



# MAINSTREET MARKETPLACE

Blaine, Minnesota



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

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



## 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 placer.ai.



**#1**  
in 15 mile radius



**Top 3**  
in Minnesota



**#5/77**  
in Minnesota



**Top 10%**  
in Minnesota



**Top 20%**  
in Minnesota



**#1**  
in 15 mile radius



### **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**

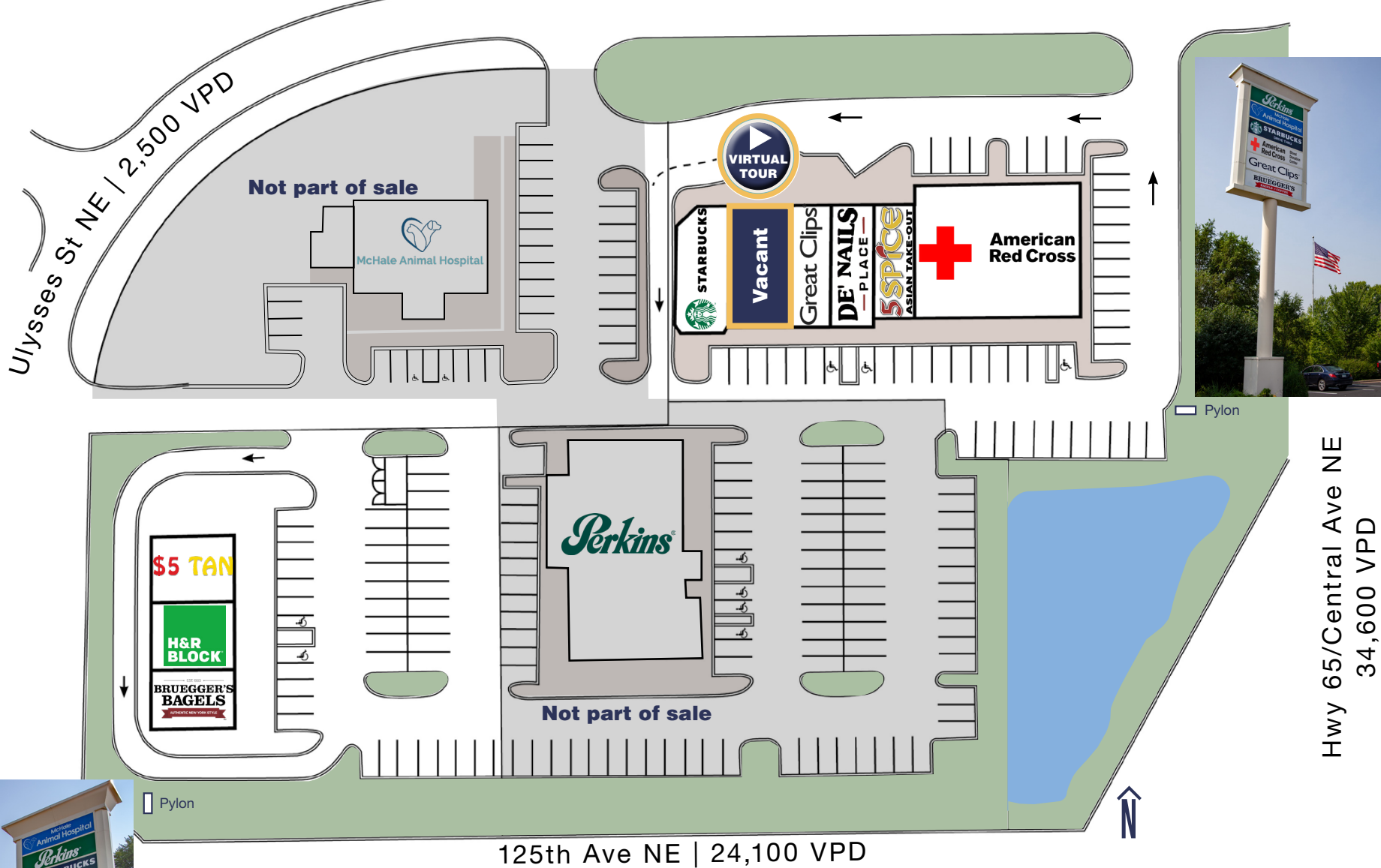
Blaine is one of the fastest growing suburbs in the Twin Cities, both historically and in projected growth. The city consistently adds approximately 1,000 residents annually.



### **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



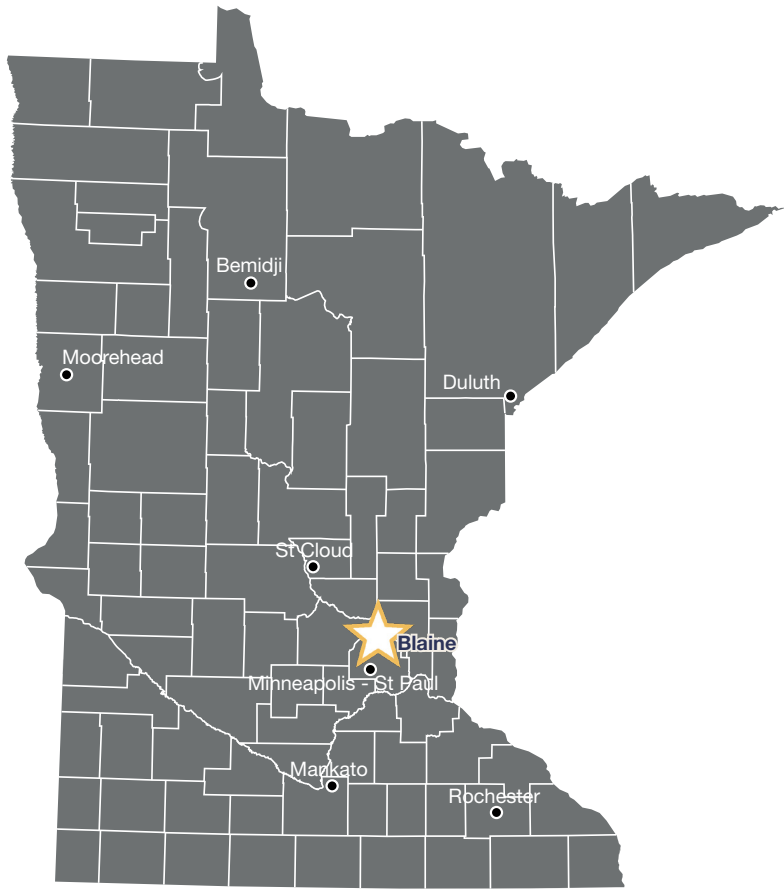
## BUILDING #1 - 12525 ULYSSES ST NE

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

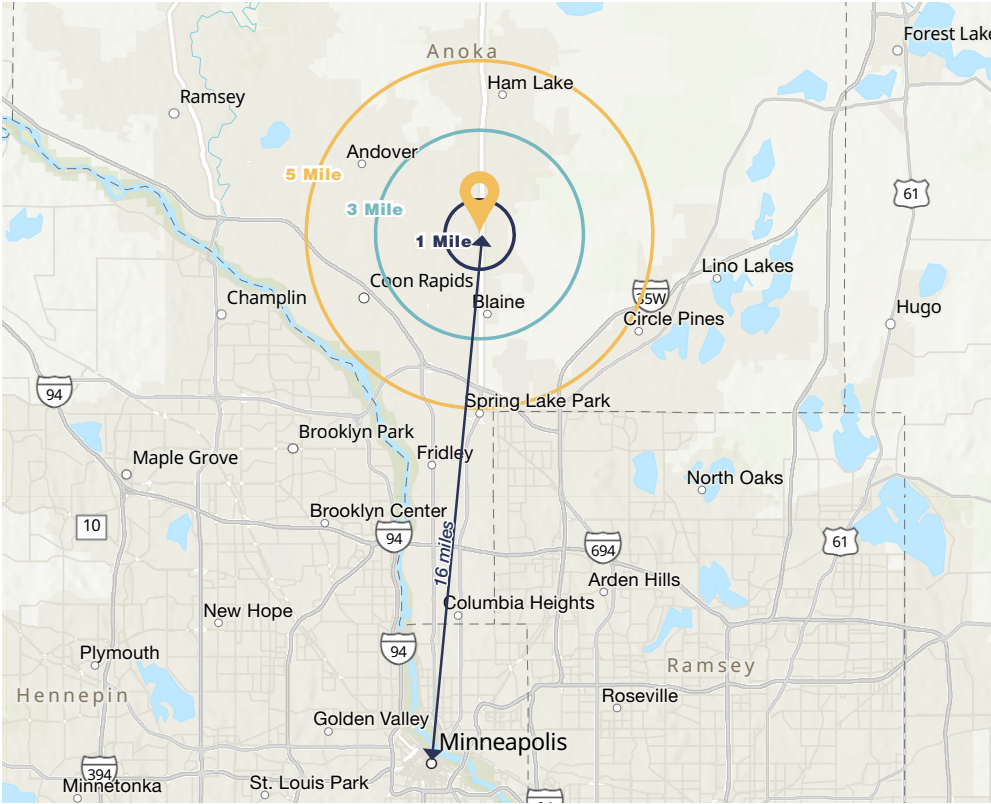
Suite	Tenant	SF
100	Starbucks	2,314
110	Unassigned	1,670
130	Great Clips	1,280
140	De' Nails Place	1,280
150	5 Spice Asian Foods	1,285
160	American Red Cross Blood Donation Center	5,013





## 2025 DEMOGRAPHICS

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





The map displays a comprehensive view of the Minneapolis-St. Paul metropolitan area, highlighting major transportation corridors and commercial hubs. Key features include:

- Highways:** I-94, I-494, and I-694 are clearly marked, along with local roads like Hennepin Avenue and Lyndale Avenue.
- Commercial Centers:** The map identifies major retail and business districts, including the Mall of America and the Target Field area.
- Retail and Business Locations:** Numerous logos for major retailers and businesses are placed throughout the map, such as Target, Best Buy, and various restaurants.
- Traffic Volume Data (VPD):** Specific data points are provided for several major intersections, such as 51,100 VPD at I-94 and I-494, and 45,658 VPD at I-494 and I-694.
- Parks and Recreation:** The map also shows several parks and recreational areas, including the Minneapolis Golf Course and the Minneapolis Park & Recreation Board.
- City Hall:** The location of City Hall is marked in the bottom left corner.

A large yellow arrow points towards the bottom right corner of the map.



For further information contact owner's exclusive representatives.



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**MAINSTREET**  
MARKETPLACE

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