIL

Carver Park Reserve

CHANHASSEN

WAGONIA



1/2 mile



Floyd's Bar

snap fitness 24/7

OMNI Brewery & Taproom VICTORIA

Vic's Bar & Grill



SUBWAY

Janie's Tacos

THE BURROW FOOD LIBRARY - SHENANDOAH



VICTORIA

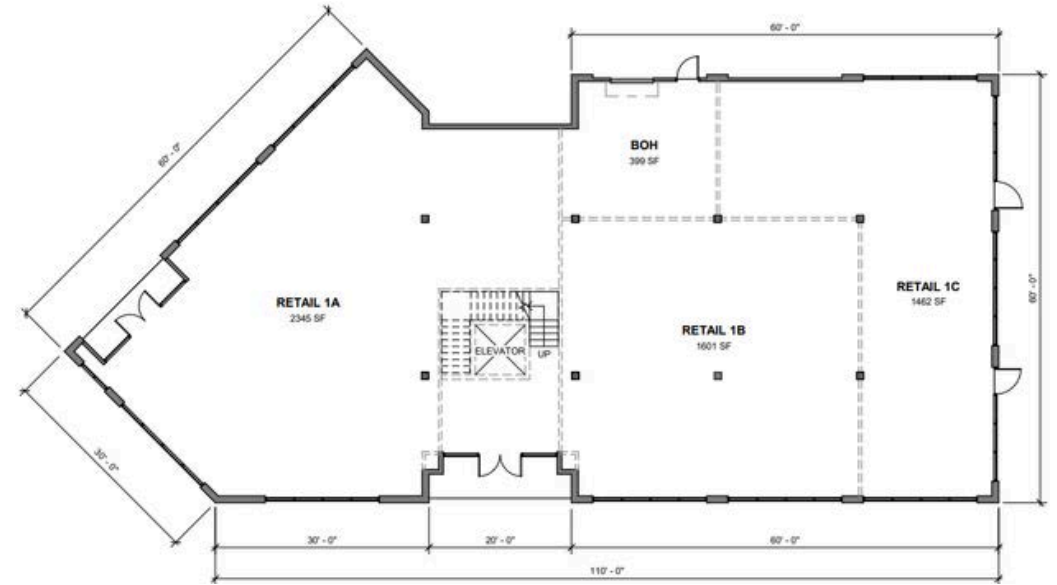
CIRCLE K

RETAIL SPACE

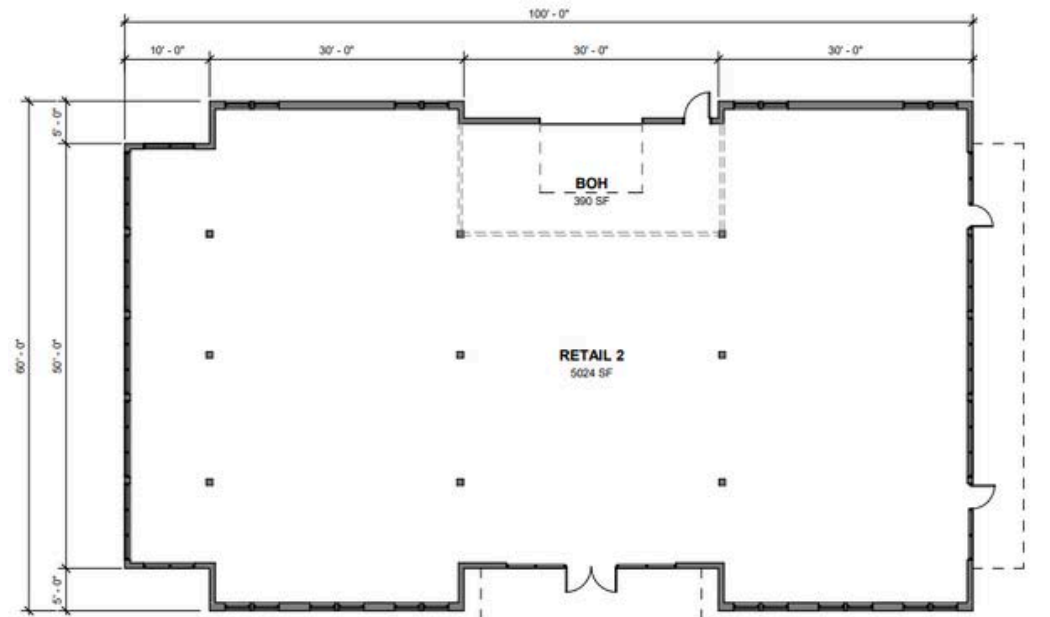
Retail buildings can be single or multi-use tenants. Layouts can be modified as desired



Retail 1



Retail 2

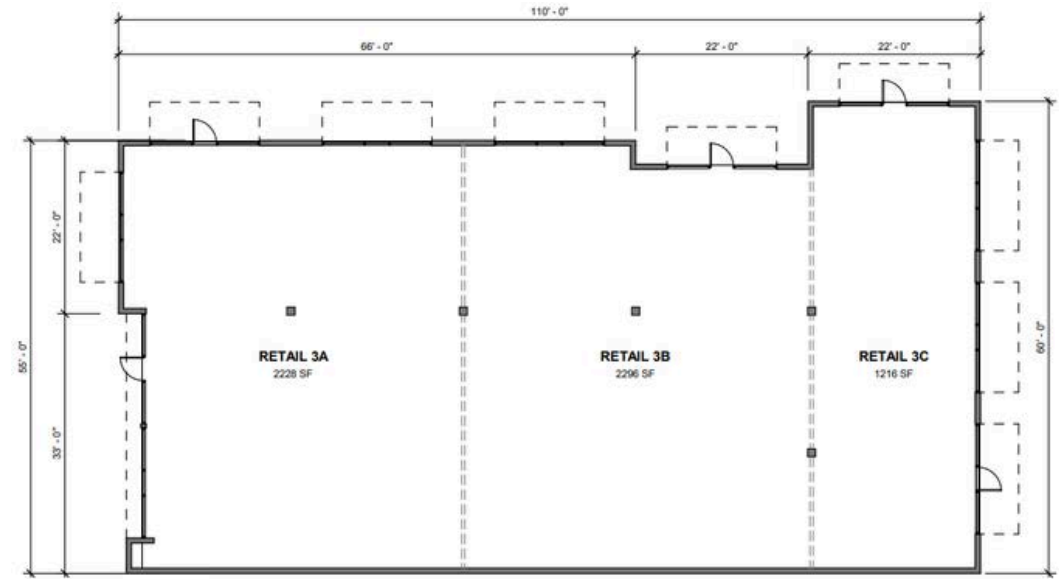


RETAIL SPACE

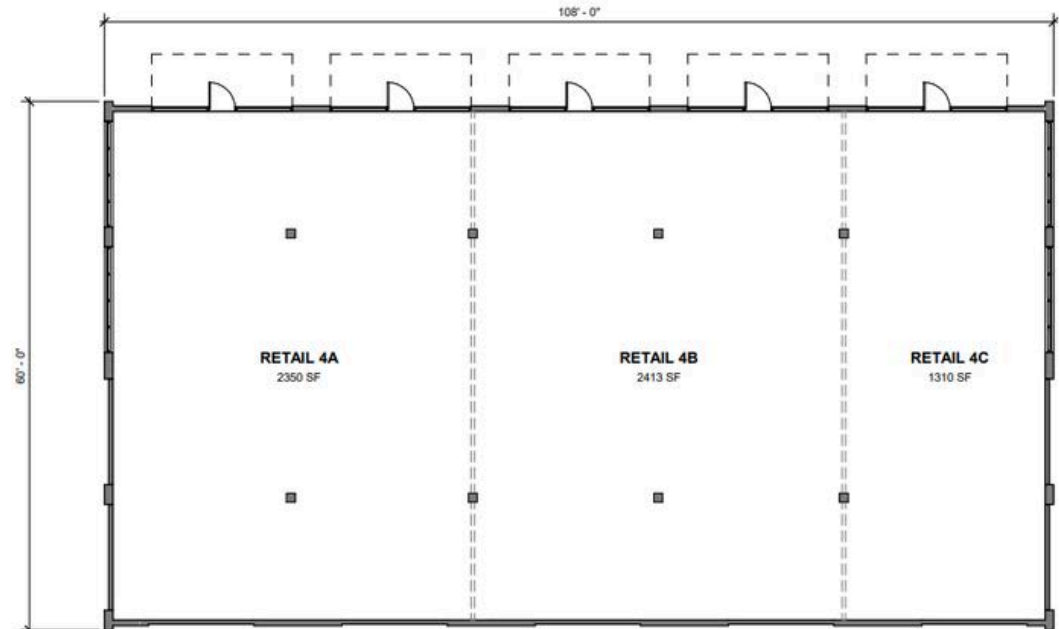
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Retail 3



Retail 4





**ACTIVATED EDGE WITH
FIXED SEATING AND DRINK
RAIL**

FLEXIBLE PLATFORM

**ACTIVATED EDGE WITH
TREES**

**FLEX LAWN FOR VARIOUS
SCALES OF PROGRAMMING**

FLEXIBLE SEATING

**ACTIVATED EDGE
WITH DRINK RAIL**

TERRACED SEATING

**FUTURE ACTIVATION ZONE
(TO BE DESIGNED IN
COLLABORATION WITH
CITY)**

PLAZA CONCEPT

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