

THE RESERVE

VICTORIA, MN

RETAIL SPACE AVAILABLE



CONCEPT



The Reserve will be a new, mixed-use development that highlights the architecture and charm of Victoria which is experiencing impressive growth. The mix of high-end residential, retail, and public space will offer relaxation, convenience, and entertainment only 30 minutes from the Twin Cities.

TIMELINE:

- **December 2025** - Began horizontal construction and site work
- **February 2026** - Received final approval!
- **Spring 2027** - Restaurant and retail shells ready, parking established
- **2026-2031** - Phased construction of 225 units of luxury condos, townhomes, and apartments

SITE INFORMATION



MONARCH
DEVELOPMENT PARTNERS



ADDRESS

Highway 5 & Co Rd 11

AVAILABILITY

Retail and restaurant space ranging from 1,000-6,400 sq ft

ACCESS & VISIBILITY

Excellent to Highway 5 & Co Rd 11

FEATURES

- 12,000 sq ft plaza for use year round
- Mix of residential and retail space
- Public parking (surface level)
- 200+ parking stalls
- Pedestrian/bike trail connections to several parks and lakes

RESIDENTIAL SPACES

- The Reserve: 225 units (118 condo, 107 luxury apartments)
- Immediate area: 354 luxury apartments
- Approved single-family housing: 1,564

DEMOGRAPHICS

Population (2025)

- 3 mile: **20,341**
- 5 mile: **55,257**
- 10 mile: **210,997**

Daytime Employees (2025)

- 3 mile: **2,037**
- 5 mile: **13,954**
- 10 mile: **68,351**

Traffic Volume (2025)

- Highway 5: **14,407**
- Highway 11: **4,104**

Avg Income (3 miles, 2025 est.)

- **\$226,859**



Over the past 3 years in the city of Victoria...

+ 450 SINGLE FAMILY HOMES

+ 275 APARTMENTS

+ 100 TOWNHOMES

In the next 10 years within 5 miles...

**+ 5,000 SINGLE FAMILY HOMES
& TOWNHOMES!**

+ 500 APARTMENTS!

LOCAL RETAILERS

SUBWAY



Janie's Tacos



Floyd's Bar

snap fitness 24/7



Vics Bar & Grill

AREA RETAIL

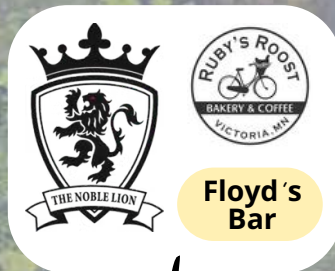
Carver Park Reserve

CHANHASSEN

SITE

WACONIA

1/2 mile



snap fitness 24/7

OMNI
Brewery & Taproom
VICTORIA



SUBWAY

Vic's
Bar &
Grill



Janie's
Tacos

CIRCLE K

VICTORIA

SITE PLAN

The site plan illustrates a development layout with the following components:

- Residential Buildings:** Labeled 'RESIDENTIAL' in blue boxes, located in the upper and central portions of the plan.
- Retail Buildings:** Labeled 'RETAIL' in yellow boxes with specific square footages:
 - RETAIL 1: 6,000 SF
 - RETAIL 2: 5,800 SF
 - RETAIL 3: 6,400 SF
 - RETAIL 4: 6,400 SF
 - RETAIL 5: 6,165 SF
 - RETAIL 6: 2,200 SF
 - RETAIL 7: DRIVE THRU 1,800 SF
- Plaza:** A central green area labeled 'PLAZA'.
- Streets:** 'HIGHWAY 5' runs along the bottom edge. 'PROPOSED STREET (MAIN STREET)' runs diagonally through the lower right. 'EXISTING STREET (TEMPER STREET)' is located on the right side.
- Other Features:**
 - 'TRASH ENCLOSURE' is marked near the center and bottom right.
 - 'PUBLIC PLAZA / PATIO' is located near the bottom right.
 - 'PATIO' is labeled near the central plaza.

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RETAIL 7
DRIVE THRU
1,800 SF

RETAIL 6
2,200 SF

RETAIL 5
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RETAIL 1
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RETAIL 2
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RETAIL 3
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RETAIL 4
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PLAZA

TRASH ENCLOSURE

PUBLIC PLAZA / PATIO

PROPOSED STREET (MAIN STREET)

EASTING STREET (MAIN STREET)

H I G H W A Y 5

[illegible]

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 - RETAIL 7 (DRIVE THRU): 1,800 SF
- Plaza:** A central green area labeled 'PLAZA'.
- Streets:** 'HIGHWAY 5' runs along the bottom, and 'PROPOSED STREET (MAIN STREET)' runs diagonally through the lower right. 'EXISTING STREET (TEMPER STREET)' is also indicated.
- Other Features:** 'TRASH ENCLOSURE' and 'PUBLIC PLAZA / PATIO' are also labeled.

SITE PLAN

The site plan illustrates a commercial development layout. Key features include:

- Retail Buildings:** Seven retail units are shown, each with a specific square footage:
 - RETAIL 1: 6,000 SF
 - RETAIL 2: 5,800 SF
 - RETAIL 3: 6,400 SF
 - RETAIL 4: 6,400 SF
 - RETAIL 5: 6,165 SF
 - RETAIL 6: 2,200 SF
 - RETAIL 7 (DRIVE THRU): 1,800 SF
- Residential Areas:** Several large areas are designated as 'RESIDENTIAL'.
- Public Spaces:** A central 'PLAZA' is highlighted in green. Other designated areas include 'PUBLIC PLAZA / PATIO' and 'TRASH ENCLOSURE'.
- Streets:** The plan shows 'PROPOSED STREET (MAIN STREET)' and 'EXISTING STREET (TEMPER STREET)'.
- Highway:** 'HIGHWAY 5' is located at the bottom of the plan.

RETAIL SPACE

Retail buildings can be single or multi-use tenants. Layouts can be modified as desired



RETAIL 1



RETAIL 2

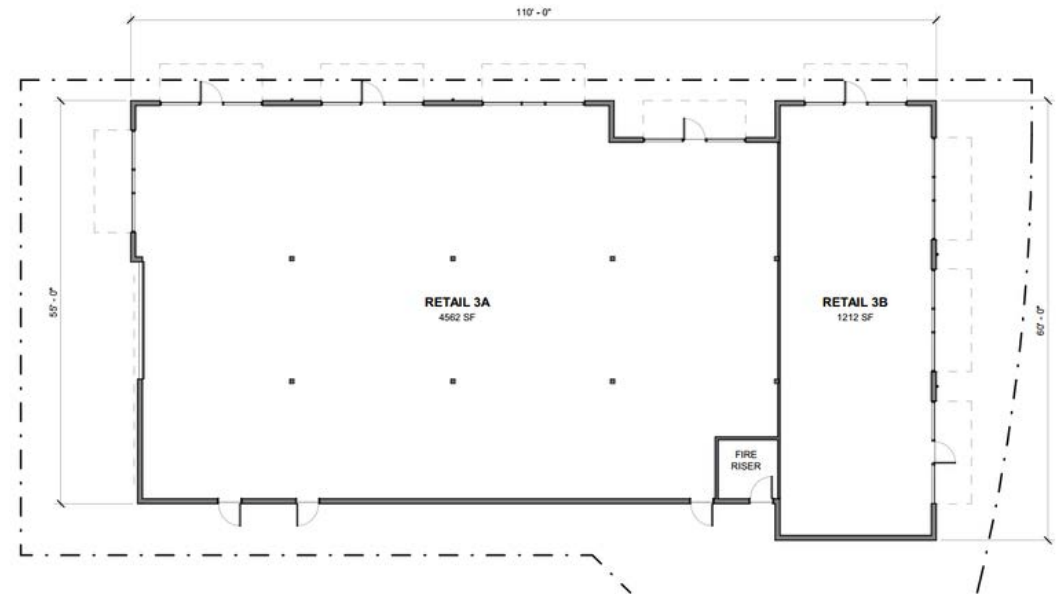


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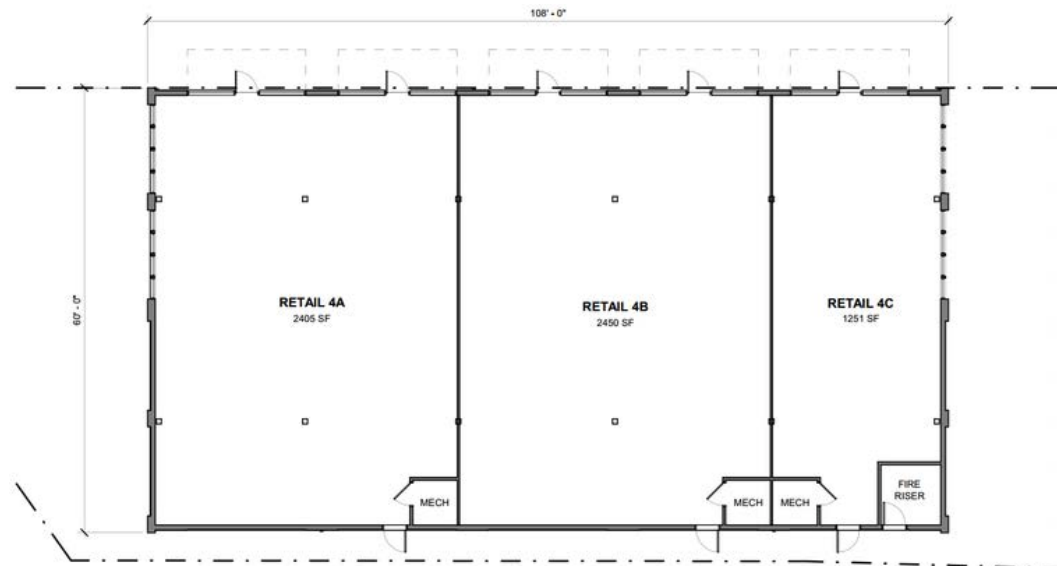
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RETAIL 3



RETAIL 4



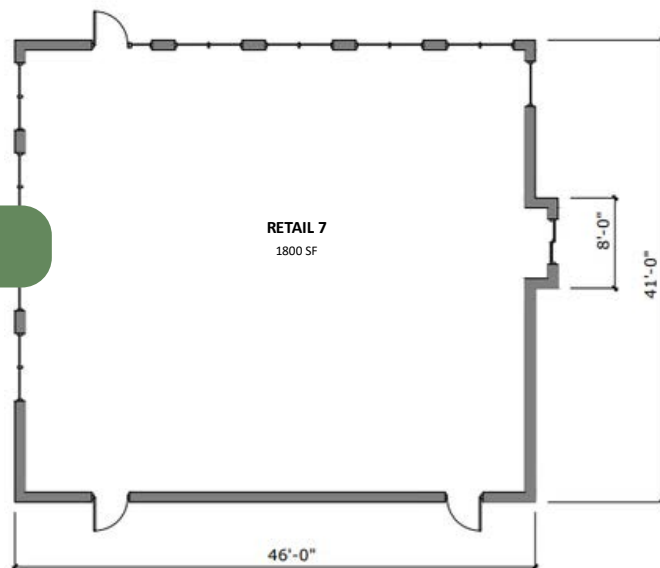
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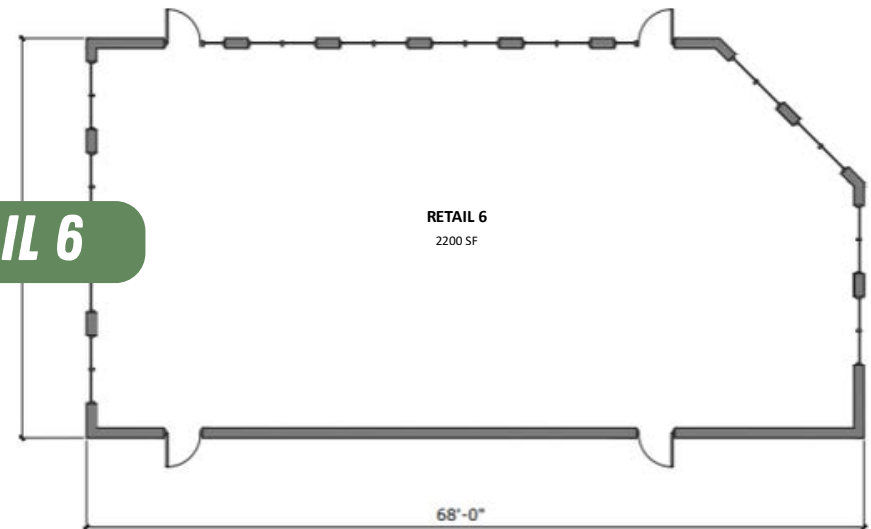
RETAIL 5



RETAIL 7



RETAIL 6





ACTIVATED EDGE WITH
FIXED SEATING AND DRINK
RAIL

FLEXIBLE PLATFORM

FLEX LAWN FOR VARIOUS
SCALES OF PROGRAMMING

FLEXIBLE SEATING

ACTIVATED EDGE WITH
TREES

ACTIVATED EDGE
WITH DRINK RAIL

TERRACED SEATING

FUTURE ACTIVATION ZONE
(TO BE DESIGNED IN
COLLABORATION WITH
CITY)

PLAZA CONCEPT

CONTACT US

Russ McGinty

612-619-9611

russ@nccrealestate.com

Ed McGinty

612-619-0804

ed@nccrealestate.com

