



Broadway Corner Plaza

102 20th St SE,
Rochester, MN 55904



Property Highlights

Property Description

Realty Growth Inc. is pleased to present the exclusive opportunity to acquire Broadway Corner Plaza, a premier 100% occupied, 7,626-square-foot retail strip center located in the high-growth commercial corridor of South Rochester, Minnesota.

Priced at \$2,000,000, this asset offers an incoming investor immediate stability paired with an attractive 6.45% entry Cap Rate. The property features a strong mix of internet-resistant retail, medical, and dining tenants on a stable lease structure where operational inflation is heavily mitigated through consistent CAM pass-throughs.



Investment Highlights

- **100% Occupancy with Proven Longevity:** The center is fully leased to a diverse five-tenant roster, including long-term neighborhood staples like Ichi Tokyo, ensuring immediate, reliable cash flow.
- **Organic Revenue Escalations:** The asset boasts built-in rental upside with scheduled base rent escalations across multiple tenants (Lucky Nails, Victra/Z Wireless, and Mochinut) transitioning between 2027 and 2028.
- **Unmatched Shadow Anchors & Synergy:** Positioned immediately adjacent to a high-volume Kwik Trip and a Walmart Supercenter, the center benefits from immense daily crossover retail traffic.
- **Highly Visible Corner Location:** Situated at the strategic intersection of South Broadway Avenue and Highway 14 / 20th St SE, boasting premier monument visibility and effortless regional access.

Property Details

Property Name Broadway Corner Plaza

Property Address 102 20th St SE
Rochester, MN 55904

Parcel ID 64.14.11.008076
(Olmsted County)

Zoning MX-S Mixed Use
Street Oriented

Current Net Operating Income (NOI) \$129,084.00

Cap Rate 6.45%

Price Per Square Foot \$262.26

Offering Price \$2,000,000



Rent Roll

Rent Roll (Commercial)

Properties: Broadway Corner Plaza - 102 20th St SE Rochester, MN 55904

As of: 05/28/2026

GL Accounts: Showing 32 accounts

Include units that have no recurring charges: Yes

Occupant Name	Sqft	GL Account	Start Date	End Date	Charge Amount	Amount As Monthly	Monthly Amount Per Sq. Ft.	12 Month Amount	12 Month Amount Per Sq. Ft.
Broadway Corner Plaza - Unit C102-100 (744 Sq. Ft.)									
Mysterious Island LLC	744	CAM Operating	05/01/2026		807.42	807.42	1.09	9,689.04	13.02
Mysterious Island LLC	744	Rent Income	04/01/2026	03/31/2027	930.00	930.00	1.25	11,160.00	15.00
					1,737.42	1,737.42		20,849.04	
Broadway Corner Plaza - Unit C102-200 (1,392 Sq. Ft.)									
Lucky Nails LLC	1,392	CAM Operating	05/01/2026		1,510.65	1,510.65	1.09	18,127.80	13.02
Lucky Nails LLC	1,392	Rent Income	01/01/2026	12/31/2027	1,972.00	1,972.00	1.42	23,664.00	17.00
Lucky Nails LLC	1,392	Rent Income	01/01/2028		2,088.00	2,088.00	1.50	25,056.00	18.00
					5,570.65	5,570.65		66,847.80	
Broadway Corner Plaza - Unit C102-300 (2,640 Sq. Ft.)									
Ichi Tokyo	2,640	CAM Operating	05/01/2026		2,865.04	2,865.04	1.09	34,380.48	13.02
Ichi Tokyo	2,640	Rent Income	09/01/2021	09/01/2031	3,630.00	3,630.00	1.38	43,560.00	16.50
					6,495.04	6,495.04		77,940.48	
Broadway Corner Plaza - Unit C102-500 (1,200 Sq. Ft.)									
Z Wireless - Victra	1,200	CAM Operating	05/01/2026		1,302.29	1,302.29	1.09	15,627.48	13.02
Z Wireless - Victra	1,200	Rent Income	01/01/2026	12/31/2026	1,750.00	1,750.00	1.46	21,000.00	17.50
Z Wireless - Victra	1,200	Rent Income	01/01/2027	12/31/2027	1,800.00	1,800.00	1.50	21,600.00	18.00
Z Wireless - Victra	1,200	Rent Income	01/01/2028	12/31/2028	1,850.00	1,850.00	1.54	22,200.00	18.50
					6,702.29	6,702.29		80,427.48	
Broadway Corner Plaza - Unit C102-700 (1,650 Sq. Ft.)									
Mochinut	1,650	CAM Operating	05/01/2026		1,790.65	1,790.65	1.09	21,487.80	13.02
Mochinut	1,650	Rent Income	03/15/2026	03/14/2027	2,475.00	2,475.00	1.50	29,700.00	18.00
Mochinut	1,650	Rent Income	03/15/2027	03/14/2028	2,612.50	2,612.50	1.58	31,350.00	19.00
Mochinut	1,650	Rent Income	03/15/2028	03/14/2029	2,750.00	2,750.00	1.67	33,000.00	20.00
					9,628.15	9,628.15		115,537.80	
Total					30,133.55	30,133.55		361,602.60	

TENANT PROFILES

Lucky Nails LLC (Suite 200 - 1,392 Sq. Ft.)

A service-based, internet-resistant tenant that offers essential personal care services, driving consistent weekly repeating traffic to the center. Personal service tenants like Lucky Nails insulate the property heavily against e-commerce displacement.

Ichi Tokyo (Suite 300 - 2,640 Sq. Ft.)

Serving as the major square-footage anchor of Broadway Corner Plaza, Ichi Tokyo is a highly popular regional dining staple known for its extensive sushi and Japanese cuisine offerings. Securing a long-term lease through late 2031, this anchor provides the asset with incredible foundational security and consistent evening consumer draws.

Victra / Z Wireless (Suite 500 - 1,200 Sq. Ft.)

Operating as Victra, this tenant is one of the nation's largest exclusive premium retailers for Verizon Wireless. Cell phone retail environments bring steady, high-frequency customer interaction to the plaza, acting as a recession-proof tech anchor. Their lease outlines structured annual 50¢ per sq. ft. steps through 2028.

Mochinut (Suite 700 - 1,650 Sq. Ft.)

Mochinut is a booming, highly recognizable national brand franchise specializing in the trendy combination of Mochi donuts and Korean rice flour hotdogs. Boasting a strong modern social media footprint, this location acts as a major youth and family demographic pull for the plaza, with strong built-in rental increases jumping to \$20.00/SF by 2028.

LOCATION AERIAL & MARKET OVERVIEW

The South Broadway Corridor

Broadway Corner Plaza commands a highly visible real estate footprint right along South Broadway Avenue. This corridor acts as one of the primary commercial arteries leading directly into downtown Rochester and the world-renowned Mayo Clinic medical campuses.



- **Shadow-Anchor Density:** Directly bounded by a powerhouse Walmart Supercenter property and a flagship Kwik Trip convenience market, the property sits in the exact path of everyday consumer routines.
- **Traffic & Access:** The physical site layout provides plenty of direct storefront parking spaces with seamless turn-in access, making it highly convenient for quick pick-up dining, technology consultations, or service appointments.

Amenity Map



Why Rochester



Top-Tier National Rankings (2025-2026)

- **#19 Best Medium-Sized City in the U.S.**
- **#5 Best Place to Live in Minnesota.**
- **#72 Best Place to Live in the U.S. Overall.**

Economic Resilience & Quality of Life

- **High Income: \$92,472 Median Household Income (exceeds national average).**
- **Low Vacancy Support: 3.2% Unemployment rate vs. 4.5% National average.**
- **Efficiency: 14.6-minute average commute (8 minutes faster than U.S. avg).**
- **Stable Growth: Driven by the Mayo Clinic and the \$5.6B Destination Medical Center initiative.**

The Upper Midwest's Premier Growth Market

Rochester is more than a medical hub; it is a burgeoning economic engine and a premier lifestyle destination. Currently the third-largest city in Minnesota, Rochester has consistently outperformed regional and national averages in population stability, job creation, and quality-of-life rankings.



Livability Top 100: Currently ranked as the #27 Best Place to Live in the U.S. (Livability 2025), proving its appeal to all age demographics, from young professionals to retirees.



Recreational Connectivity: The city boasts over 100 miles of paved trails and massive investments in public spaces like the Cascade Lake Recreation Area.



Educational Excellence: Rochester Public Schools (ISD 535), the district is consistently rated among the best in the state, making it a primary draw for high-income families and professionals.

The Global Anchor



The World's Healthcare Destination

The Mayo Clinic is not just a healthcare provider; it is the foundation of Rochester's global economic engine. Consistently ranked the #1 hospital in the world by Newsweek, it attracts a high-affluence patient base and a world-class workforce, creating an insatiable demand for high-quality housing, retail, and services.



"BOLD. FORWARD. UNBOUND." Expansion

Mayo Clinic has broken ground on its most significant expansion in history. This transformative multi-year project will redefine the downtown landscape and bolster all surrounding submarkets.

- **\$5 Billion Capital Investment**
- **2.4 Million SF New Construction**
- **6,000 New Jobs by 2030**

The DMC Advantage: A \$5.6 Billion Public-Private Partnership

As Minnesota's largest public-private partnership, the \$5.6 billion DMC initiative is a 20-year strategic plan that positions Rochester as the global epicenter for healthcare innovation and the world's premier destination for medical excellence.

- **\$585 Million in Public Funding**
- **The Link BRT (\$143M): A high-frequency, Bus Rapid Transit system opening in November 2026.**
- **Targeted Growth Districts**
- **Infrastructure-First Strategy**

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