



# MAINSTREET MARKETPLACE

Blaine, Minnesota



**UNANCHORED RETAIL CENTER | LONG TERM NATIONAL CREDIT TENANCY**

**12525 - 12555 ULYSSES STREET | BLAINE, MINNESOTA 55434**

# THE PROPERTY

## MAINSTREET MARKETPLACE

 **\$6,880,000**  
OFFERING PRICE



**6.5%**  
CAP RATE



**\$447,293**  
YEAR 1 NOI

Mainstreet Marketplace (the “Property”) is an unanchored retail center made up of two buildings, located at the highly trafficked intersection of Highway 65 (Central Ave.) and Main Street in Blaine, MN.



### NEW **STARBUCKS® 10 YEAR LEASE AND DRIVE THRU**

Starbucks opened a new store in July 2025 thereby increasing the traffic to the Property and its tenants.



### STRONG HISTORICAL OCCUPANCY

Six of the eight tenants are original to the Property's construction and have been in the building for 20+ years.



### SUCCESSFUL AREA TENANTS

The tenants in the Property and surrounding intersection are some of the most successful in the Twin Cities, according to placera.ai.



**BRUEGGER'S  
BAGELS**  
#1  
in 15 mile radius



**CHIPOTLE**  
MEXICAN GRILL  
Top 10%  
in Minnesota



**Perkins®**  
Top 3  
in Minnesota



**H&R  
BLOCK**  
#5/77  
in Minnesota



### DOWN THE STREET FROM 3RD LARGEST HIGH SCHOOL IN MN

Blaine High School has 3,103 students and is located less than 2 miles west of the Property, providing a steady flow of customers to the area retailers.



### NATIONAL SPORTS CENTER

Located just 3 miles south of the Property, the National Sports Center, the world's largest amateur sports facility, has over 4 million annual visitors that boost the area businesses.



### GROWING SUBURB

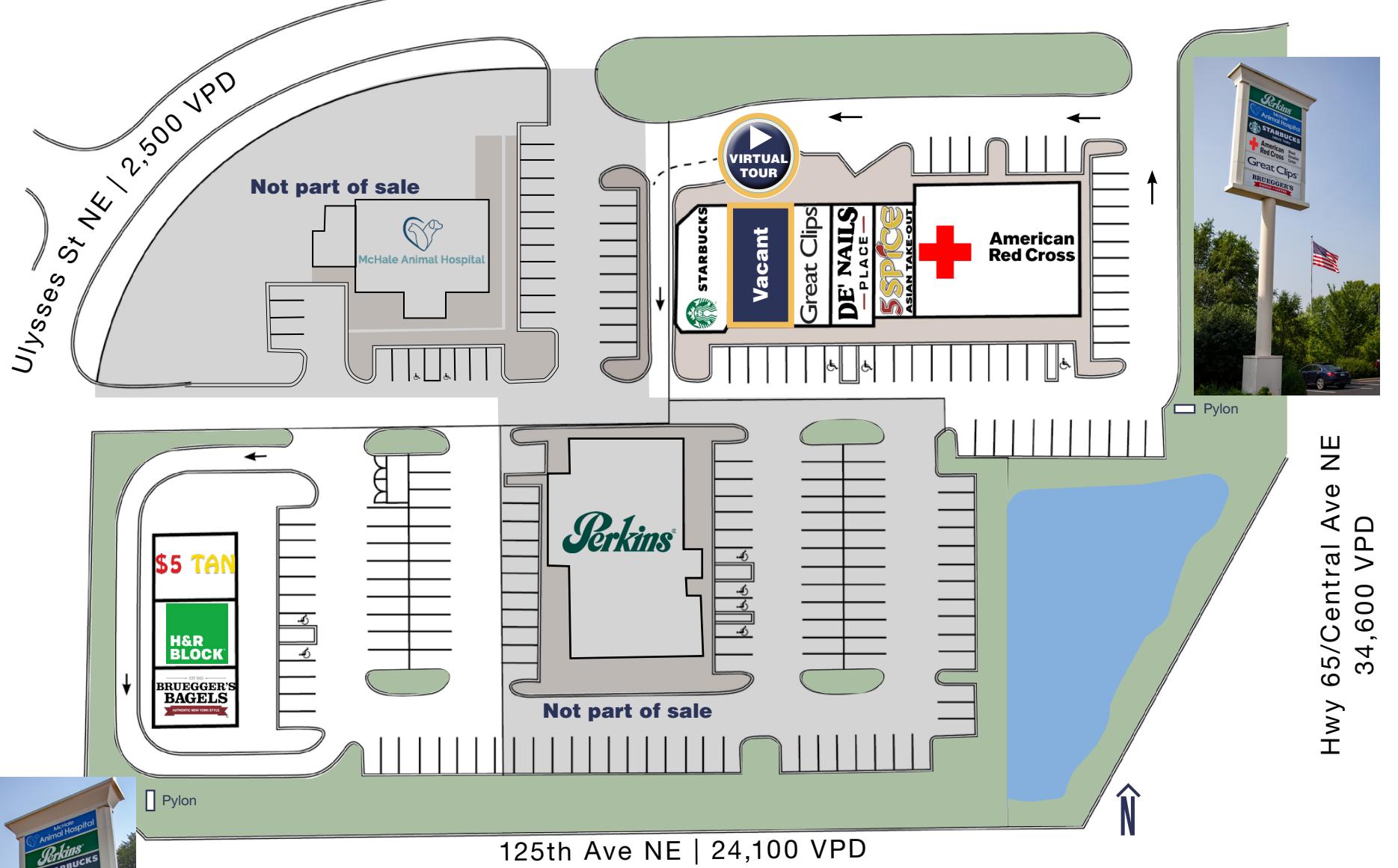
Blaine is one of the fastest growing suburbs in the Twin Cities, both historically and in projected growth. The city consistently adds approximately 1,000 residents annually.



### VALUE ADD

Opportunity to immediately add value by leasing up the Property's vacancy, which is located directly adjacent to the newly opened Starbucks.

# PROPERTY SITE PLAN



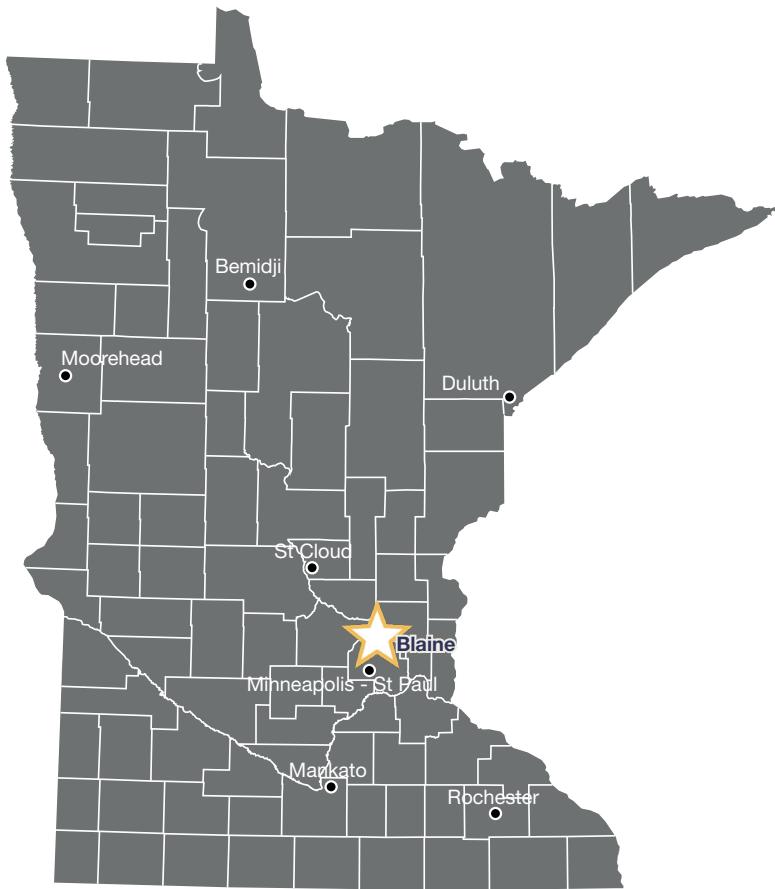
## BUILDING #1 - 12525 ULYSSES ST NE

Suite	Tenant	SF
100	Bruegger's	2,004
140	H&R Block	1,001
160-200	\$5 Tan	2,913

## BUILDING #2 - 12555 ULYSSES ST NE

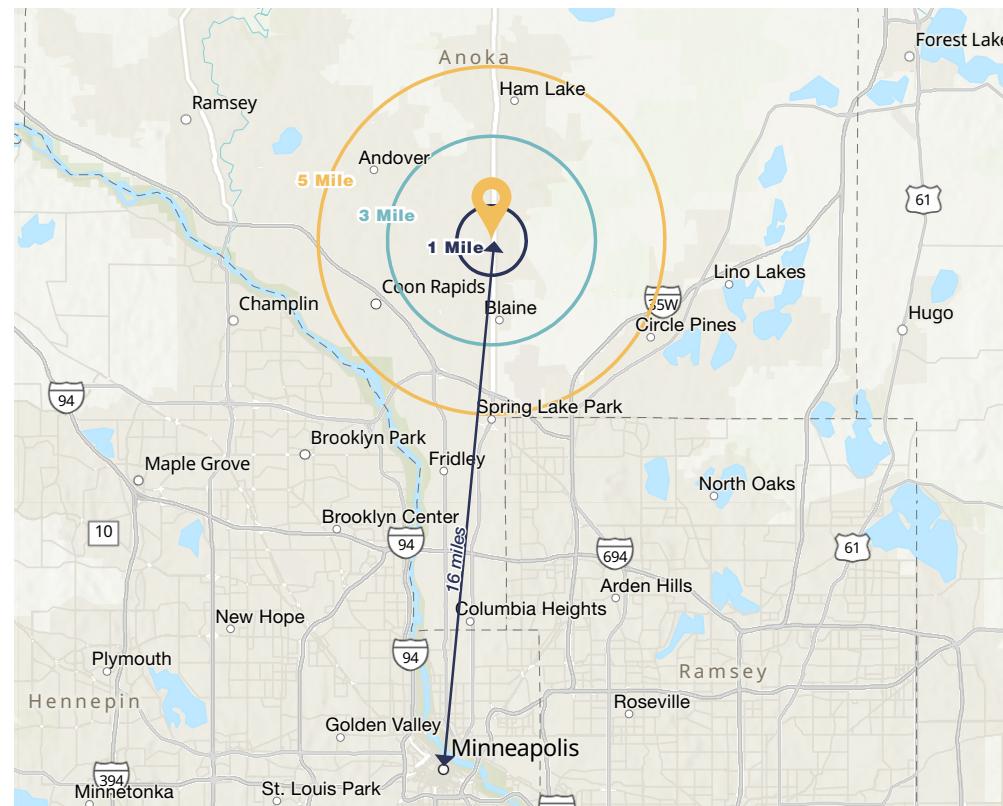
Suite	Tenant	SF
100	Starbucks	2,314
110	Unassigned	1,670
130	Great Clips	1,280
140	De' Nails Place	1,280
150	5 Spice Asian Foods	1,285
160	American Red Cross Blood Donation Center	5,013

# THE AREA IN

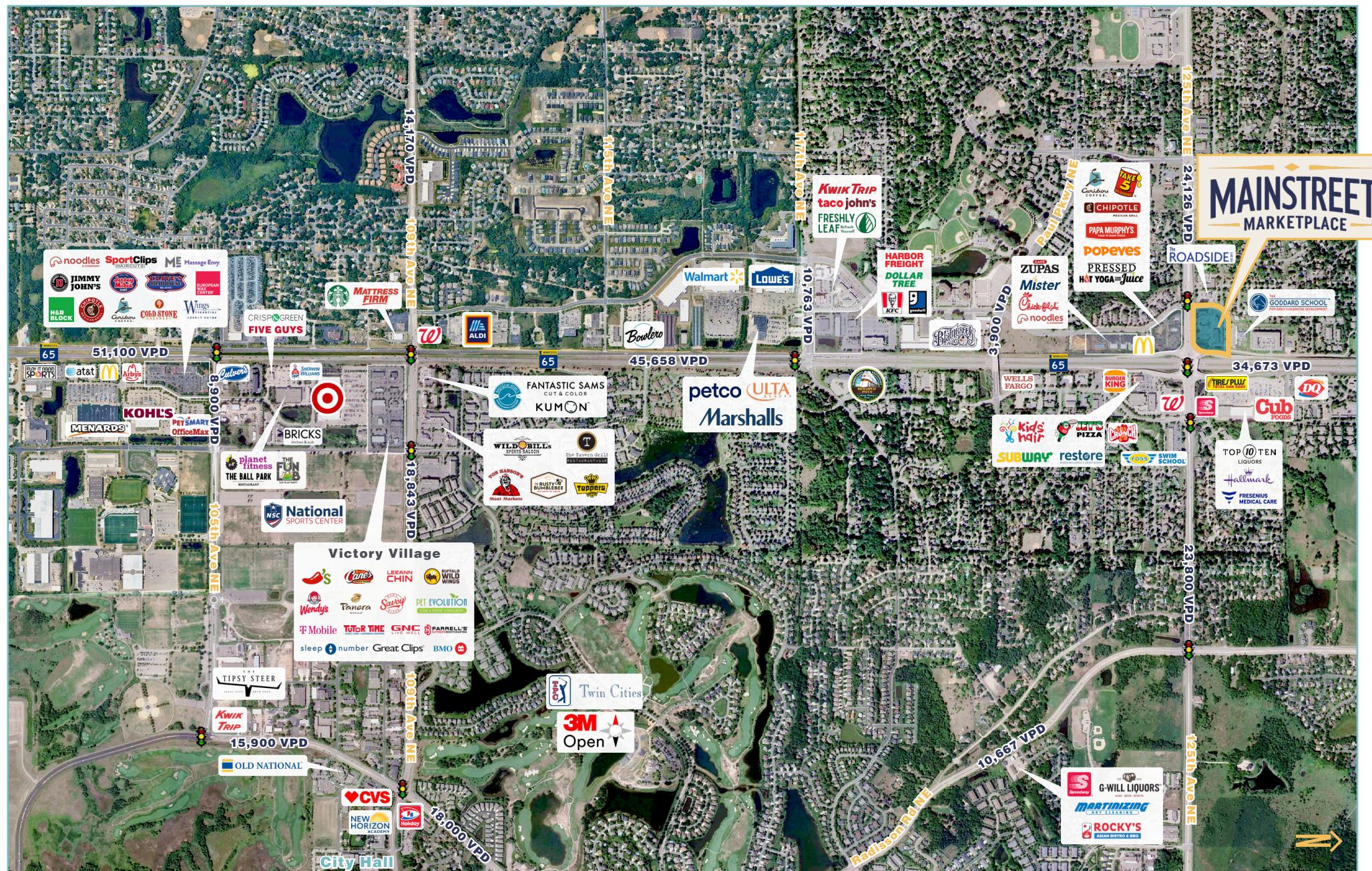


## 2025 DEMOGRAPHICS

	1 Miles	3 miles	5 miles
<b>Population</b>	11,081	65,444	143,096
<b>Daytime Population</b>	8,802	49,686	118,935
<b>Households</b>	4,145	23,372	51,968
<b>Persons Per Household</b>	2.66	2.79	2.74
<b>Avg Household Income</b>	\$100,933	\$112,053	\$104,072
<b>Median Home Value</b>	\$116,359	\$136,699	\$127,649
<b>Median Age</b>	37.9	39.0	38.9



# OVERALL MARKET



For further information contact owner's exclusive representatives.



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**MAINSTREET  
MARKETPLACE**

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