

**UPLAND**  
REAL ESTATE GROUP, INC.

**KENWOOD**  
COMMERCIAL



# ENTIRA FAMILY CLINIC

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## 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.

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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.

**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. Property to be sold 'where is, as is.'**

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- **Long-Term Lease:** Entira Family Clinic is on a NN lease with more than 9 years remaining and 2% annual increases.
- **Central St. Paul Location with Ample Parking:** Situated on Snelling Avenue, a major north-south corridor connecting numerous St. Paul neighborhoods and providing strong daily traffic and accessibility, and generous on-site parking.
- **Proximity to Major Universities:** Located within 2 miles are four major universities—University of St. Thomas (~9,000 students), St. Catherine University (~2,915+), Macalester College (~2,175+), and Concordia University (~5,500+)—creating a strong nearby student population base.
- **Strong Demographics:** 1-mile average household income of \$112,699 and 5-mile population of 438,625.
- **Excellent Accessibility:** Easy access to I-94, I-35E, and surrounding St. Paul and Minneapolis neighborhoods, supporting a broad patient catchment area.
- **Prime Retail Corridor Location:** Located in a vibrant commercial corridor near Starbucks, Whole Foods Market, Patina and other established retailers.
- **Established Primary Care Tenant:** Entira Family Clinics is a long-standing, physician-owned medical group providing family medicine services throughout the Twin Cities East Metro for over 50 years.



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**INVESTMENT SUMMARY**

|                |              |
|----------------|--------------|
| <b>PRICE</b>   | \$2,389,200  |
| <b>CAP</b>     | 6.25%        |
| <b>NOI</b>     | \$149,323.80 |
| <b>RENT/SF</b> | \$21.47      |

**RENT ADJUSTMENTS:**

YEARS 3-12: 2% Annual Inc.

**LEASE INFORMATION**

|                             |            |
|-----------------------------|------------|
| <b>LEASE TYPE</b>           | NN         |
| <b>LEASE TERM REMAINING</b> | 9+ Years   |
| <b>RENT COMMENCEMENT</b>    | 11/1/2023  |
| <b>LEASE EXPIRATION</b>     | 10/31/2035 |
| <b>RENEWAL OPTIONS</b>      | One 7-Year |

**LEASE NOTES:**

Landlord is responsible for maintenance, repair and replacement of structural components (structure, roof and parking lot and HVAC replacement).



**PROPERTY INFORMATION**

|                      |                                          |
|----------------------|------------------------------------------|
| <b>ADDRESS</b>       | 280 Snelling Ave N<br>St. Paul, MN 55104 |
| <b>BUILDING SIZE</b> | 6,955 SQ.FT.                             |
| <b>LOT SIZE</b>      | 0.39 Acres                               |
| <b>COUNTY</b>        | Ramsey                                   |
| <b>YEAR BUILT</b>    | 2008                                     |

**DEMOGRAPHIC INFORMATION**

|                                      | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|--------------------------------------|---------------|---------------|---------------|
| <b>2026 POPULATION</b>               | 26,610        | 174,407       | 438,625       |
| <b>2031 POPULATION</b>               | 27,307        | 177,279       | 445,629       |
| <b>2026 MEDIAN HOUSEHOLD INCOME</b>  | \$76,226      | \$81,325      | \$75,710      |
| <b>2026 AVERAGE HOUSEHOLD INCOME</b> | \$112,699     | \$122,240     | \$108,641     |

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2026 and 2031.

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|                       |                                                                                 |
|-----------------------|---------------------------------------------------------------------------------|
| <b>PROPERTY</b>       | Entira Family Clinic                                                            |
| <b>TENANT</b>         | Family Healthservices Minnesota, P.A.                                           |
| <b>REVENUES</b>       | Private                                                                         |
| <b>NET WORTH</b>      | Private                                                                         |
| <b>S&amp;P RATING</b> | Non-Rated                                                                       |
| <b>WEBSITE</b>        | <a href="https://entirafamilyclinics.com/">https://entirafamilyclinics.com/</a> |



### Entira Family Clinics operates 9 locations.

Entira Family Clinics is a network of physician-owned family medicine practices serving the Minneapolis–Saint Paul East Metro area. They focus on providing comprehensive, patient-centered care for individuals and families at every stage of life — from newborns and pediatric patients to adults and seniors. The organization emphasizes building long-term relationships between patients and their providers, believing that listening carefully and spending quality time with patients leads to better health outcomes. Entira’s clinics aim to offer a human-centered approach to healthcare that feels personalized and community-oriented.

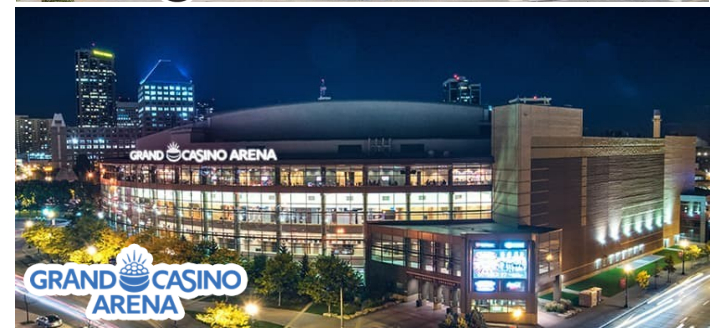
Across its multiple neighborhood locations, Entira Family Clinics delivers a wide range of services including preventive care, chronic disease management, men’s and women’s health, pregnancy and prenatal care, geriatric care, sports medicine, and both in-person and telehealth visits. Many of their sites are recognized as community-based primary care providers where patients work closely with their care teams to support overall wellness. This approach often includes coordinating care across specialists and helping patients navigate the broader healthcare system.

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Entira Family Clinic is located in St. Paul, MN, along Snelling Avenue, where traffic counts average 42,000 vehicles per day, with convenient access to I-94. It is also just south of Allianz Field with nearby national retailers including Whole Foods Market, Target, and Starbucks further enhancing the area's appeal, while a variety of local restaurants, cafes, and parks contribute to a highly walkable, amenity-rich environment. This central location places the property within one of the Twin Cities' most desirable and active urban neighborhoods.

This property is ideally positioned along one of St. Paul's primary commercial corridors, offering strong visibility and accessibility in the heart of the city. Located just minutes from the vibrant Macalester-Groveland neighborhood, the area is characterized by a dense, established residential base and a dynamic mix of retail, dining, and service-oriented businesses. The property benefits from proximity to Allianz Field, a major regional draw, as well as convenient access to Interstate 94, connecting it to both downtown Minneapolis and St. Paul.

St. Paul, the capital of Minnesota, is known as the "Historic River City" and is rich in tradition and culture. As of 2025, St. Paul has an estimated population of approximately 320,000, making it the second-largest city in the state and one of the largest in the United States. The city offers a wide variety of events, dining, and entertainment options, including popular destinations such as Allianz Field and the Grand Casino, along with a vibrant mix of restaurants, bars, and breweries. The Grand Casino Arena is a multi-purpose sports and entertainment facility and is regarded as one of the finest arenas in the world. Home to the NHL Minnesota Wild, the Center hosts more than 150 sporting, concert, and entertainment events and approximately 1.7 million visitors each year.



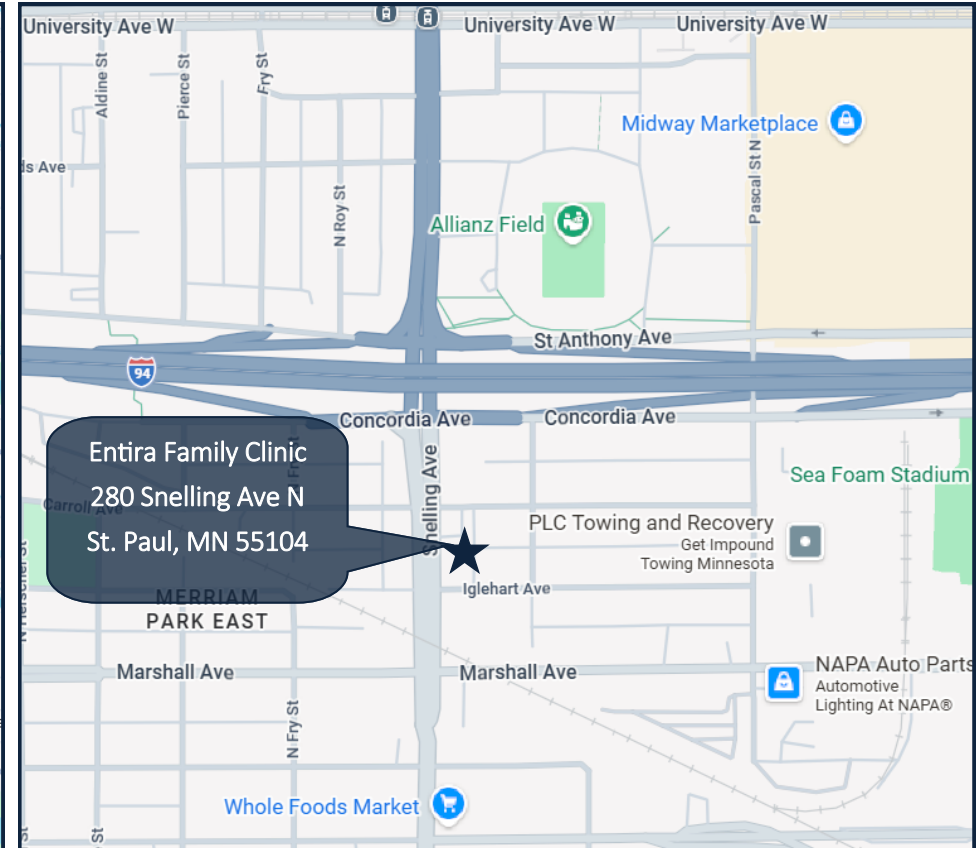
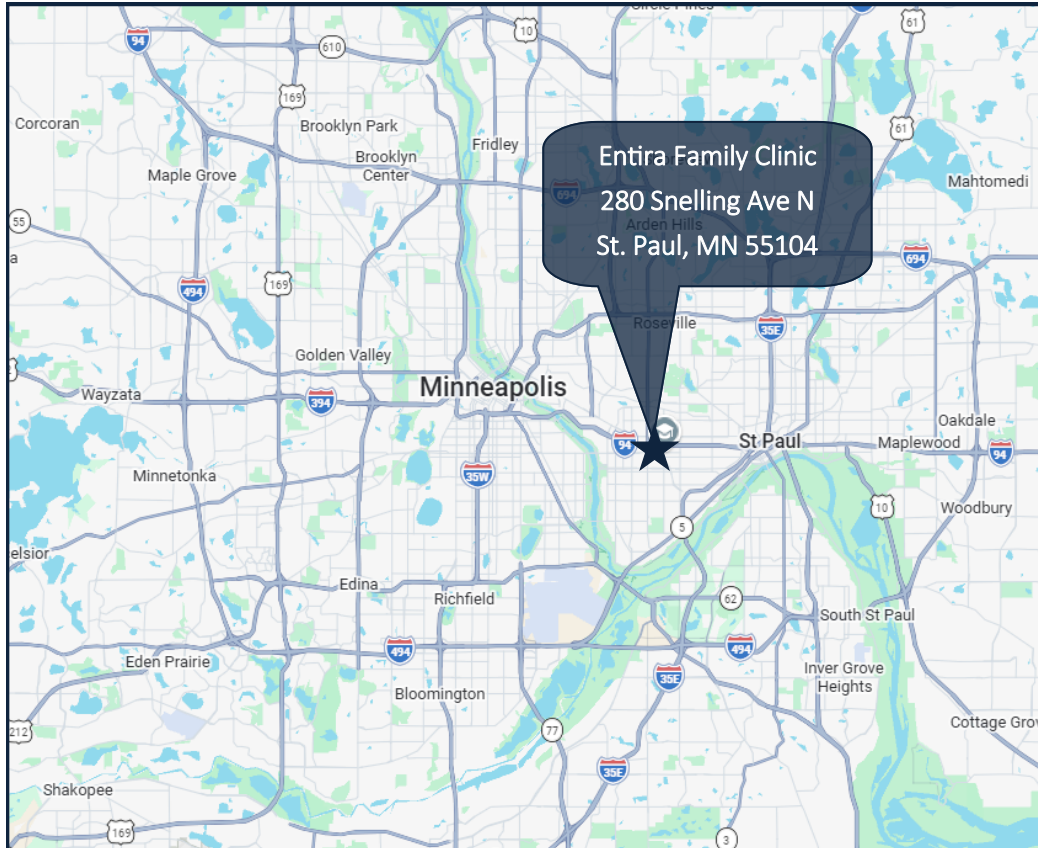
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## NEARBY COLLEGES



## NEARBY SCHOOLS





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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)

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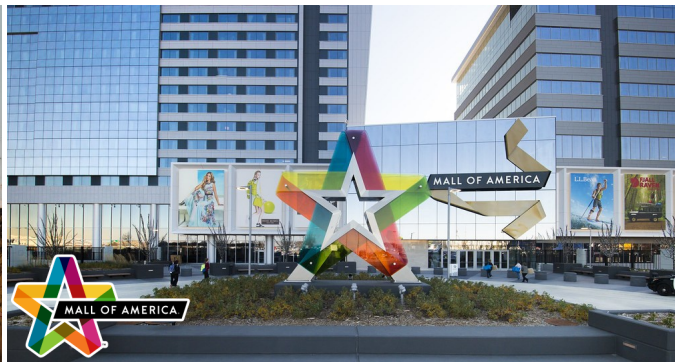


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**Ameriprise**  
Financial



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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 1,000 net leased sales transactions totaling over \$3 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