

RETAIL FOR LEASE

VICTORY VILLAGE

Highway 65 & 109th Avenue NE | Blaine, MN



1,300 -
5,700

SF Available

LEASING AGENT:

Jen Helm, CCIM

Senior Managing Director

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PROPERTY HIGHLIGHTS

- Anchored by Super Target
- Small shop space available for lease
- Near Tournament Player's Club (TPC Twin Cities) and The Lakes luxury home developments
- Immediately adjacent to the National Sports Center, which draws over four million visitors per year
- Join current tenants: Panera, Raising Cane's, Sleep Number, Chili's, Buffalo Wild Wings, Wendy's, T-Mobile, Tutor Time and many others
- Located in the rapidly-growing area of Blaine at 109th Avenue NE and Highway 65



SITE FEATURES

Location	SEQ of Highway 65 & 109th Ave NE
Development (GLA)	Up to 350,000 square feet
Total Site SF	1,768,184 square feet
Total Site Parking	1,540 spaces
Building C Building F	3,300 square feet & 1,800 square feet 4,500 square feet & 1,287 square feet
Lease Rate	\$32.00 - \$35.00 psf



2025 OPERATING EXPENSES		2025 OPERATING EXPENSES	
VICTORY VILLAGE		VICTORY VILLAGE	
Building C		Building F	
CAM & Insurance	\$8.00	CAM & Insurance	\$4.38
Real Estate Taxes	\$5.32	Real Estate Taxes	\$5.35
Total	\$13.32	Total	\$9.73



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	8,123	75,428	176,279
Households	3,204	27,599	65,528
Avg. HH Income	\$93,277	\$97,237	\$92,084
Daytime Population	4,443	37,352	71,163



TRAFFIC COUNTS	VPD
Highway 65 South of 109th Avenue NE	52,862
Highway 65 North of 109th Avenue NE	46,968
109th Avenue NE East of Highway 65	18,120
109th Avenue NE West of Highway 65	14,663

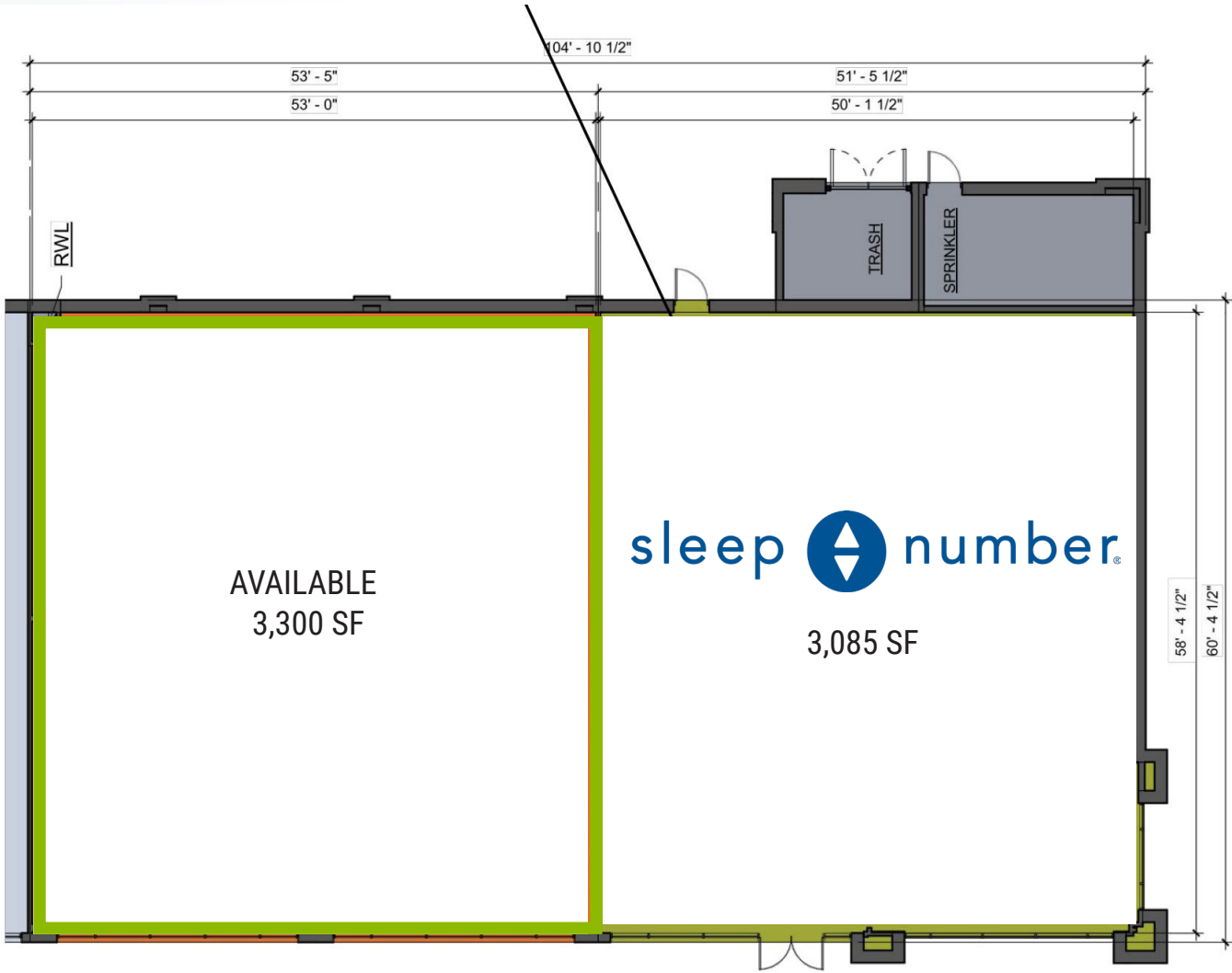
SPACE PLAN

VICTORY VILLAGE | BLAINE, MN



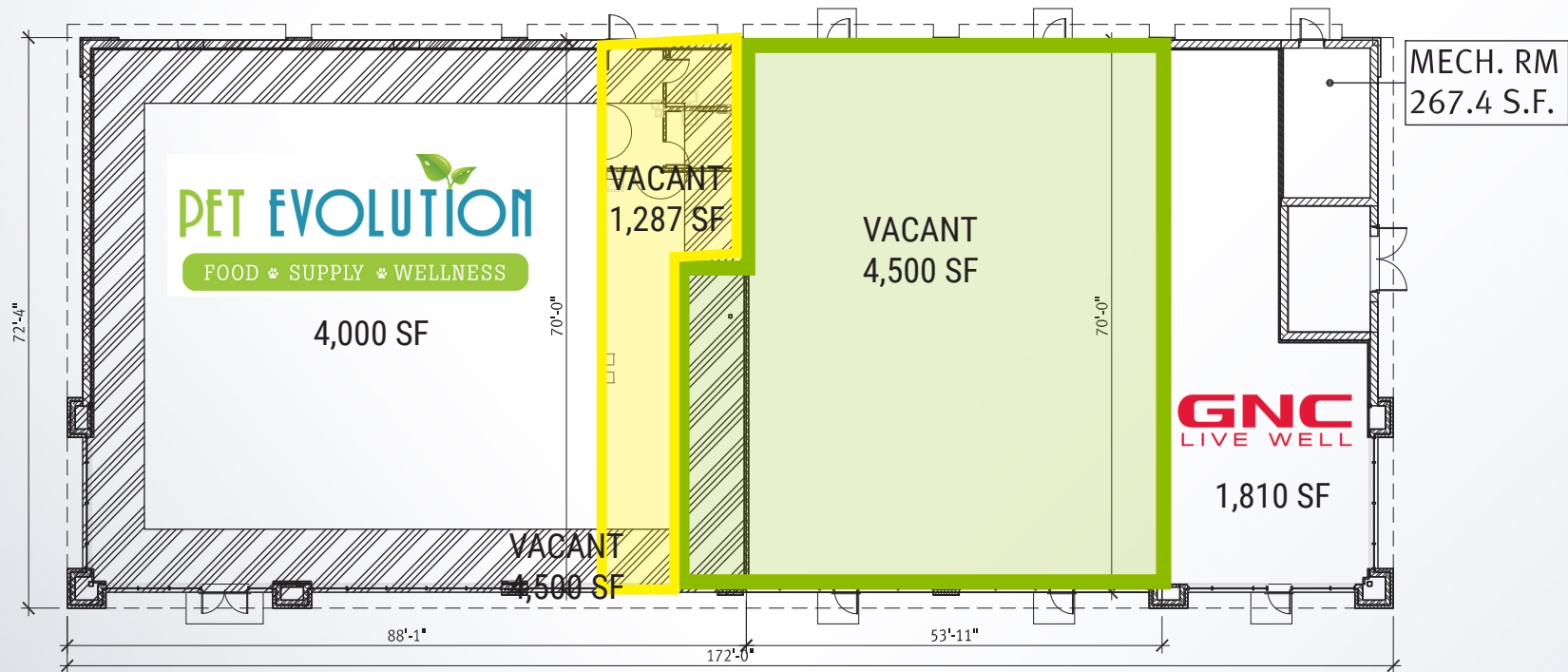
BUILDING C SITE PLAN

VICTORY VILLAGE | BLAINE, MN



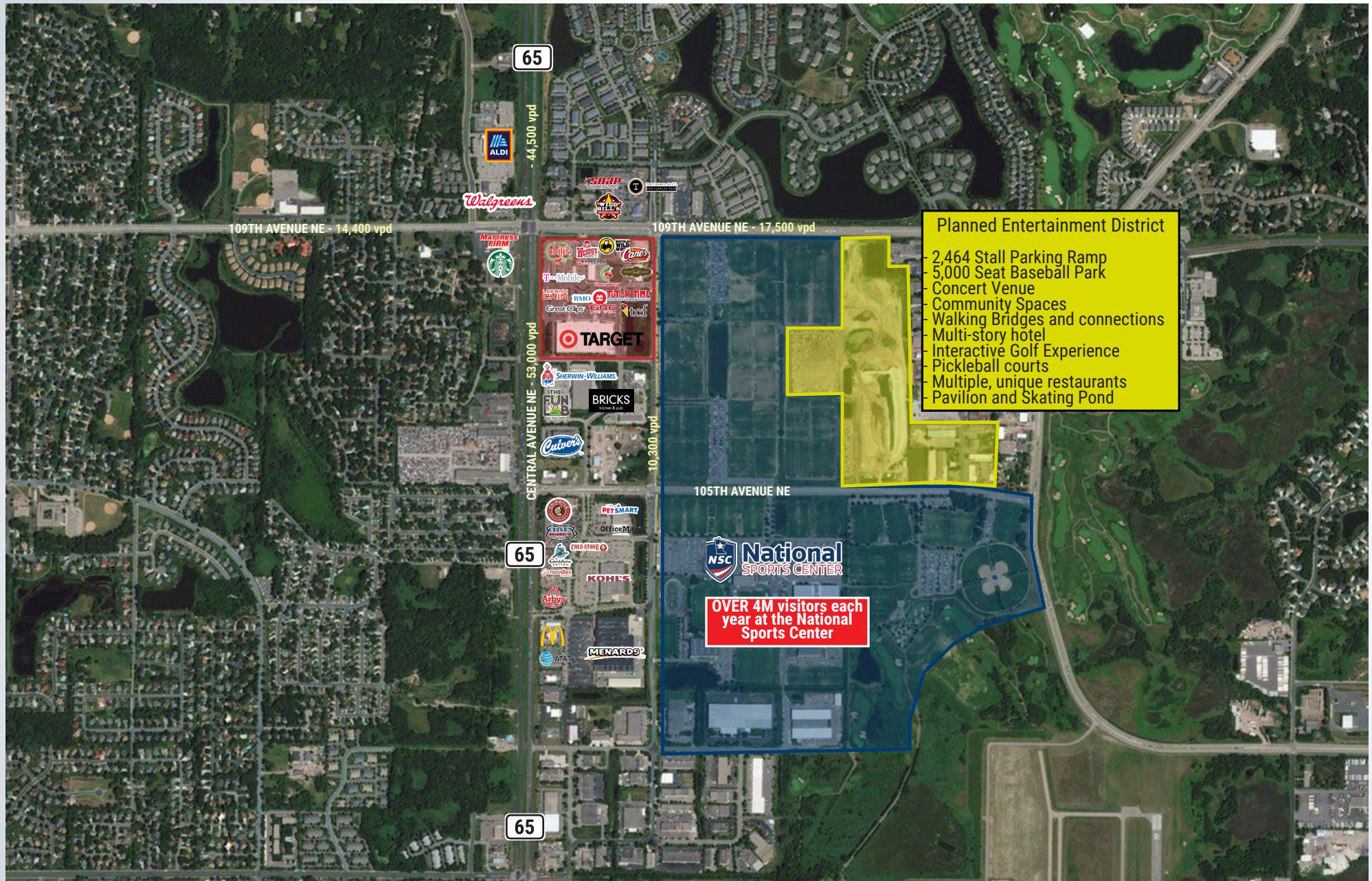
BUILDING F SITE PLAN

VICTORY VILLAGE | BLAINE, MN



AERIAL VIEW

VICTORY VILLAGE | BLAINE, MN



ABOUT NEWMARK

Newmark is one of the world's leading commercial real estate advisory firms. Together with London-based partner Knight Frank and independently-owned offices, NKF's 16,000 professionals operate from approximately 430 offices in established and emerging property markets on six continents.

OUR NATIONAL RETAIL ADVISORY SERVICE OFFERS:

- Specialized Expertise Geared Specifically Toward Retailers
- National and Global Reach
- The Largest Breadth of Services in the Industry
- Vision that Provides a Highly Strategic, Consultative Approach
- Solutions Beyond the Storefront, Extending Across all Property Types



\$2.5B
ANNUAL REVENUE

16,000+
EMPLOYEES

430
OFFICES

FOR MORE INFORMATION, CONTACT:

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