



ENTIRA FAMILY CLINIC

280 Snelling Ave N | St. Paul, MN | 55104

CONTACT THE BELOW TO RECEIVE FULL MARKETING PACKAGE WITH BUILDING PHOTOS & AERIALS.

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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 \$110,600 and 5-mile population of 435,705.
- **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.



INVESTMENT SUMMARY

PRICE	\$2,389,200
CAP	6.25%
NOI	\$149,323.80
RENT/SF	\$21.47

RENT ADJUSTMENTS:

YEARS 3-12: 2% Annual Inc.

LEASE INFORMATION

LEASE TYPE	NN
LEASE TERM REMAINING	9+ Years
RENT COMMENCEMENT	11/1/2023
LEASE EXPIRATION	10/31/2035
RENEWAL OPTIONS	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

ADDRESS	280 Snelling Ave N St. Paul, MN 55104
BUILDING SIZE	6,955 SQ.FT.
LOT SIZE	0.39 Acres
COUNTY	Ramsey
YEAR BUILT	2008

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2025 POPULATION	26,221	172,896	435,705
2030 POPULATION	26,815	175,393	442,311
2025 MEDIAN HOUSEHOLD INCOME	\$77,724	\$81,765	\$76,346
2025 AVERAGE HOUSEHOLD INCOME	\$110,600	\$118,493	\$106,082

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	Entira Family Clinic
TENANT	Family Healthservices Minnesota, P.A.
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated
WEBSITE	https://entirafamilyclinics.com/



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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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