



BMO HARRIS BANK

522 Snelling Ave South | St. Paul, MN | 55116

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Keith A. Sturm, CCIM
keith@upland.com
(612) 376-4488

Deborah K. Vannelli, CCIM
deb@upland.com
(612) 376-4475

Amanda C. Leathers
amanda@upland.com
(612) 436-0045

INVESTMENT SUMMARY

PRICE	\$3,371,872
CAP	7.50%
NOI	\$252,887.04
RENT/SF	\$48.43
RENT ADJUSTMENTS	
YEARS 16-20:	\$252,887.04
OPTION 1:	\$283,233.48
OPTION 2:	\$317,221.49
OPTION 3:	\$355,288.06
OPTION 4:	\$397,922.62

LEASE INFORMATION

LEASE TYPE	Ground
LEASE TERM REMAINING	3 Years, 9 Months
RENT COMMENCEMENT	03/10/2010
LEASE EXPIRATION	02/28/2030
RENEWAL OPTIONS	Four 5-Year

LEASE NOTES:

Ground Lease. No landlord responsibilities.

Strong Corporate Tenant: BMO, headquartered in Chicago, operates over 1,000 U.S. branches and 40,000+ ATMs nationwide. S&P Rated A+ with Revenues exceeding \$31 Billion. Recently recognized by *Fast Company* as one of the World's Most Innovative Companies of 2024.

Legacy Asset Advantage: BMO Bank is a rare legacy asset featuring a large lot and **grandfathered drive-thru facility**, providing significant competitive advantages in St. Paul's restrictive zoning environment.

Premier Location: Strategically positioned in Highland Park, one of St. Paul's most desirable neighborhoods—ranked #2 Best Neighborhood to Raise a Family in St. Paul by Niche.

Education Hub: Located within blocks of prestigious higher educational institutions including St. Catherine University, University of St. Thomas, and Macalester College.

Strong Demographics: Serves a robust 5-mile population of 369,878 residents with an affluent average household income of \$155,521 within a 1-mile radius.

High-Traffic Corridors: Prime exposure on two major arterials—Highway 51 (20,975 vehicles per day) and Randolph Avenue (11,100 vehicles per day).

Capital City Market: Located in St. Paul, Minnesota's capital city (population 319,465)—the state's second-largest city and home to major attractions including Xcel Energy Center, Allianz Field, University of Minnesota East Campus, and multiple higher education institutions.

PROPERTY INFORMATION

ADDRESS	522 Snelling Ave South St. Paul, MN 55116
BUILDING SIZE	5,222 SQ.FT.
LOT SIZE	0.79 Acres
COUNTY	Ramsey
YEAR BUILT	2009

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2025 POPULATION	21,925	151,967	369,878
2030 POPULATION	21,849	154,089	375,515
2025 MEDIAN HOUSEHOLD INCOME	\$111,016	\$85,814	\$80,281
2025 AVERAGE HOUSEHOLD INCOME	\$155,521	\$122,833	\$111,839

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

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PROPERTY	BMO Harris Bank, N.A.
TENANT	BMO Harris Bank, N.A. successor by merger to M&I Marshall & Ilsley Bank
REVENUES	\$31.2 Billion
NET WORTH	\$77 Million
S&P RATING	A+
WEBSITE	https://www.bmo.com/



Based in Chicago, Illinois, BMO currently has over 1,000 branches in the United States and 40,000+ ATMs. *Fast Company* recently named BMO one of the World’s Most Innovative Companies of 2024.

BMO is a leading North American bank driven by a single purpose: to Boldly Grow the Good *in business and life*. Their Purpose informs their strategy, drives ambition, and reinforces their commitments to progress: for a thriving economy, a sustainable future and an inclusive society.

As the 8th largest bank in North American by assets, BMO provides personal and commercial banking, global markets and investment banking services to 13 million customers. BMO Harris Bank offers a variety of personal and business banking services including checking and savings accounts, mortgages, credit cards, and loans.

BMO’s long-standing reputation for financial strength is complemented by its forward-looking strategy centered on innovation, disciplined risk management, and sustainable growth. The bank is deeply committed to advancing economic progress through initiatives in sustainable finance, digital transformation, and inclusive community investment. Supported by a resilient balance sheet and strong credit profile, BMO continues to deliver consistent performance while creating long-term value for its shareholders, clients, and stakeholders.

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BMO Harris Bank is located in the Highland Park neighborhood of St. Paul, MN. Highland Park is St. Paul’s little slice of small town within a big city, and lies along the Mississippi River between Minneapolis and St. Paul. This property is located on Highway 51 where traffic counts average 20,975 vehicles per day and 12,100 vehicles per day on Randolph Ave.

Highland Park, located in the southwest corner of St. Paul, is home to several amenities including the Highland National Golf Course (18 holes), Highland Bridge, Hidden Falls Regional Park, and much more. This family-friendly neighborhood also offers a variety of restaurants, coffee shops, bars, parks, and bike paths for all ages. Highland Bridge, located approximately 3 miles from this property, is an ongoing development project creating 3,800 housing units, 150,000 SF of retail space, 55+ acres of parks, recreation fields, open spaces, and waterways, 265,000 SF of office space, and 14,500 construction jobs.

Located within 2 miles of this property are 4 college universities, University of St. Thomas, St. Catherine University, Concordia University, and Macalester College. The University of St. Thomas currently enrolls approximately 9,000 students, while St. Catherine University enrolls 2,915 + students, Macalester College enrolls 2,175+ students and Concordia University enrolls 5,500+ students.

St. Paul, the capital of Minnesota, is known as the Historic River City and flows deep with tradition and culture. As of 2023, the population of St. Paul is 319,465 and is the 2nd largest city in Minnesota and 64th largest city in the United States. St. Paul is home to a wide variety of events and activities, restaurants, bars, breweries, and much more including Xcel Energy Center and Allianz Field. Formerly Xcel Energy Center, 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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