



RIVERDALE VILLAGE

COON RAPIDS (MINNEAPOLIS), MN




North AMERICAN[®]
DEVELOPMENT GROUP

CONTACT# 954.821.1397



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104
ACRES

~1 Million
SF GLA

+60
RETAILERS

4,236
PARKING SPACES

100,000
VEHICLES PASSING
PROPERTY EVERYDAY

OVERVIEW

Riverdale Village is a market-dominant, open-air, power/lifestyle center strategically located on ~104 acres at the confluence of US-10 (73,000 VPD; the primary interstate that runs through the Minneapolis/St. Paul MSA), Main Street (32,500 VPD; the primary east/west thoroughfare connecting the Property to the communities to the east) and Round Lake Blvd (35,300 VPD; the primary north/south thoroughfare connecting the Property to the communities to the north) in Coon Rapids (Minneapolis), MN (the "Property").

The Property totals ~1,000,000 SF and is anchored by many of the nation's most successful and recognized retailers, including Costco (nearest unit 11+ miles away), Kohl's, Dick's Sporting Goods, Best Buy, TJ Maxx, Old Navy, PetSmart, Ulta, and DSW. As a result of the concentration of retail surrounding the Property (~2 million SF) and easy connectivity to the major roadways, this node is widely regarded as the consolidator node for northern Minneapolis, meaning retailers are shuttering their stores in nearby submarkets and consolidating to the "Riverdale node."

The Property trade area is one of the highest growth areas in the MSA (by percentage). The population within ten-miles of the Property has increased nearly 20% since 2000 and is projected to grow an additional 5.0% over the next 5-years.



20%
POPULATION
GROWTH
SINCE 2000

39%
MAKE OVER
\$100,000
ANNUALLY

\$7.8B
TOURISM
INDUSTRY

33M
ANNUAL
TOURISTS

16TH
LARGEST
MSA

2.8%
UNEMPLOYMENT
RATE

MINNEAPOLIS-ST. PAUL TRADE AREA

*#3 For Job Market Favorability
(CNBC 2018)*

*#5 For the "Ten Best Cities for Job
Seekers"
(CNBC 2018)*

*28,700 Jobs Added in 2018
(BLS)*

*#9 Best Places to Live in America
(Business Insider & U.S. World News
2018)*

NOTABLE EMPLOYERS IN THE AREA



UNIVERSITIES IN THE AREA



MARKET OVERVIEW

The Property is located in the heart of the dominant retail node for the northern Minneapolis market, servicing a dense and captive trade area with 137K people within a 10-minute drive (Average Household Incomes of \$83K). The growth in this submarket is driven by the overall growth of the Minneapolis-St. Paul MSA, along with the affordability and lifestyle characteristics of the market:

- Minneapolis-St. Paul's population is 3.6 million, the 16th largest MSA in the country. The population has grown by nearly 11% since 2000 and is anticipated to grow at this rate for the next 10-years.
- The greater Minneapolis metropolitan area boasts the HQ's for 19 Fortune 500 Companies (most Fortune 500 Companies per capita amongst the Nation's Major Metro Areas) including UnitedHealth Group, Target Corporation, Best Buy, 3M, Medtronic, U.S. Bancorp, General Mills, Supervalu, Ameriprise Financial and Piper Jaffray, among others. Minnesota is also home to the largest privately held corporation in the United States, Cargill (agricultural services company with over 150,000 employees and revenues exceeding \$114 billion).
- Minnesota posted the 18th lowest unemployment rate in the United States at 3.2% in September 2019 (national average of 3.5%). The MSA added 28,700 jobs in 2018 alone.
- The Twin Cities ranked #6 for the best places to live in the 2019 rankings by U.S. News and World Report, #8 best city for Young Professionals by Niche.com, and #15 for "boomtowns in America for millennials" by MagnifyMoney.
- The Property is 25-miles (~30-minute drive) to Downtown St. Paul, and 20-miles (~25-minute drive) to Downtown Minneapolis.
- The Property is 2-miles from Mercy Hospital (largest employer in the market with 1,860 employees), a 271-bed non-profit hospital that serves the northern Twin Cities metropolitan area. Mercy Hospital is part of Allina Health, which is a not-for-profit health care system based in Minneapolis, Minnesota. Allina owns or operates 13 hospitals and more than 90 clinics throughout Minnesota and western Wisconsin.
- The Property is 2-miles from Anoka Ramsey Community College, a 450K+ SF facility with 400+ employees and 4,500 students enrolled.

DENSE AND CAPTIVE TRADE AREA WITH 137K RESIDENTS WITHIN 10 MINUTES

Downtown Minneapolis

DEMOGRAPHICS

	5 min	10 min	15 min
Population			
2019 Estimate	19,126	137,365	351,897
2024 Projection	19,578	141,633	371,194
Households			
2019 Estimate	7,453	51,219	128,991
2024 Projection	7,636	52,812	135,957
Average Household Income			
2019 Estimate	\$81,424	\$86,098	\$92,092
2024 Projection	\$90,197	\$95,574	\$103,155

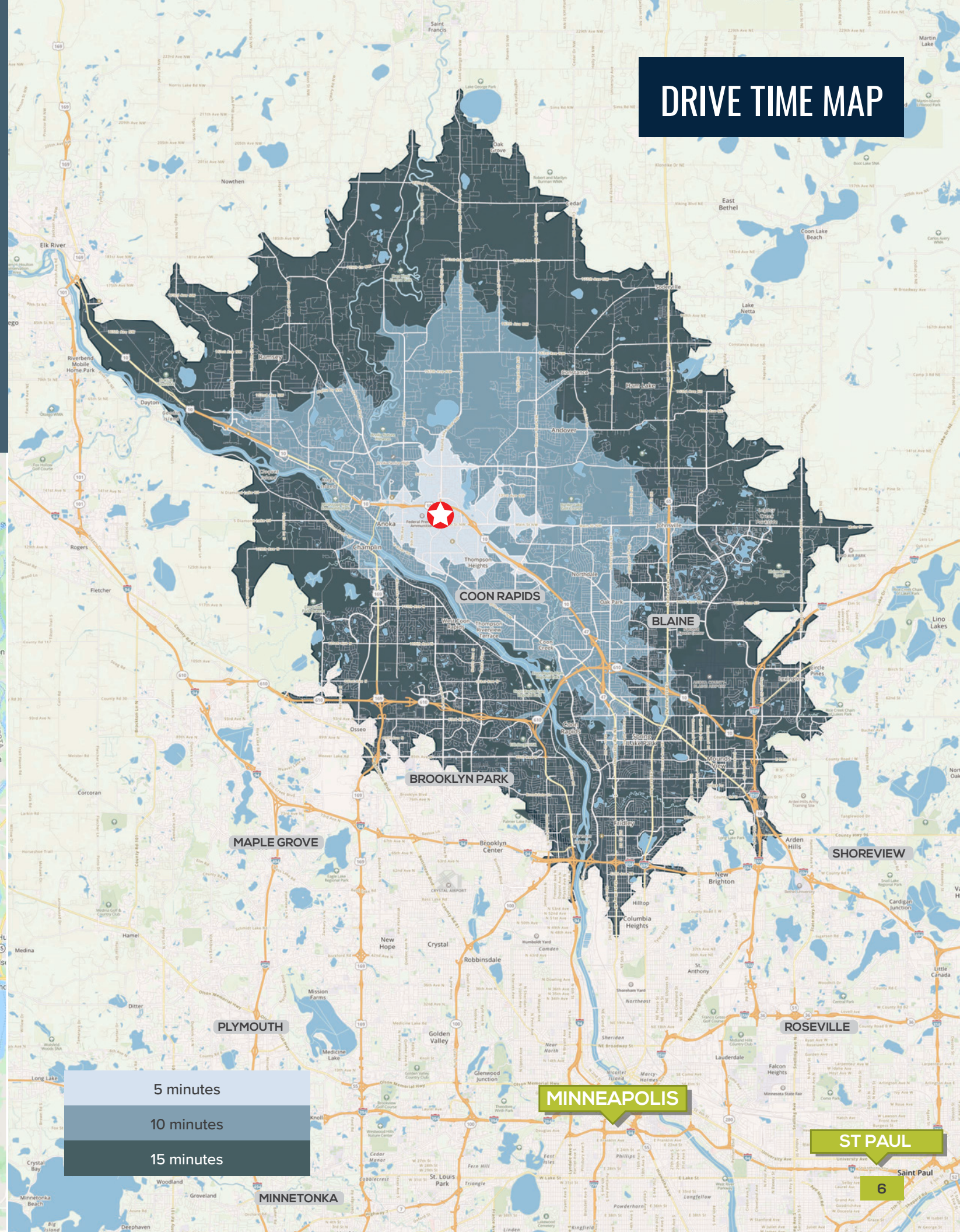
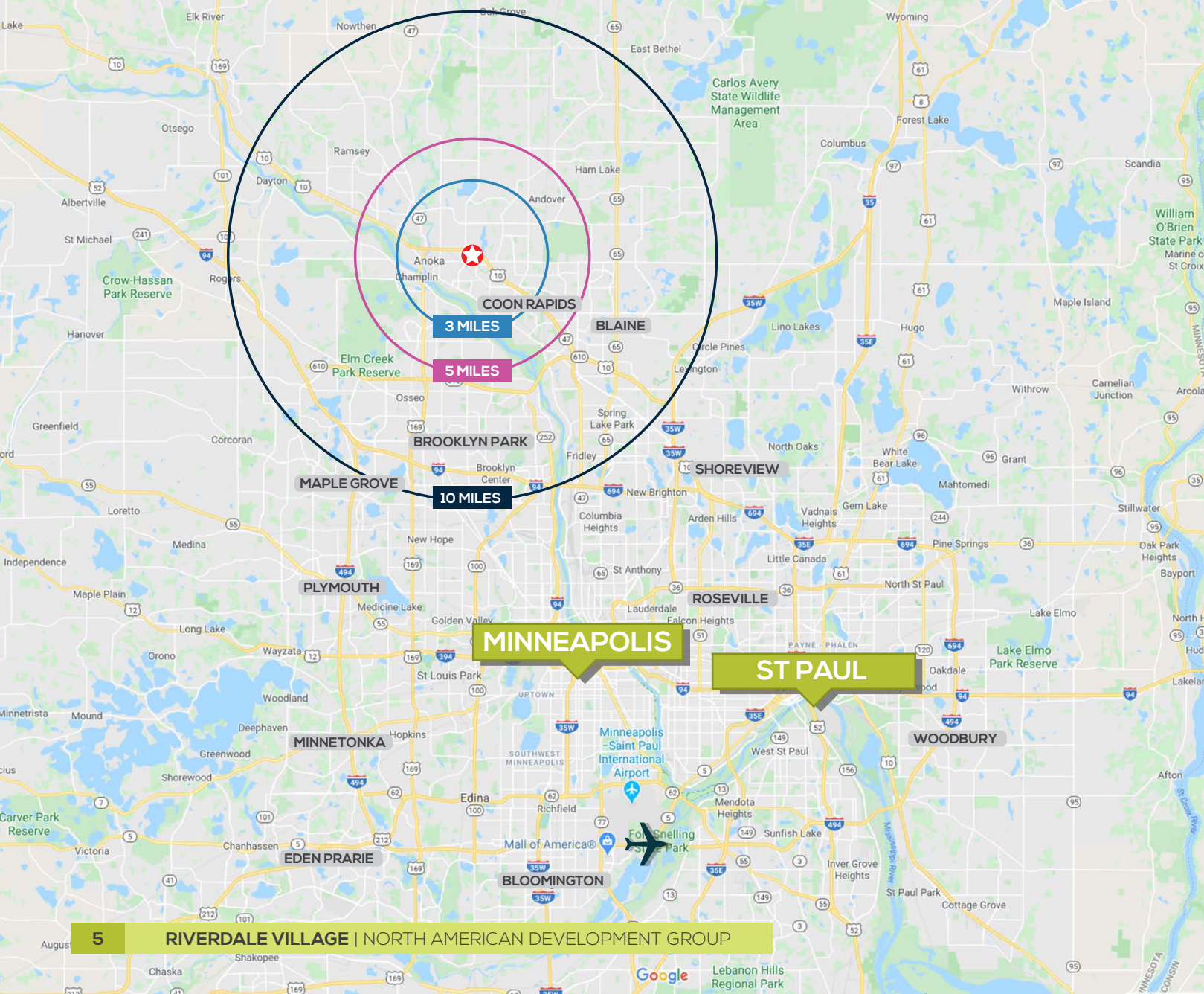
AVERAGE
HOUSEHOLD
INCOME
\$92K

MINNEAPOLIS -
ST. PAUL'S
POPULATION
3.6M

DRIVE FROM
DOWNTOWN
MINNEAPOLIS
20 MI

DRIVE FROM
DOWNTOWN
ST. PAUL
25 MI

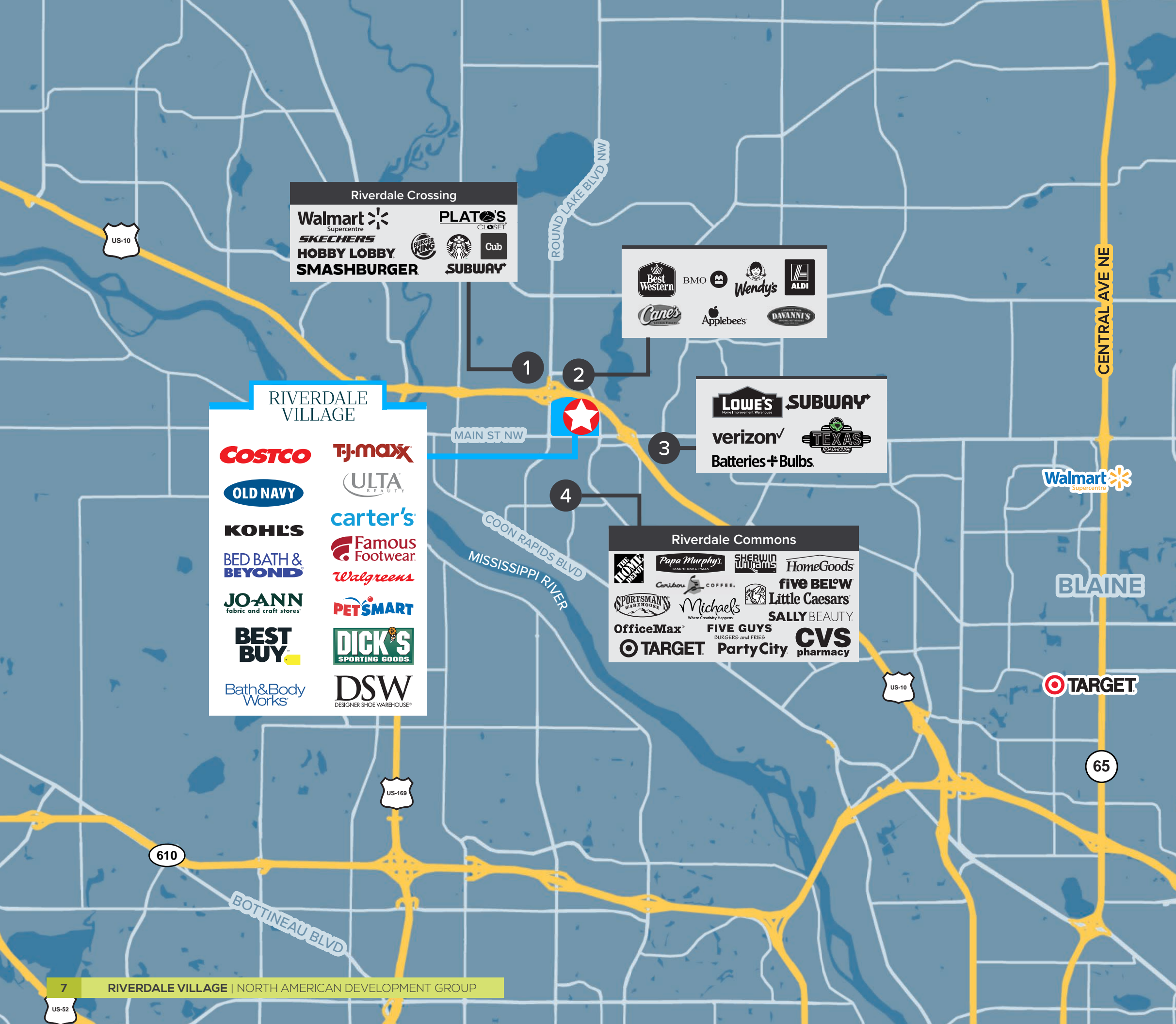
DRIVE TIME MAP



COMPETITION

STRONG COMPLEMENTARY RETAILER PRESENCE

Riverdale Village is enhanced not only by its robust tenancy, but also by the breadth of shopping options found in the surrounding retail node. Large format national retailers including Lowe's, Walmart, Target, Cub Foods, and Home Depot are all located along U.S. Route 10, creating a critical mass of high-quality retail that draws shoppers from throughout northern Minneapolis. The Riverdale node provides a true "one-stop-shopping" destination for all of northern Minneapolis. This is an increasingly important benefit as time-sensitive consumers seek more efficient shopping patterns.



ADJACENT
COMPLEMENTARY
RETAILERS



RETAILERS





RIVERDALE VILLAGE



400 Clematis Street · Suite 201 · West Palm Beach, Florida · 33401

T 561 578 8700 F 561 598 6612

www.nadg.com