

INVESTMENT SUMMARY

PRICE	\$2,572,592
CAP	5.25%
NOI	\$135,061.08
RENT/SF	\$45.48
PRICE/SF	\$866.19
RENT ADJUSTMENTS	
Current – 1/31/2027:	\$135,061.08
2/1/2027-1/31/2028	\$139,112.91
2/1/2028-1/31/2029	\$143,286.30
2/1/2029-1/31/2030	\$147,584.89
2/1/2030-1/31/2031	\$152,012.44
2/1/2031-1/31/2032	\$156,572.81
2/1/2032-1/31/2033	\$161,269.99

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM REMAINING	7 Years
RENT COMMENCEMENT	February 1, 1999
LEASE EXPIRATION	January 31, 2033
RENEWAL OPTIONS	Two 5-Year w/ 15% Rent Increases

- US Bank is on a NNN lease with 6 years, 9 Months remaining and 3% annual increases.
- US Bank has an S&P Rating of A, operates 2,000+ locations across 26 states, primarily in the Midwest and West with revenues of \$27.5 Billion.
- US Bank is located in Rochester, Minnesota. Rochester is home to Mayo Clinic, a top-ranked hospital in the nation. The clinic cares for approximately 1.4 million patients from around the world each year.
- US Bank is located along East Circle Drive where traffic counts average 18,000 vehicles per day and near North Broadway Avenue where traffic counts average 11,700 vehicles.
- 5-mile population of 111,001 and average household income of \$171,287 within a 1-mile radius.
- Nearby tenants include Hy-Vee, O’Reilly Auto Parts, o2B kids, Tommy’s Express Car Wash, Target, Hobby Lobby, Ashley Homestore, and more.

LEASE NOTES:

3.00% annual increases beginning February 1, 2027.
Bank deposits of \$95 million as of 6/30/2024.

PROPERTY INFORMATION

ADDRESS	3376 Northern Valley Pl NE Rochester, MN
BUILDING SIZE	2,970 SQ. FT.
LOT SIZE	1.46 Acres
COUNTY	Olmsted
YEAR BUILT	1998

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2025 POPULATION	6,650	56,190	111,001
2030 POPULATION	6,782	57,754	114,344
2025 MEDIAN HOUSEHOLD INCOME	\$122,699	\$77,320	\$84,156
2025 AVERAGE HOUSEHOLD INCOME	\$171,287	\$110,217	\$120,643

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2024 and 2029.

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PROPERTY	US Bank
TENANT	US Bancorp
REVENUES	\$27.5 Billion
NET WORTH	\$59 Million
S&P RATING	A
DEPOSITS AT THIS LOCATION	\$95 Million as of 6/30/2024
WEBSITE	https://www.usbank.com/



Headquartered in Minneapolis, Minnesota, U.S. Bank currently operates over 2,000 bank branches across 26 states.

U.S. Bank offers a comprehensive suite of financial services catering to a wide range of clients. For individuals, these services include various bank accounts like checking and savings, credit cards with diverse rewards programs, home loans, vehicle loans, and personal loans and lines of credit. The bank also provides investment and retirement planning options, including automated investment services and access to financial advisors. Mobile and online banking platforms offer convenient tools for managing accounts, making payments, transferring funds, and depositing checks remotely.

Beyond physical locations, U.S. Bank's digital footprint extends nationwide, allowing customers across the country to access their services through the U.S. Bank Mobile App and online banking platform. The company emphasizes digital convenience alongside its branch network to serve its millions of retail, business, wealth management, payment, commercial, corporate, and investment services customers.

CONTACT THE BELOW TO RECEIVE FULL MARKETING PACKAGE WITH BUILDING PHOTOS & AERIALS.

Keith A. Sturm, CCIM
keith@upland.com
(612) 376-4488

Deborah K. Vannelli, CCIM
deb@upland.com
(612) 376-4475

Amanda C. Leathers
amanda@upland.com
(612) 436-0045

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deb@upland.com
(612) 376-4475

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amanda@upland.com
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