STARBUCKS

5512 Brooklyn Blvd | Brooklyn Center, MN

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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.

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

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.

- **Corporate Lease:** Starbucks is on a Corporate, NN lease with approximately 4 years remaining on the lease term.
- **High-Visibility Retail Location**: Starbucks is strategically positioned along Brooklyn Boulevard with 23,700+ vehicles per day, and offers convenient access to major transportation routes including Highway 100 (69,000+ VPD) and Interstate 694 (116,000+ VPD).
- **Dense Surrounding Retail**: The property is surrounded by a large concentration of national and regional retailers including Shingle Creek Crossing with Cub Foods, Taco Bell, McDonald's, LifeTime Fitness, Burlington, HOM Furniture, Panda Express, and numerous other dining and shopping destinations that drive consistent consumer traffic.
- **Strong Demographics:** The site benefits from a 5-mile population of approximately 323,199 residents with an average household income of $104,653.
- **Seasoned Location:** Starbucks has successfully operated at this site for over 20 years.
- **Corporate National Tenant:** Starbucks is one of the most recognized and creditworthy brands in the quick-service coffee industry, drawing consistent traffic throughout the day.
- **First Ring Suburb:** Brooklyn Center is a first-ring suburb northwest of Minneapolis known for its convenient access to major highways, diverse community, and strong retail and commercial presence anchored by Shingle Creek Crossing and nearby regional amenities.

INVESTMENT SUMMARY

PRICE	$1,350,000
CAP	5.50%
NOI	$74,250.00
RENT/SF	$45.00
RENT ADJUSTMENTS	
YEARS 1-5:	$74,250.00
OPTION 1:	$81,675.00
OPTION 2:	$89,842.50

LEASE INFORMATION

LEASE TYPE	NN
LEASE TERM	4 Years
RENT COMMENCEMENT	09/01/2025
LEASE EXPIRATION	08/31/2030
RENEWAL OPTIONS	Two 5-Year

LEASE NOTES:

Net, Net. Landlord is responsible for maintaining, repairing and replacing roof and structure.

PROPERTY INFORMATION

ADDRESS	5512 Brooklyn Blvd Brooklyn Center, MN
BUILDING SIZE	1,650 SQ.FT.
LOT SIZE	0.42 Acres
COUNTY	Hennepin
YEAR BUILT	2005

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2026 POPULATION	13,191	123,171	323,199
2031 POPULATION	13,277	123,276	325,283
2026 MEDIAN HOUSEHOLD INCOME	$74,951	$76,295	$80,667
2026 AVERAGE HOUSEHOLD INCOME	$88,877	$96,021	$104,653

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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Burlington

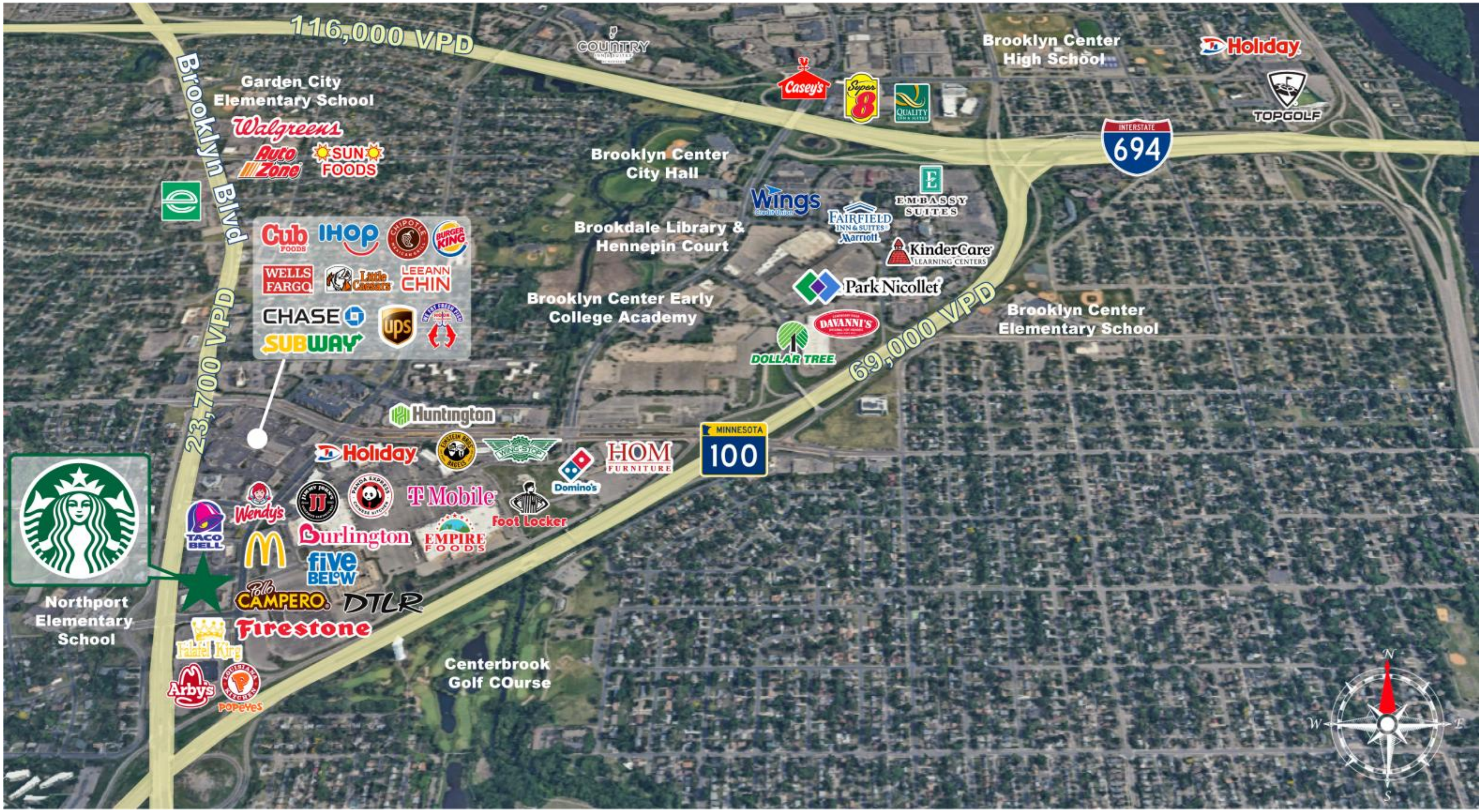

Cub
Foods


Arby's
Arby's
POPEYES


NAILS & SPA


Pollo
CAMPERO


Brooklyn Blvd
Firestone
Popeyes
Arby's
Falafel King
Northport
Elementary
School
23,700 VPD
50's Grill
PEARLE VISION
Xerxes Ave N
4,100 VPD
Taco Bell
Burlington
five BELOW
DTLR
T.J.maxx
Pollo CAMPERO
Wendy's


116,000 VPD
Brooklyn Blvd
23,700 VPD
69,000 VPD
Garden City Elementary School
Brooklyn Center City Hall
Brookdale Library & Hennepin Court
Brooklyn Center Early College Academy
Brooklyn Center High School
Brooklyn Center Elementary School
Northport Elementary School
Centerbrook Golf COurse
694
100
Walgreens
AutoZone
SUN FOODS
Cub
IHOP
Burger King
Wells Fargo
Little Caesars
Leeann Chin
CHASE
ups
SUBWAY
Huntington
Holiday
Domino's
HOM FURNITURE
Wendy's
T Mobile
Foot Locker
Taco Bell
Burlington
EMPIRE FOODS
five BELOW
Pollo CAMPERO
DTLR
Firestone
Falafel King
Arby's
Popeyes
Casey's
Super 8
Quality
Wings
Embassy Suites
Fairfield Inn & Suites Marriott
KinderCare
Park Nicollet
DAVANNI'S
DOLLAR TREE
Holiday
TOPGOLF

PROPERTY	Starbucks
TENANT	Starbucks Corporation
REVENUES	$32.3 Billion
NET WORTH	$8.7 Billion
S&P RATING	BBB+
WEBSITE	https://www.starbucks.com/

Starbucks is the world's #1 specialty coffee retailer offering a variety of coffee drinks, teas, food items, coffee accessories, roasted coffee beans, and more. With nearly 38,100+ stores worldwide and 15,000+ stores in the United States, Starbucks is the premier coffee roaster.

From the beginning, Starbucks mission is to not only celebrate coffee and the rich tradition, but to also bring a feeling of connection. Their mission is to inspire and nurture the human spirit—one person, one cup, and one neighborhood at a time.

Beyond its extensive menu, Starbucks has become a social hub and a place for people to connect. Its comfortable ambiance, free Wi-Fi, and inviting atmosphere have made it a popular spot for studying, working, or simply relaxing. The company has also embraced sustainability initiatives, focusing on ethical sourcing, reducing waste, and promoting environmental responsibility.

Starbucks' impact extends beyond its coffee offerings. It has played a significant role in shaping coffee culture, introducing new brewing methods, and elevating the coffee experience. The brand's strong brand identity, customer loyalty programs, and strategic expansion have solidified its position as a leading global coffeehouse chain, setting the standard for the industry.

Starbucks is located in Brooklyn Center, MN, a suburb located just north of Minneapolis. This property is located off of Brooklyn Blvd near Highway 100, where traffic counts average 69,000 vehicles per day. Other nearby tenants include Cub Foods, Taco Bell, McDonald's, Jimmy John's, Burlington, HOM Furniture, etc. This property is also located approximately 3 miles from TopGolf.

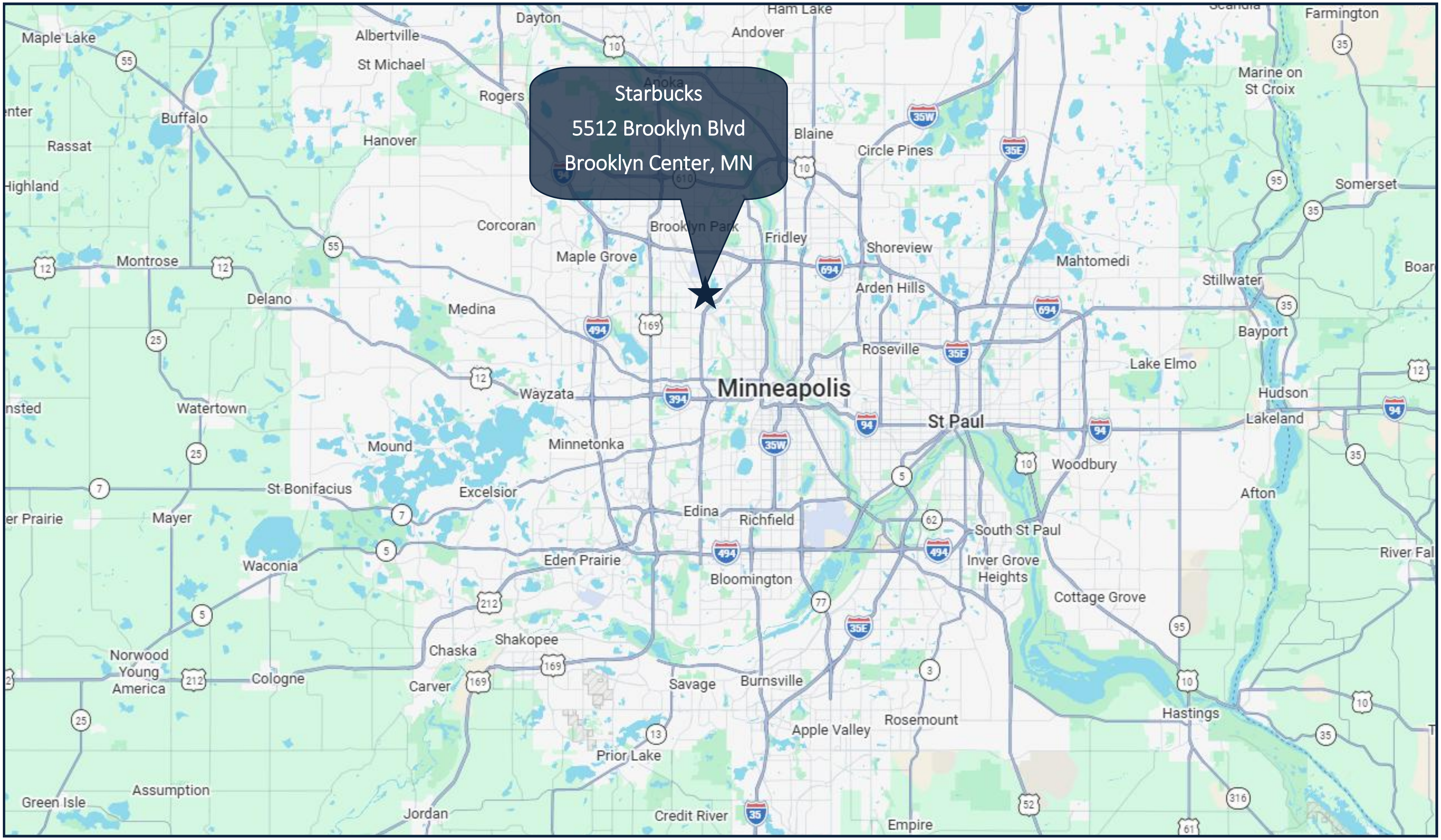
Brooklyn Center offers a mix of residential neighborhoods, commercial hubs, and community amenities. Its central location along major corridors like Brooklyn Boulevard and Highway 100 provides easy access to the Twin Cities, making it a convenient spot for both residents and visitors. The city features a variety of housing options, parks, and schools, making it an appealing choice for families and professionals alike.

Brooklyn Center offers a diverse mix of shopping and dining options along major commercial corridors such as Brooklyn Boulevard and Shingle Creek Parkway. The area features a variety of national retailers, grocery stores, and locally owned businesses that serve the surrounding community. Visitors can find convenient everyday shopping as well as a wide selection of restaurants ranging from quick-service favorites to locally owned eateries offering international cuisine. With coffee shops, casual dining spots, and neighborhood restaurants throughout the city, Brooklyn Center provides plenty of options for residents and visitors to shop, dine, and gather.

For outdoor and recreational activities, Brooklyn Center offers numerous parks and green spaces, including Palmer Lake Park and Centennial Park. Palmer Lake Park is a 271-acre basin with more than three miles of trails around the lake, as well as beautiful views of the Mississippi River and the surrounding woods and prairie. Sports enthusiasts can enjoy local golf courses, sports complexes, and community centers. With easy access to Minneapolis attractions, residents can also explore museums, theaters, and sporting events just a short drive away.


PALMER LAKE PARK


CENTENNIAL PARK



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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

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)

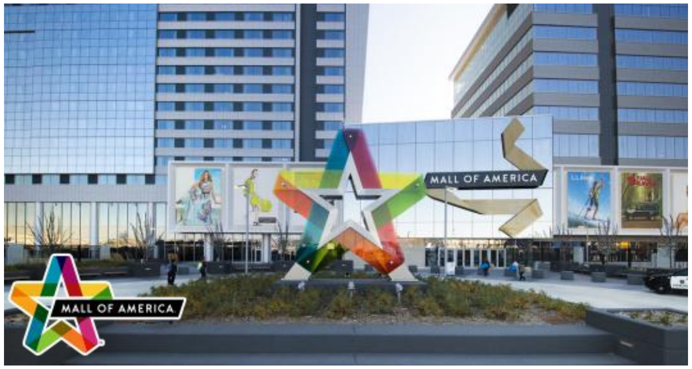
#3 Fortune 500 Companies Per Capita
(MN.Gov)

#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

- Target
- Best Buy
- Xcel Energy
- us bancorp
- Land O Lakes
- Hormel Foods
- UnitedHealth Group
- Polaris
- Securian Financial
- Thrivent Financial
- Fastenal
- Ecolab
- Patterson Companies, Inc.
- C.H. Robinson
- Ameriprise Financial
- General Mills
- CHS



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