

# UPLAND

REAL ESTATE GROUP, INC.



## WELLS FARGO DRIVE THRU GROUND LEASE

925 County Road 42 West | Burnsville, MN | 55306

Deborah K. Vannelli, CCIM | 612-376-4475 | deb@upland.com  
Keith A. Sturm, CCIM | 612-376-4488 | keith@upland.com  
Amanda C. Leathers | 612-436-0045 | amanda@upland.com

50 South 6th Street | Suite 1418  
Minneapolis, MN | 55402

[www.nnnsales.com](http://www.nnnsales.com)

*Look Upland. Where Properties & People Unite!*

## NET LEASED DISCLAIMER

Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

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.

**By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.**

**CONFIDENTIALITY AND DISCLAIMER:** The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Upland Real Estate Group, Inc. and should not be made available to any other person or entity without the written consent of Upland Real Estate Group, Inc. This Marketing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Upland Real Estate Group, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property or any other matter related to the subject property. The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, Upland Real Estate Group, Inc. has not verified, and will not verify, any of the information contained herein, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.





- Wells Fargo has 5,500+ locations in 33 states with an S&P rating of BBB+ and year end 2023 revenues of \$73.8 billion.
- Bank Deposits as of June 30, 2023 are \$246 million at this location.
- This Wells Fargo Drive Thru Ground Lease is located on an out parcel to the Burnsville Center, a 1,100,100 square-foot destination anchored by Macy's, JCPenney and Dick's Sporting Goods. Nearby tenants include Target, Costco, Total Wine, Ulta, Chipotle, Walgreens, Cub Foods, At Home and many more.
- This Wells Fargo Drive Thru Ground Lease has excellent visibility from County Road 42 West which averages over 49,000 vehicles per day.
- Strong demographics with an average household income of \$128,626 and population of 170,781 within a 5-mile radius.
- Burnsville is 15 miles south of downtown Minneapolis and the ninth largest suburb in the metro area.

**WELLS  
FARGO**



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.

**INVESTMENT SUMMARY**

<b>PRICE</b>	\$2,421,000
<b>CAP</b>	4.75%
<b>CURRENT NOI</b>	\$115,000
<b>NOI YEARS 30-35</b>	\$115,000
<b>RENT/SF</b>	\$7.33
<b>LAND PRICE/SF</b>	\$154.39

**LEASE INFORMATION**

<b>LEASE TYPE</b>	Ground
<b>REMAINING LEASE TERM</b>	1+ Years
<b>RENT COMMENCEMENT</b>	3/3/1992
<b>LEASE EXPIRATION</b>	2/28/2027
<b>RENEWAL OPTIONS</b>	None Remaining



**LEASE NOTES:**

Tenant has 10 day right of first refusal.  
Ground Lease includes Drive Thru portion of Wells Fargo. Owner of Drive Thru Ground Lease has Right of First Refusal to acquire Wells Fargo Bank building.

**PROPERTY INFORMATION**

<b>ADDRESS</b>	925 County Road 42 W, Burnsville, MN 55306
<b>LOT SIZE</b>	0.36 Acres
<b>COUNTY</b>	Dakota
<b>YEAR BUILT</b>	1992

**DEMOGRAPHIC INFORMATION**

	<b>1-MILE RADIUS</b>	<b>3-MILE RADIUS</b>	<b>5-MILE RADIUS</b>
<b>2025 POPULATION</b>	9,778	76,370	183,552
<b>2030 POPULATION</b>	9,966	76,840	185,092
<b>2025 MEDIAN HOUSEHOLD INCOME</b>	\$87,910	\$92,347	\$100,709
<b>2025 AVERAGE HOUSEHOLD INCOME</b>	\$102,195	\$115,677	\$127,855

All demographic information is obtained from Site To Do Business, which complies US Census Bureau data and Esri projections for 2025 and 2030.

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.





THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.





THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.





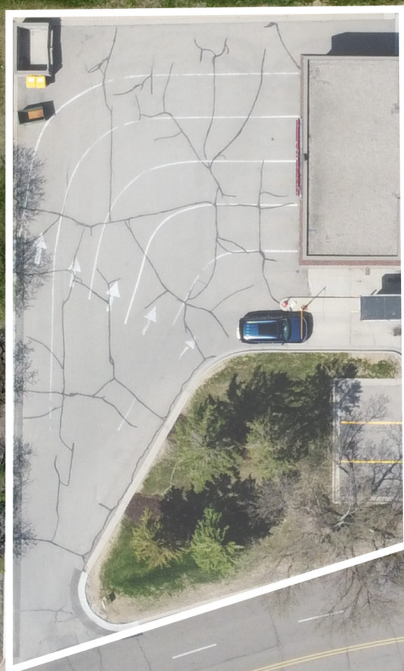




THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.



**COUNTY ROAD 42 WEST 49,500 VPD**



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.



**TENANT INFORMATION**

<b>PROPERTY</b>	Wells Fargo Drive Thru Ground Lease
<b>TENANT</b>	Wells Fargo & Company
<b>REVENUES</b>	\$73.8 Billion
<b>NET WORTH</b>	\$181.9 Billion
<b>S&amp;P RATING</b>	BBB+
<b>WEBSITE</b>	<a href="https://www.wellsfargo.com/">https://www.wellsfargo.com/</a>

**WELLS  
FARGO**



Wells Fargo & Company (NYSE: WFC) is a diversified, community-based financial services company with \$1.92 trillion in assets. Wells Fargo's vision is to satisfy its customer's financial needs and help them succeed financially. Founded in 1852, and headquartered in San Francisco, Wells Fargo provides banking, investment and mortgage products and services as well as consumer and commercial finance through more than 5,500 locations, more than 12,000+ ATMs, the internet (wellsfargo.com), and mobile banking and has offices in 28 countries and territories to support customers who conduct business in the global economy. Wells Fargo serves one in three households in the United States.

**LOCATION BANK DEPOSITS**

**AS OF JUNE 2023**      \$246 Million

**BY THE NUMBERS**

**5,500+**  
Locations

**12,000+**  
ATM's

**No. 41**  
Fortune's 2022 Rankings

**247,000**  
Employees



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.





This Wells Fargo Drive Thru Ground Lease is located on an out parcel to the Burnsville Center along County Road 42 West which averages over 49,000 vehicles per day. The on/exit ramp for I-35W sees over 78,000 vehicles per day and is less than half a mile east of the property providing easy access to downtown Minneapolis. The Burnsville Center is a 1.1 million square-foot mall anchored by Macy's, JCPenney, and Dick's Sporting Goods. This Wells Fargo Drive Thru Ground Lease is in the heart of this dense retail area. Nearby properties include Costco Wholesale, Target, Hobby Lobby, Total Wine, Best Buy, The Home Depot, Chick-fil-A, Cub Foods, Walgreens, Petco, Kohls, Starbucks, Raising Canes, Michaels and many more.

Burnsville is 15 miles south of downtown Minneapolis and the ninth largest suburb in the metro area. The city is a bedroom community of both Minneapolis and Saint Paul. Burnsville is perfectly situated with some of Minnesota's signature venues and attractions surrounding it including Mall of America®, Nickelodeon Universe®, Valleyfair Amusement Park, Minnesota Zoo and much more. Burnsville is home to Fairview Ridges Hospital, a 150-bed facility offering the most advanced emergency, surgery, orthopedic and children's care. The Hospital received a 5-star rating in the 2019 Centers for Medicare & Medicaid Services (CMS) "Hospital Compare" quality survey. This program rates more than 4,000 U.S. hospitals in 57 categories on the quality of care they offer Ridges, along with Fairview Southdale Hospital, were the only two Twin Cities hospitals to receive the 5-Star award which places them among the top six percent of hospitals in the country.



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.



This Wells Fargo Drive Thru Ground Lease is on an out parcel to the Burnsville Center. The Burnsville Center is a 1,100,000 square foot, one-stop destination for shopping, entertainment, dining, and great deals. This 3 floor center is home to over 100 stores and is anchored by Macy's, JCPenney, and Dick's Sporting Goods. Pacifica Square USA purchased a portion of the mall in early 2022 and plans to bring in an Asian grocery store (Enson Market, a food hall and other restaurants/retailers on the first floor. Enson Market will take the place of the former Gordman's. Construction is estimated to be completed mid-to-late 2023. [Click here for more information.](#)

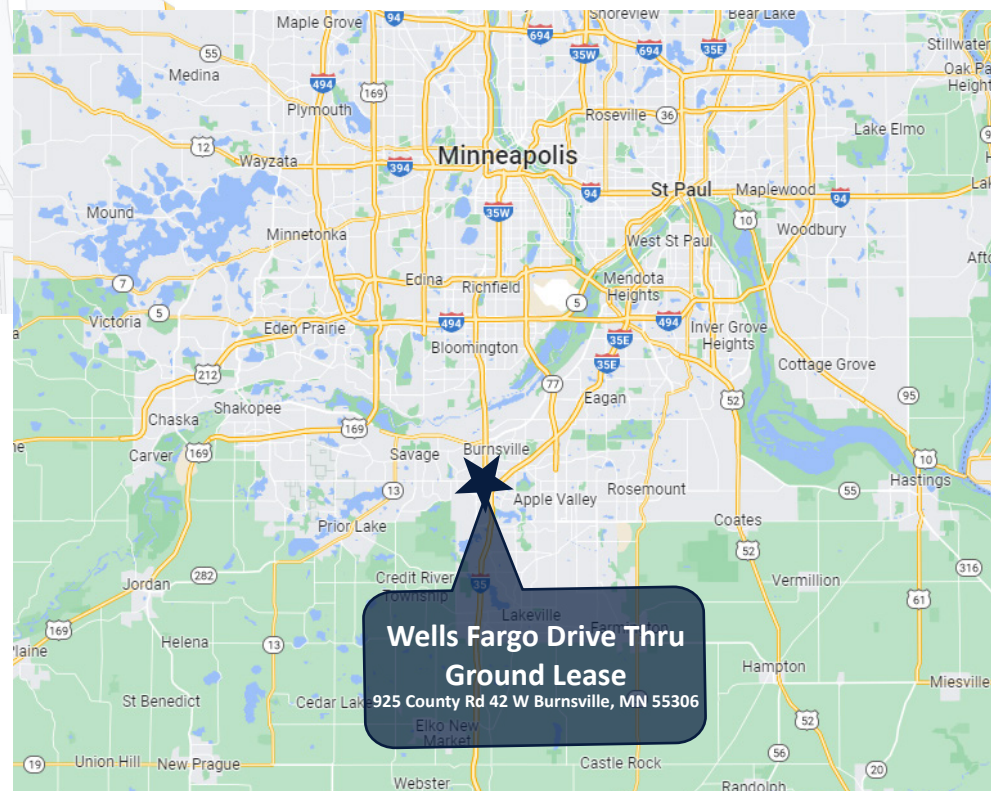
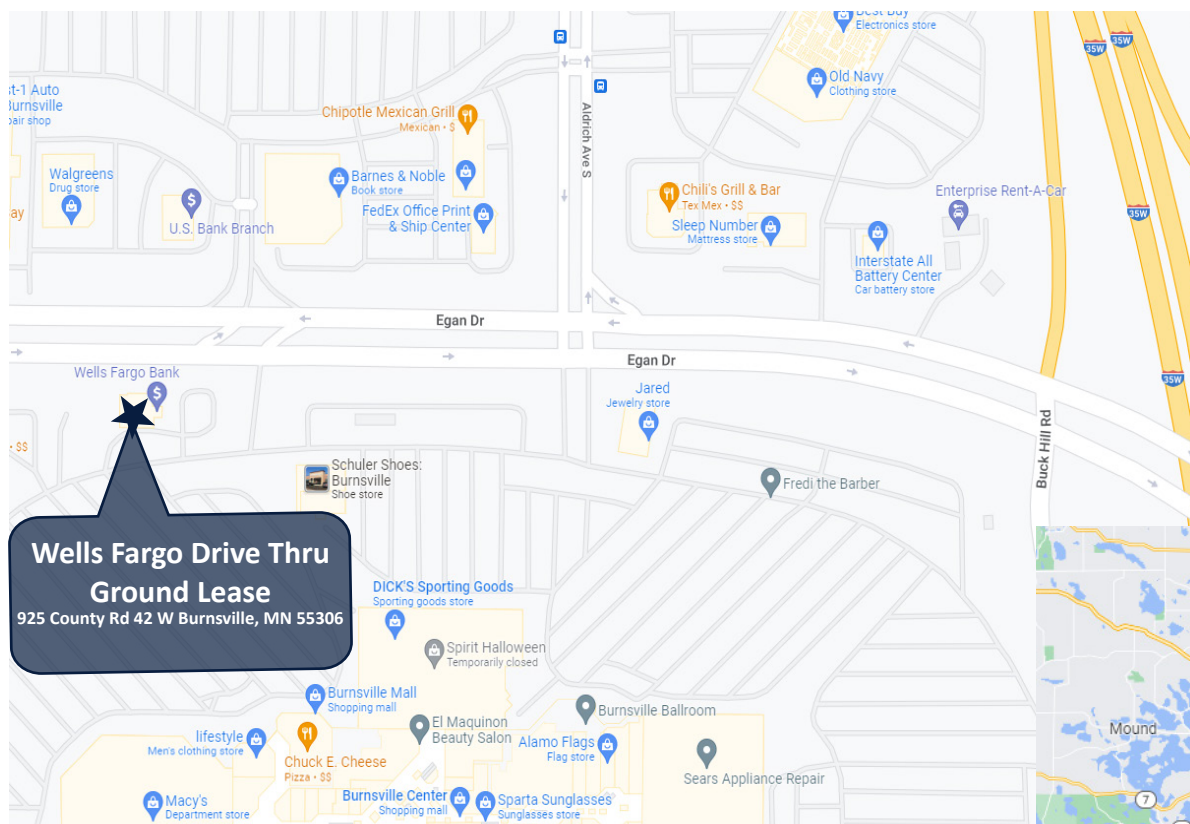


Buck Hill is located just over two miles south of this Wells Fargo Drive Thru Ground Lease in Burnsville, Minnesota. Buck Hill is Minnesota's premier action sports resort. It offers skiing, snowboarding, mountain biking, camps, development teams and live music. Buck Hill is the place to be if you want to have fun outside all year long! Today, Buck Hill has 15 different runs for skiers and snowboards of all abilities, as well as snow tubing. Buck also has one of the best snow making systems in the Midwest, enabling the area to operate even when winter doesn't cooperate. Ski Magazines calls Buck the "Legendary Capitol of American ski racing." The Buck Hill Event Center is a private banquet room with a vault ceiling and large, picturesque windows with beautiful views of Buck Hill and the woods. This Event Center is 3,000 square-feet and can seat up to 200 people for a plated dinner. Included in this room is a semi-private 500 square-foot deck with Flaming Torchier Lamps that guests can go out to sit and relax and enjoy being outside, as well as wonder over to the fire pit and enjoy a drink by the fire.



The Ames Center, formerly Burnsville Performing Arts Center, opened in January 2009. The center has two theaters, the 1,014 seat Masquerade Dance Theaters and an intimate 150 seat Black Box Theater. The Lobby is two stories tall, all glass, with a sweeping view of Nicollet Commons Park, The Minnesota River Valley, and the Minneapolis Skyline. In addition to the Theaters, the center has a 2,000-square-foot art gallery, meeting rooms and a large rehearsal room. There is additional space for banquets, special events and receptions. Presentations at the Ames Center include cultural events, dramas, comedies, dance and musical arts from local arts organizations and national touring artists.





THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.



## 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



## 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.**

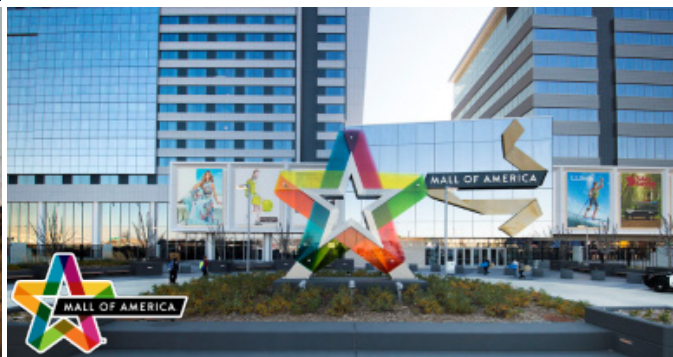


**C.H. ROBINSON**

**Ameriprise  
Financial**



**CHS**



THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.



### 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

[www.nnnsales.com](http://www.nnnsales.com)



### 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