

FOR LEASE • FOR SALE • BUILD TO SUIT



# MINNESOTA

HEALTH VILLAGE

# WORK. LIVE. PROSPER.



47 ACRES AVAILABLE (DIVISIBLE) • MEDICAL OFFICE • OFFICE • HIGH TECH • HOSPITALITY • RESIDENTIAL

CBRE

RYAN



# PROPERTY DESCRIPTION

Minnesota Health Village is a 100-acre, mixed-use development in one of Minnesota's most sought after communities. Located at the high visibility intersection of I-94 and Hwy 610, the site is Minnesota's gateway to the Twin Cities and just a short commute to the urban core.

Anchored by Maple Grove Hospital, one of America's top performing hospitals, and The Grove Retail Village, Minnesota Health Village will serve as a destination for care providers; companies of all sizes; startups and collaborative partnerships; and anyone looking for the ideal place to live, work, play, heal and be well.

The mixed-use development will include a pedestrian friendly street-scape, abundant green space, and public recreational trails that tie into the broader regional network. The abundance of natural amenities will make this a very attractive and unique place for people to thrive.



94

610



**RISOR OF MAPLE GROVE**  
55+ APARTMENTS  
169 UNITS

**ROERS 250 UNIT**  
MARKET RATE  
APARTMENTS



GROVE CIRCLE N

**FUTURE  
NORTH  
MEMORIAL  
EXPANSION**

MAPLE GROVE PARKWAY



30

94

# PROPERTY FEATURES

An extension of The Grove of Maple Grove, this 47 acres offers frontage onto I-94 and Hwy 610. Proposed uses include office, medical office, high tech manufacturing, hotel, and high density residential.

### Area Businesses Include



### Area Retailers



**Direct access**  
to I-94, Hwy 610, CR 81 via Maple Grove Parkway.

**PID**  
Portion of 0811922120002

**Future Land Use**  
Mixed-Use



## TRAFFIC COUNTS



I-94  
**79,207**  
VPD



Hwy 610  
**16,181**  
VPD



Maple Grove Pkwy  
**20,700**  
VPD

# CITY OF MAPLE GROVE HIGHWAY 610 CONNECTION PLANS

### TIMELINE

- 2023-24** COMPLETION OF HWY 610 CONNECTIONS TO I-94 AND EXTENSION TO COUNTY ROAD 30  
Proposed final construction
- 2021-22** HWY 610 CONNECTION TO WB I-94 CONSTRUCTED UTILIZING MN CORRIDORS OF COMMERCE FUNDS  
Construction of 2.5 mile segment to I-94
- 2019-21** FOURTH SEGMENT CONSTRUCTED WITH FEDERAL ARA FUNDS  
Hwy 610 constructed from Hwy 169 to Elm Creek Boulevard
- 2020** SECOND MISSISSIPPI RIVER BRIDGE COMPLETED
- 2000** THIRD SEGMENT CONSTRUCTED  
Hwy 610 constructed between Hwy 252 and Hwy 169
- 1999** SECOND SEGMENT CONSTRUCTED  
Hwy 610 constructed between Hwy 47 and the new Hwy 10
- 1991** FEDERAL FUNDING  
\$36 million federal funds received for Hwy 610
- 1984** FIRST SEGMENT CONSTRUCTED  
Hwy 610 constructed between Hwy 252 and Hwy 47 (near river crossings)
- 1982** DESIGN/DESIGN APPROVAL  
• Design Public Hearing  
• Final Environmental Impact Study approval
- 1981** DEIS APPROVAL  
• Draft Environmental Impact Statement approval  
• Location public hearing  
• Commissioner's decision on location
- 1979** ALTERNATIVES EVALUATION  
• First Level Evaluation of Alternatives; Hwy 610 & Hwy 252 Route Location Study
- 1976** REPORT APPROVAL  
Hwy 610 Project Development Report approval

**A History of Highway 610**  
Highway 610 has been poised to become a major corridor in the northern Twin Cities Metropolitan Area since 1979. Originally proposed as a "North Crossover" for the rapidly developing suburbs in the 1960s, route studies began in the 1970s. However, a lack of funding delayed the project until the mid-1980s when the first segments were completed. In 1986, Highway 610 was constructed between Highway 252 and the junction of Highways 47 and 10. This roadway provided drivers with the only river crossing between Highway 169 in Anoka and I-94 in Brooklyn Center. Property values in Coon Rapids jumped after the bridge was constructed due to better access to I-94 and downtown Minneapolis. In 1991, the project received a \$36 million boost when north suburban mayors traveled to Washington, D.C. to lobby for federal funding. Their trip was the culmination of more than two decades of planning and lobbying by civic leaders. This funding was used to extend Highway 610 east to Highway 10 in 1999 and to Highway 169 in 2000. The early 2000s saw funding to extend and connect Highway 610 from Highway 169 to I-94 with limited connections to I-94.

**Local Initiatives**  
The City of Maple Grove and Hennepin County have invested significantly within the project area by relocating and enhancing local infrastructure in anticipation of Highway 610. The city has used their available resources to construct the new Maple Grove Parkway interchange with I-94 at a cost of over \$30 million to replace the sub standard County Road 30 interchange. The City of Maple Grove also invested heavily in the area around the Highway 610/CSAH 81 roadways to prepare the local infrastructure for the Highway 610 corridor. The Highway 610 segment from Highway 169 to Elm Creek Boulevard was completed under a design-build contract using primarily a federal ARA grant. The Highway 610 segment from Elm Creek Boulevard to I-94 has been constructed utilizing Minnesota Corridors of Commerce funding. Local officials continue to seek funding to complete connections of Highway 610 to eastbound I-94 and to CSAH 30.

## Completing the Final Connections

Highway 610 segment 4 groundbreaking

We need ONE more ribbon cutting to complete the connections...

For more information, please contact:

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SRF

01.31.2023

## Connecting Highway 610, I-94 & CR 30

Vital connections for the northwest Twin Cities Metropolitan Area

Project Partners:

## Connecting Highway 610, I-94 & CR 30

### Highway 610 Project Area

**Completed 2017**  
**Final Truck Highway Contractors (proposed project)**  
**610 Extension Local Contractors (proposed project)**  
**Proposed CSAH 610 trails**  
**Future local connections**  
**New Bridges**

**Drainage Ponds**  
**Office/Commercial/Mixed-Use**  
**Public**  
**Hospital/Medical**  
**Residential**

**Regional Significance**

The Maple Grove Parkway ranges to and from east I-94 currently serve about **30,000 trips per day**. This range per volume is the 3rd highest on I-94 in the metro area.

Approximately **3,000 trips** that use the I-94 east lanes have an origin/destination in Wright County or beyond. These trips travel about 10 miles on the county and state system to reach Wright County.

**Highway 610 is a vital east-west link for the growing northern suburbs.** The Highway 610 extension to County Road 30 will provide improved regional connections to three important roadways in the northwest Twin Cities Metropolitan Area: Highway 610, and County Road 30. The County Road 30 corridor, as it extends to the west, serves a larger area between Highway 55 and I-94 that currently goes unserved by an arterial roadway system.

**The project will help promote jobs and economic development in the region by improving connections between areas west of I-94 to other job centers in the region, including major employers along Highway 610.** There are 600 acres of mixed-use development planned in this area and a new regional hospital that is encouraging the development of additional medical facilities.

**Project Summary**

- Project cost – \$53 million
- Committed funding – \$31 million
  - \$13 million (State – I-94 Funds)
  - \$7 million (Federal – Regional Solicitation)
  - \$6 million (Local – City of Maple Grove)
  - \$5 million (MNDOT – TED Funding)
- Current funding gap – \$22 million
- Consistent with local and regional plans
- Preliminary design completed
- State environmental documents completed
- Technical analysis complete for interstate access (update required)
- Right of way needs acquired or identified, ready for acquisition
- Project supported by state, county, and local officials
- Shovel ready within 12 months

**Serves traffic from west: NW Hennepin and Wright County**

**To TH 610 manufacturing/distribution centers**

**To Arbor Lakes job concentration center**

**Maple Grove Senior High School**

**Fernbrook Athletic Complex**

**Fernbrook Elementary School**

**The Grove Development**

**Medium density housing**

**Maple Grove Parkway**

**101st Ave**

**105th Ave**

**CSAH 30**



## SURROUNDED BY AREA AMENITIES

- Anchored by Maple Grove Hospital and surrounded by leading area healthcare facilities
- Close to Maple Grove Senior High and Fernbrook Elementary
- Adjacent to The Grove Retail Village and major retailers
- Abundant green space
- Close to the Maple Grove regional transit hub
- Walking trails connected to regional trail network



**& MORE WITHIN A 1.5 MILES RADIUS**

MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PARCEL MAPS 27-215



MINNESOTA 610 16,181 VPD



**SITE PLANS**



Lot 1 Block 2  
**±6.711 ACRES**



Lot 2 Block 2  
**±6.406 ACRES**



Lot 3 Block 2  
**±6.711 ACRES**



Lot 4 Block 2  
**±12.108 ACRES**



Lot 9 Block 2  
**±15.828 ACRES**

(LOT SIZES CAN BE CHANGED TO MEET BUYER DEMAND)

# FUTURE LAND USE

## MIXED USE

Office buildings; high-density housing; major or ancillary retail centers; civic buildings; manufacturing, office-warehouse, and office-showroom. Vertical mixtures allowed and encouraged. Review as a planned-unit development.



### Land Use Plan (non-GMA)

- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Mixed Use
- Public/Semi-Public
- Park, Golf Course or Protected Open Space
- ROW
- Wetland or Floodplain
- Schools

### Gravel Mining Area Land Use

- Low Density Residential
- Medium Density Residential
- Town Center Residential
- High Density Residential
- Regional Mixed Use (RMU)
- RMU: Non-retail Focus
- RMU-East Interstate Frontage
- RMU-East Elm Creek Blvd
- Future Neighborhood Park
- Future Conservancy

- Highway Commercial Overlay
- Neighborhood Commercial Node
- Industrial
- Public
- Groundwater Pond
- Stormwater Pond
- Park
- Open Space
- Right-of-Way
- Linear Park
- Regional Trail





# FAVORABLE DEMOGRAPHICS

## Households By Income

The largest group: \$100,000 - \$149,999 (22.9%)

The smallest group: <\$15,000 (3.0%)

Indicator	Value	Difference	
<\$15,000	3.0%	-4.5%	
\$15,000 - \$24,999	3.1%	-3.5%	
\$25,000 - \$34,999	3.9%	-3.0%	
\$35,000 - \$49,999	7.7%	-3.3%	
\$50,000 - \$74,999	14.2%	-2.2%	
\$75,000 - \$99,999	13.1%	+0.5%	
\$100,000 - \$149,999	22.9%	+5.7%	
\$150,000 - \$199,999	15.3%	+5.8%	
\$200,000+	16.8%	+4.5%	

Bars show deviation from Hennepin County

## Race and Ethnicity

The largest group: White Alone (82.60)

The smallest group: Pacific Islander Alone (0.04)

Indicator	Value	Difference	
White Alone	82.60	+12.51	
Black Alone	5.25	-8.66	
American Indian/Alaska Native Alone	0.26	-0.54	
Asian Alone	8.09	+0.18	
Pacific Islander Alone	0.04	-0.01	
Other Race	1.11	-2.45	
Two or More Races	2.63	-1.05	
Hispanic Origin (Any Race)	3.52	-3.61	

Bars show deviation from Hennepin County



Maple Grove is home to a highly educated and affluent population with favorable demographics for any business to locate.



Information represents samples within a five-mile radius of the site.

## DEMOGRAPHICS (5 MILES)



2022 Population  
Current Year Estimate

91,274



2022 Households  
Current Year Estimate

34,104



2022 Average  
Household Income

\$155,402



Bachelor's Degree  
or Higher

34,626



2022 Businesses

2,918



2022 Employees

43,852



# MINNESOTA

## HEALTH VILLAGE

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**Healthcare and  
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