

8144 Coller Way  
PALM BEACH TAN  
Tii Cup  
The Good Feet Store  
America's Arch Support Experts  
JK

8484 Tamarack Rd  
Original  
MATTRESS  
FACTORY  
NATIONAL KARATE  
Smokey's Tobacco & Vape

# WOODBURY RETAIL CENTERS

8144 Coller Way & 8484 Tamarack Road | Woodbury, MN | 55125

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**PORTFOLIO OVERVIEW**

PROPERTY	LOCATION	PRICE	CAP RATE	NOI
The Good Feet Store   Palm Beach Tan   Tii Cup   JK Nails & Head Spa	8144 Collier Way Woodbury, MN	\$2,375,500	7.00%	\$166,285
The Original Mattress Factory   National Karate   Smokey's Tobacco & Vape	8484 Tamarack Road Woodbury, MN	\$2,421,000	7.00%	\$169,472



- Portfolio of two multi-tenant centers located at 8484 Tamarack Road and 8144 Collier Way in Woodbury. **Both centers are 100% leased and with two recent 6-Year Lease extensions.**
- Located in Woodbury, MN, a suburb located approximately 20 miles east of Minneapolis and 9 miles southeast of St. Paul.
- Both properties are 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 162,203 and average household income of \$138,153 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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<b>TENANT</b>	Arch Integrity, Inc. dba The Good Feet Store
<b>SQ.FT.</b>	1,750 SQ.FT.
<b>REVENUES</b>	Private 
<b>NET WORTH</b>	Private
<b>S&amp;P RATING</b>	Non-rated
<b>WEBSITE</b>	<a href="https://www.goodfeet.com/">https://www.goodfeet.com/</a>

The Good Feet Store is the market-leading manufacturer and retailer of premium, personally fitted arch supports with more than 175 retail locations within the United States and abroad. Good Feet Arch Supports come in a wide range with over 300 styles, flexibilities, and sizes allowing customers to have a personal fit and arch support to fit their needs.

<b>TENANT</b>	Palm Beach Tan
<b>SQ.FT.</b>	2,800 SQ.FT.
<b>REVENUES</b>	Private
<b>NET WORTH</b>	Private
<b>S&amp;P RATING</b>	Non-rated
<b>WEBSITE</b>	<a href="https://palmbeachtan.com/">https://palmbeachtan.com/</a>



**Palm Beach Tan operates over 540 locations in 32 states and the District of Columbia.** Palm Beach Tan is determined to find a better shade for you in its facilities. It offers a wide range of services including sunbed tanning, spray tanning, and skin care. Palm Beach Tan is passionate about its customers and making sure it builds confidence while making sure its customers are always comfortable.

<b>TENANT</b>	Tii Cup
<b>SQ.FT.</b>	1,155 SQ.FT.
<b>REVENUES</b>	Private
<b>NET WORTH</b>	Private
<b>S&amp;P RATING</b>	Non-rated
<b>WEBSITE</b>	<a href="https://www.tiicup.com/">https://www.tiicup.com/</a>



**Tii Cup operates 7 locations throughout the Twin Cities.** Tii Cup is a local family owned boba tea, coffee, shaved snow, and Taiwanese street food place. Tii Cup offers unique and fun flavors on its menu including kiwi, honeydew, hibiscus, passionfruit, red guava, watermelon, and more.

<b>TENANT</b>	JK Nails & Head Spa
<b>SQ.FT.</b>	1,750 SQ.FT.
<b>REVENUES</b>	Private
<b>NET WORTH</b>	Private
<b>S&amp;P RATING</b>	Non-rated
<b>WEBSITE</b>	<a href="https://jknailandheadspa.com/">https://jknailandheadspa.com/</a>



**JK Nails & Head Spa operates 2 locations in the Twin Cities.** With more than 10 years of experience, they offer a nails spa, head spa, eyelash extensions, and facials. Nail services include nail enhancements, dipping powder, manicure, pedicure, gel, etc.

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<b>TENANT</b>	Original Mattress Factory
<b>SQ.FT.</b>	3,986 SQ.FT.
<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>



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

Produce quality mattresses in its 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.

<b>TENANT</b>	National Karate
<b>SQ.FT.</b>	2,000 SQ.FT.
<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>



**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.

<b>TENANT</b>	Smokey’s Tobacco & Vape
<b>SQ.FT.</b>	1,500 SQ.FT.
<b>REVENUES</b>	Private
<b>NET WORTH</b>	Private
<b>S&amp;P RATING</b>	Non-rated

Smokey’s Tobacco & Vape specializes in Tobacco sales.





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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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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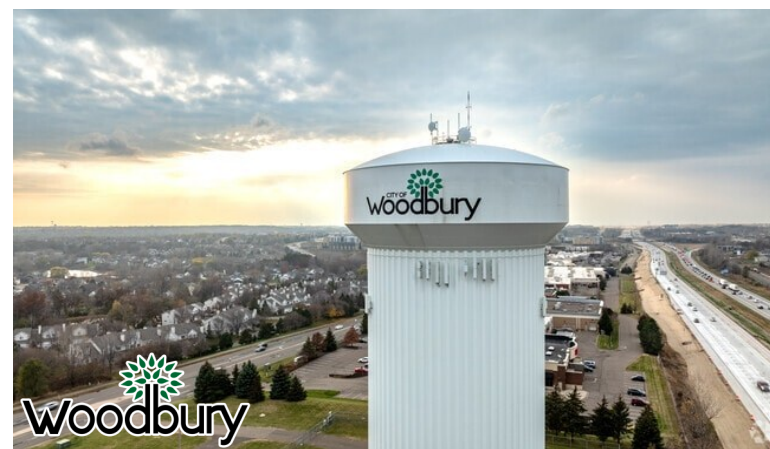
This multi-tenant property is located in Woodbury, MN, a suburb located approximately 8 miles east of St. Paul and 20 miles east of Minneapolis. Located along Collier Way off of Tamarack Road where traffic counts average 15,000 VPD and 29,000 VPD on Radio Dr nearby.

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. Tenants in the nearby area include Whole Foods, The Home Depot, PetSmart, Nordstrom Rack, Dick's Sporting Goods, Sierra, Cabela's, ALDI, Cub Foods, Barnes & Noble, and many more.

**Woodbury is currently ranked the #12 Best Suburb to Live in Minnesota, according to Niche.** Woodbury was also voted #14 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 is an extremely vibrant community with over 140 miles of multi use trails and about 3,100 acres of parkland, lakes, and parks. The city is also home to 3M Headquarters, M Health Fairview Sports Center, Afton Alps, and much more.

M Health Fairview Sports Center a sports complex featuring indoor and outdoor athletic facilities, including ice rinks, ball fields, and more. The M Health Fairview Sports Center is one of the largest multiuse sports centers in the state, hosting approximately 557,000+ visitors each year. 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.



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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**

**us bancorp**

**LAND O LAKES**



**UNITEDHEALTH GROUP**



**POLARIS**



**securian**  
FINANCIAL



**THRIVENT**  
FINANCIAL

**FASTENAL**

**ECOLAB**

**PATTERSON**  
COMPANIES, INC.



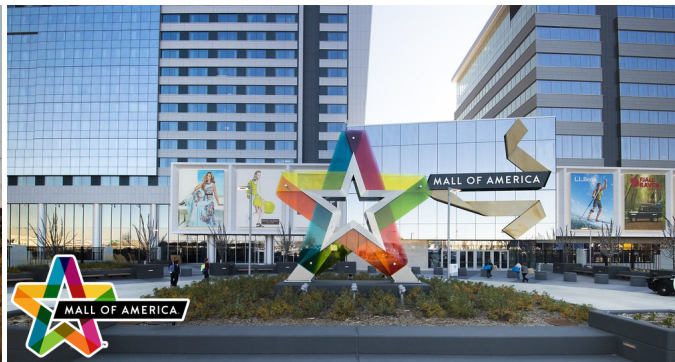
**C.H. ROBINSON**

**Ameriprise**  
Financial



**General Mills**

**CHS**



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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