



**UPLAND**  
REAL ESTATE GROUP, INC.



# 8484 TAMARACK RD

8484 Tamarack Rd | Woodbury, MN | 55125

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

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- This retail center is 100% leased to Original Mattress Factory, National Karate, and Smokey's Tobacco & Vape.
- This property is well located adjacent to Tamarack Village, one of the Twin Cities most successful shopping centers for daily needs, which is over 800,000 square feet with over 60 stores and dining options.
- Properties in the nearby area include Whole Foods, The Home Depot, Nordstrom Rack, PetSmart, Bed Bath & Beyond, Dick's Sporting Goods, Sierra, Cabela's, ALDI, Cub Foods, ULTA and many more in this dense retail area.
- Affluent area with strong demographics with a population of 160,867 and average household income of \$137,161 within a 5-mile radius.
- Woodbury was voted #14 this year on Fortune's Top 25 Places To Live For Families and was voted #9 in 2020 on Money Magazine Best Place To Live. Woodbury is one of Minnesota's fastest growing cities as well as the state's eighth largest city.

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**INVESTMENT SUMMARY**

<b>PRICE</b>	\$2,259,630
<b>CAP</b>	7.50%
<b>NOI</b>	\$169,472
<b>NUMBER OF TENANTS</b>	3
<b>PERCENT OCCUPIED</b>	100%



**OCCUPANTS**

- The Original Mattress Factory
- National Karate
- Smokey's Tobacco & Vape

**LEASE NOTES:**

Operating Expenses including taxes and insurance budget \$62,993.95. Passed through to tenants (see leases.)  
 Also, see leases for Landlord repair / replacement responsibilities.  
 Rent Roll to be provided with a signed Confidentiality Agreement.

**PROPERTY INFORMATION**

<b>ADDRESS</b>	8484 Tamarack Rd Woodbury, MN 55125
<b>BUILDING SIZE</b>	7,486 Square Feet
<b>LOT SIZE</b>	1.059 Acres
<b>COUNTY</b>	Washington
<b>YEAR BUILT</b>	1996

**DEMOGRAPHIC INFORMATION**

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>2024 POPULATION</b>	7,782	70,041	160,867
<b>2029 POPULATION</b>	8,133	73,087	168,205
<b>2024 MEDIAN HOUSEHOLD INCOME</b>	\$123,763	\$106,161	\$101,077
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$157,612	\$142,525	\$137,161

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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<b>PROPERTY</b>	8484 Tamarack Rd
<b>TENANT</b>	Original Mattress Factory
<b>REVENUES</b>	Private
<b>NET WORTH</b>	Private
<b>S&amp;P RATING</b>	Non-rated
<b>WEBSITE</b>	<a href="https://www.originalmattress.com/">https://www.originalmattress.com/</a>



<b>PROPERTY</b>	8484 Tamarack Rd
<b>TENANT</b>	Smokey's Tobacco & Vape
<b>REVENUES</b>	Private
<b>NET WORTH</b>	Private
<b>S&amp;P RATING</b>	Non-rated
<b>WEBSITE</b>	

<b>PROPERTY</b>	8484 Tamarack Rd
<b>TENANT</b>	National Karate
<b>REVENUES</b>	Private
<b>NET WORTH</b>	Private
<b>S&amp;P RATING</b>	Non-rated
<b>WEBSITE</b>	<a href="https://www.nationalkarate.com/">https://www.nationalkarate.com/</a>



The Original Mattress Factory has 12 factories and over 100 showrooms.

Produce quality mattresses in our own factory and sell them directly to consumers, eliminating the middleman and providing real value. It sells a variety of mattress related products including box springs, adjustable beds, bed frames, headboards, bed and mattress accessories, and more. The Original Mattress Factory is consistently testing new products and researching ways to improve its products.



Smokey's Tobacco & Vape specializes in Tobacco sales.



National Karate has nearly 30 locations throughout Minnesota, Colorado, Illinois, Wisconsin, & Florida.

National Karate has been voted "Best Martial Arts School" in the Chicago Suburbs for 6 years in a row and is Minnesota's largest professional karate and self-defense school. It teaches a combination of martial arts that include Tae Kwon Do, Karate, Kickboxing and Krav Maga. National Karate also teaches a variety of self defense and safety seminars. National Karate has been training students since 1973 building self-esteem, focus, leadership skills and more.

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Once called the “mall of the future” CityPlace has everything one needs. CityPlace is about 100 acres and features stores such as Whole Foods Market, Barnes & Noble, Nordstrom Rack, Sierra Trading Post, Crumbl Cookies, Chuck & Don’s Pet Food & Supplies, La-Z-Boy Furniture Galleries, and many more options. CityPlace plans to implement deals and promotions for its customers.

**CITYPLACE**  
*Shopping*  
IT'S ALL HERE



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Tamarack Village, one of Minnesota’s most successful malls, is a premier shopping experience located adjacent to the property. The center is 800,000 square feet and features more than 60 stores and dining options. Tamarack Village has been awarded the Minnesota Shopping Center Association STARR award for Best Retail Center, the International Council of Shopping Centers Award for Innovative Design and Construction, and Shopping Center World’s SADI Award. Retailers included in the center are Bed Bath & Beyond, Bob’s Discount Furniture, Dick’s Sporting Goods, Five Below, Home Depot, JCPenney, and much more popular retailers.



800,000 SQ. FT.

60+ Stores



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This multi-tenant property is located on Coller Way where traffic counts average 15,000 vehicles per day on Tamarack Road while traffic counts average 29,000 vehicles per day on Radio Dr. This shopping area is located off exits to I-94 & I-494. Properties in the nearby area include Whole Foods, The Home Depot, PetSmart, Bed Bath & Beyond, Dick’s Sporting Goods, Sierra, Cabela’s, ALDI, Cub Foods, and many more in this heavy retail area. Located almost adjacent to the property is Tamarack Village, one of the Twin Cities most successful shopping centers, which is over 800,000 square feet with over 60 stores and dining options.



Woodbury was voted #14 this year on Fortune’s Top 25 Places To Live For Families and was voted #9 in 2020 on Money Magazine Best Place To Live. Woodbury is one of Minnesota’s fastest growing cities as well as the state’s eight largest city. Woodbury continues to have new development, last year a cumulative permit value of approximately \$100M towards the city. Woodbury is an extremely vibrant community with over 140 miles of multi use trails and about 3,100 acres of parkland, lakes, and parks. 3M Headquarters, a Fortune 500 company, is located a little over 4 miles away from the property.

M Health Fairview Sports Center located in Woodbury is a sports complex featuring indoor and outdoor athletic facilities, including ice rinks, ball fields, and more. Woodbury Central Park is a big attraction in the community, most known for Lookout Ridge. Lookout Ridge is a custom built, state of the art indoor playground located on the lower level of Woodbury Central Park. Children are able to climb along cliffs imitating the St. Croix River Valley. Located just over 14 miles from the property is Afton Alps, Minnesota’s finest skiing with breathtaking views. This is one of Minnesota’s most sought over winter destinations with over 300 acres of beautiful views and skiable areas.



3M HEADQUARTERS



WOODBURY CENTRAL PARK



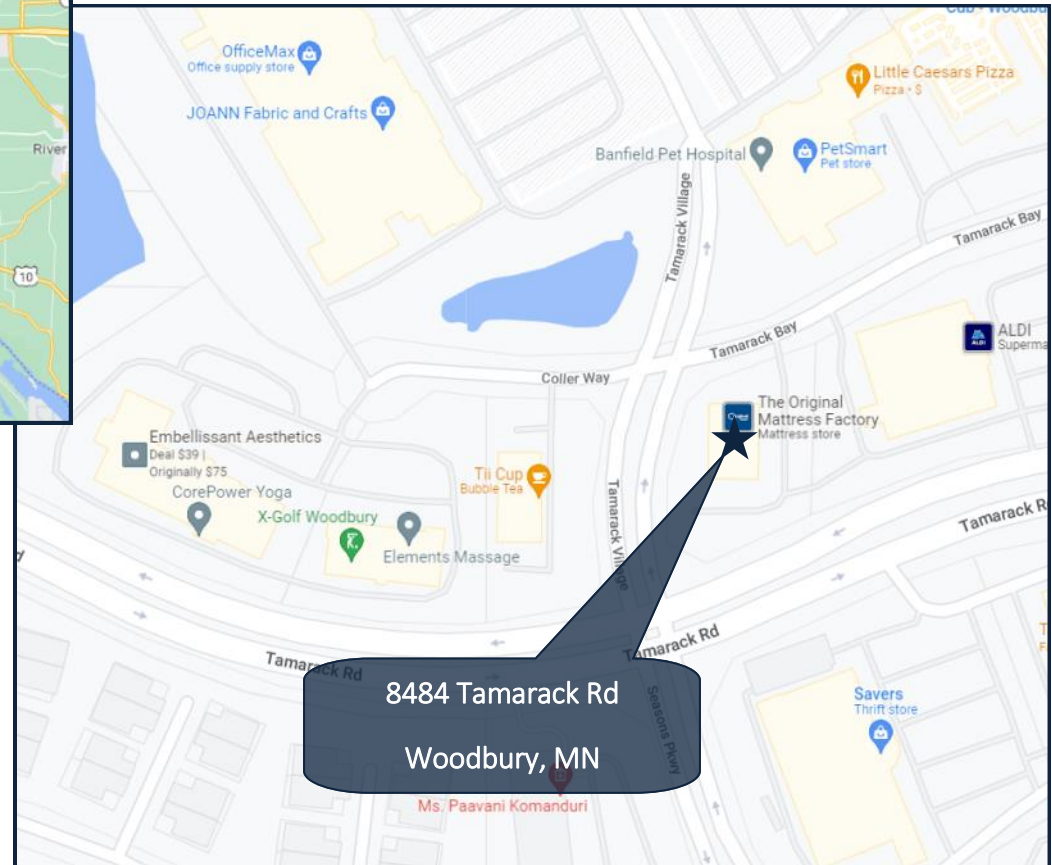
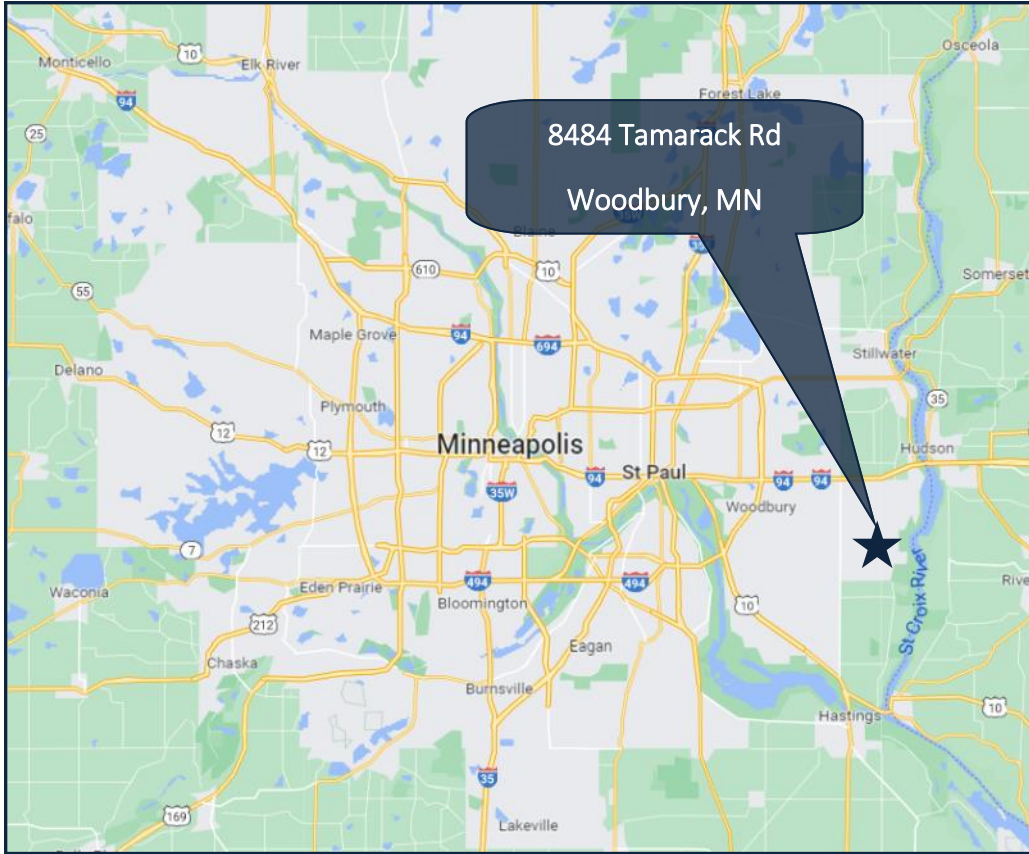
AFTON ALPS



ST. CROIX RIVER VALLEY

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## MINNESOTA MARKET HIGHLIGHTS

- The Minneapolis / St. Paul International Airport Voted #1 Airport in the U.S. by Airports Council International (ACI). It serves 163 nonstop markets (136 domestic and 27 international) and is the headquarters for Sun Country Airlines and Delta Air Lines' second largest hub.
- Each year, 40 million people from around the world visit the Mall of America generating \$2 billion in economic activity for Minnesota.
- Home to the largest continuous system of enclosed, sky ways in the world, the Minneapolis Skyway System is composed of 9.5 miles of pathways connecting 80 city blocks.
- Minnesota is home to 30 colleges and 7 universities, with 54 campuses throughout the state and a total of 3,885 academic programs.
- The University of Minnesota, University of St. Thomas, Bethel University, St. Catherine University, The College of St. Scholastica, and Metropolitan State University made the "2023 Best National University Rankings" list. (U.S. News & World Report)
- Lake Superior, located on Minnesota's North Shore, is the world's largest freshwater lake and brings in approximately 900 ships each year from around the world to the Port of Duluth-Superior.
- Minnesota is home to 6 professional sports teams, the Twins (MLB), Vikings (NFL), Timberwolves (NBA), Lynx (WNBA), Wild (NHL), and United (MLS).



**5.7 Million**

MINNESOTA POPULATION

**3.0 Million**

MINNEAPOLIS / ST. PAUL  
METRO AREA POPULATION

**11,842**

# OF LAKES OVER 10 ACRES

**69,200**

MILES OF RIVERS & STREAMS

**\$16.6 Billion**

REVENUE GENERATED FROM TOURISM

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**RANKINGS**

**#1**

Friendliest State

(2024 World Population Review)

**#2**

Best State for Economic Opportunity

(2023 U.S. News & World Report)

**#3**

Best State to Raise A Family

(2024 WalletHub)

**#3**

Fortune 500 Companies Per Capita

(MN.Gov)

**#5**

Overall Best State in America

(2023 U.S. News & World Report)

**#10**

Best State to Live In

(2023 WalletHub)

**HOME TO THE FOLLOWING FORTUNE 500 COMPANY HEADQUARTERS**



Xcel Energy™



UNITEDHEALTH GROUP®



POLARIS®



securian FINANCIAL



THRIVENT FINANCIAL®

FASTENAL®

ECOLAB®

PATTERSON COMPANIES, INC.



C.H. ROBINSON

Ameriprise Financial



Minneapolis



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**THE UPLAND ADVANTAGE**

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate investment sales and brokerage company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

**BENEFITS OF WORKING WITH UPLAND**

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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**PROVEN SUCCESS RECORD**

- Completed in excess of 900 net leased sales transactions totaling over \$2.8 billion
- Specialized in NNN investment market for more than 30 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven	Chick-Fil-A	KinderCare	Sherwin Williams
Advance Auto	Chipotle	Kohl's	Starbucks
Aldi	Circle K	Kum & Go	Sunoco
Allina Health	CVS Pharmacy	LA Fitness	Super America
Applebee's	Dollar General	Mattress Firm	Taco Bell
Arby's	Dollar Tree	McDonald's	Tires Plus
Aspen Dental	Duluth Trading Co.	Michaels	Top Golf
Bank of America	Fairview Health	National Tire & Battery	Tractor Supply
BJ's Wholesale Club	Family Dollar	Northern Tool & Equipment	Trader Joe's
Buffalo Wild Wings	Fresenius	Office Depot	United Healthcare
Burger King	Gander Mountain	O'Reilly Auto Parts	US Bank
Caliber Collision	Goodwill	Perkins	Valvoline
Camping World	Grease Monkey	Petco	Walgreens
Caribou Coffee	Jack in the Box	Pizza Hut	Wawa
Chase Bank	Jiffy Lube	Royal Farms	Wells Fargo Bank



L to R: Brier Swing; Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Shaylin Schares; Amanda Leathers