



UPLAND

REAL ESTATE GROUP, INC.

ASGUARD DEVELOPMENT

SEQ of 141st & Rogers Dr. Rogers, MN

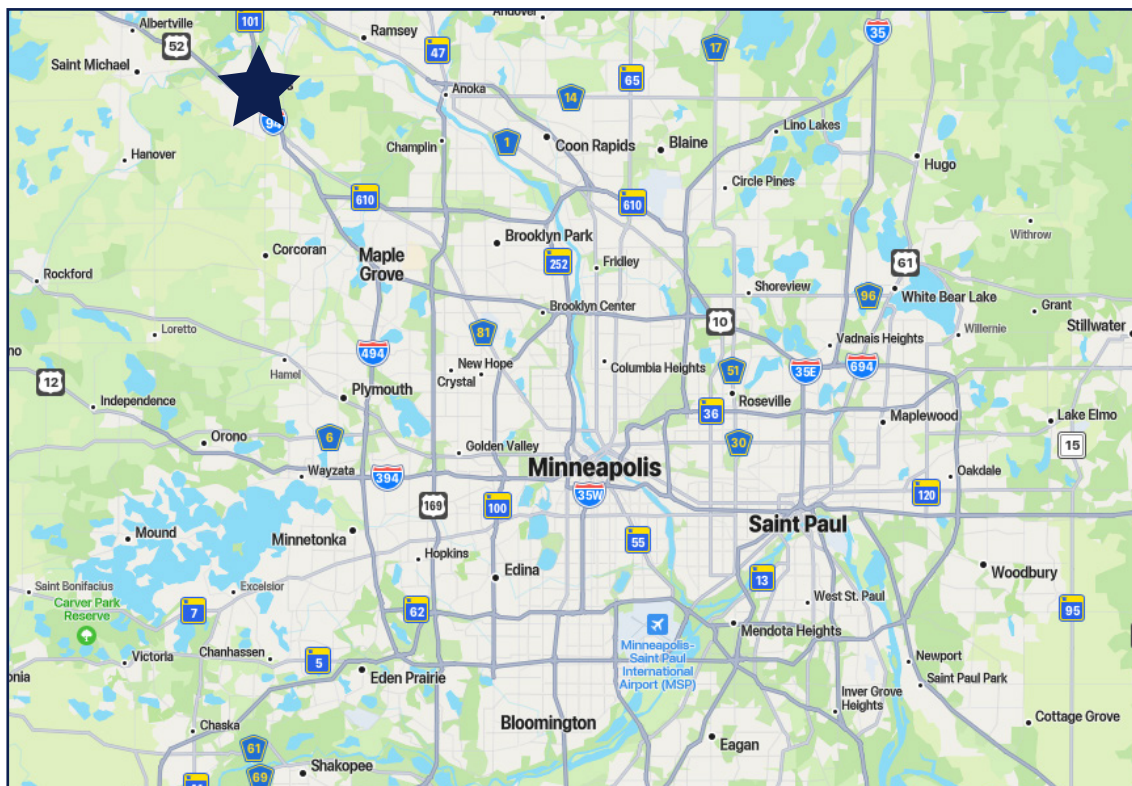
50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

*Look Upland. Where Properties
& People Unite!*

CHAD STURM
612.436.1122
CHAD@UPLAND.COM

KIRBY PIERI
612.465.8523
KIRBY@UPLAND.COM

ADDRESS	SEQ of 141st & Rogers Drive
CITY, STATE	Rogers, MN
OPPORTUNITY A: (GROUND LEASE/BTS)	2.0 Acres - Divisible
OPPORTUNITY B: (MIXED-USE RETAIL)	Suite A - 2,450 SF Suite B - 1,825 SF Combined SF A & B - 4,275 SF
LEASE RATE	\$32.00 PSF
CAM/TAX 2027 (EST.)	\$5.50 PSF
ESTIMATED DELIVERY	Q3 2026
COUNTY	Hennepin
PARKING	357 Stalls (Estimated)



HIGHLIGHTS

- Well located with access off of Hwy 101 - 1st intersection after the Rogers bypass
- Adjacent to Rogers High School, Middle School, TruStone center and brand new Healthpartners Fieldhouse - attracting both visitor and student traffic
- TruStone Center approved additional New Sheet of ice
- Rogers is one of the top 10 fastest growing areas within the MSA - 25% population increase estimated from 2022-2030
- Only 10 Miles North of the I-494/I-694 interchange - The Twin Cities ring road system, providing seamless access to the entire Minneapolis - St. Paul MSA.

2026 DEMOGRAPHICS	5 MIN DRIVE TIME	10 MIN DRIVE TIME	15 MIN DRIVE TIME
POPULATION	10,888	47,079	157,977
MEDIAN AGE	36.6	37.8	38.3
MEDIAN HH INCOME	\$138,745	\$132,196	\$127,671
AVERAGE HH INCOME	\$175,015	\$165,168	\$158,377

Rapid Population & School Growth

Rogers continues to be a premier destination for families, ranking as one of the top 10 fastest-growing areas within the MSA.

- Population Surge: Estimated 25% increase from 2022 to 2030.
- Rising Enrollment: Rogers Middle School currently serves ~1,100 students. Rogers High School is on a fast upward trajectory, with current enrollment at 1,900 and projections expected to surpass 2,000 students by the 2026-2027 school year.

Premier Athletic Facilities

Located strategically across Highway 101, the TruStone Center is a regional hub for wellness and athletics. It serves as the home for Rogers Youth Hockey, High School athletics, and the Thumbs Up mental health and wellness program. Ongoing renovations are currently underway to further enhance the visitor experience and capacity.

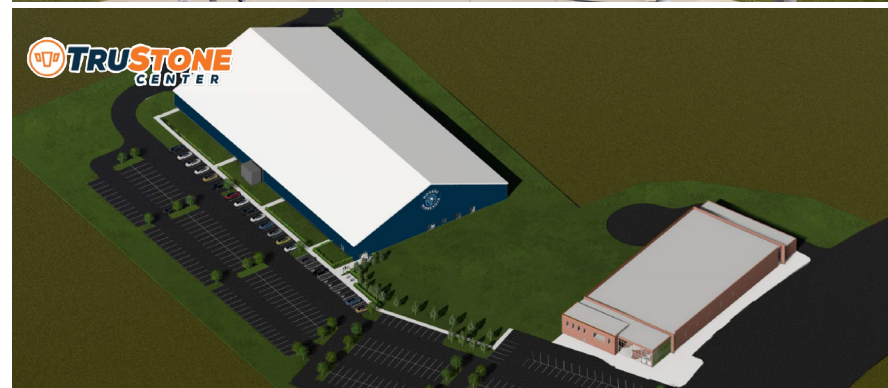
The center's impact is measured by its massive foot traffic and state of the art amenities:

- Ice Arenas: The existing rink attracts 500,000 annual visits. A recently approved second rink is expected to open in the fall of 2027. With this addition, total attendance is projected to soar to 850,000 annual visits.
- HealthPartners Fieldhouse: This newly constructed facility features indoor turf fields, a walking track, and batting cages. It is already on track to exceed 300,000 visits in its inaugural year.

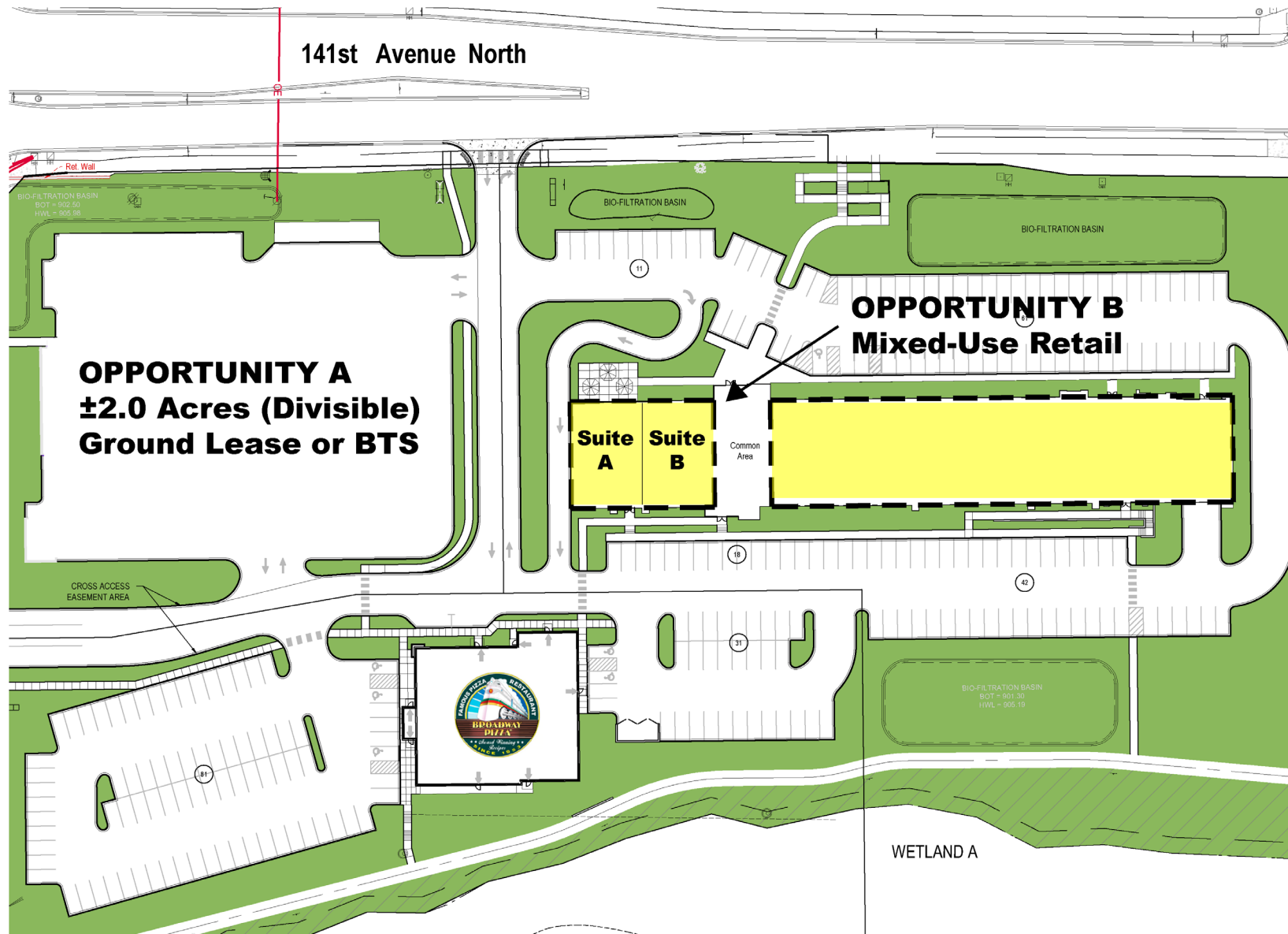
Expansive Outdoor Recreation

Beyond the indoor facilities, Rogers boasts an impressive network of parks and fields:

- North Community Park: Currently features 5 ball fields, 4 multipurpose fields, 4 tennis courts, 6 pickleball courts, and 2 basketball courts. Expected renovations within the next 5 years include a new playground area and potential amphitheater.
- Other Community Parks: Rogers is a powerhouse for regional sports, featuring 17 ball diamonds and 15 multipurpose fields in constant daily use.







PREVIOUSLY APPROVED PARKING SUMMARY

<u>Required Parking (Through Approved Variance)</u>	
Asguard* (Residential/Cafe/Fitness)	207 Stalls
Broadway Pizza/Entertainment	117 Stalls
Convenience Store (Kwik Trip)	33 Stalls
Total	357 Stalls
*Asguard parking based on 71 residential units, 2,500 of restaurant and 20,525 sf of fitness center (142 stalls for residential & 65 stalls for 23,025 of cafe/fitness (2.8 stalls / 1,000 sf))	
<u>Provided Parking</u>	
Asguard (Residential/Retail/Fitness):	
Standard Stalls	132 Stalls
Underground Garage Stalls	71 Stalls
Accessible Stalls	4 Stalls
Subtotal	207 Stalls
Broadway Pizza/Entertainment:	
Standard Stalls	112 Stalls
Accessible Stalls	5 Stalls
Subtotal	117 Stalls
Convenience Store (Kwik Trip):	
Standard Stalls	31 Stalls
Accessible Stalls	2 Stalls
Subtotal	33 Stalls
TOTAL	357 Stalls

REALLOCATED PARKING SUMMARY

<u>Required Parking</u>	
Asguard - Residential (90 units - 19 additional)	180 Stalls
Asguard - Cafe (3,000 sf dining/1,500 sf kitchen)**	13 Stalls
Asguard - Office (1,500 sf)	4 Stalls
Broadway Pizza/Entertainment	117 Stalls
Convenience Store (Kwik Trip)	33 Stalls
Total	347 Stalls

**Asguard Cafe/Office assumed as 2.8 stalls per 1,000 sf based on previously approved parking variance

<u>Provided Parking</u>	
Asguard - 90 Residential Units (19 additional):	
Standard Stalls	109 Stalls
Underground Garage Stalls	71 Stalls
Accessible Stalls	4 Stalls
Subtotal	184 Stalls
Asguard - 4,500 sf of Cafe (3,000 sf dining/1,500 sf kitchen):	
Standard Stalls	17 Stalls
Subtotal	17 Stalls
Asguard - 1,500 sf of Office:	
Standard Stalls	6 Stalls
Subtotal	6 Stalls
Broadway Pizza/Entertainment:	
Standard Stalls	112 Stalls
Accessible Stalls	5 Stalls
Subtotal	117 Stalls
Convenience Store (Kwik Trip):	
Standard Stalls	31 Stalls
Accessible Stalls	2 Stalls
Subtotal	33 Stalls
TOTAL	357 Stalls

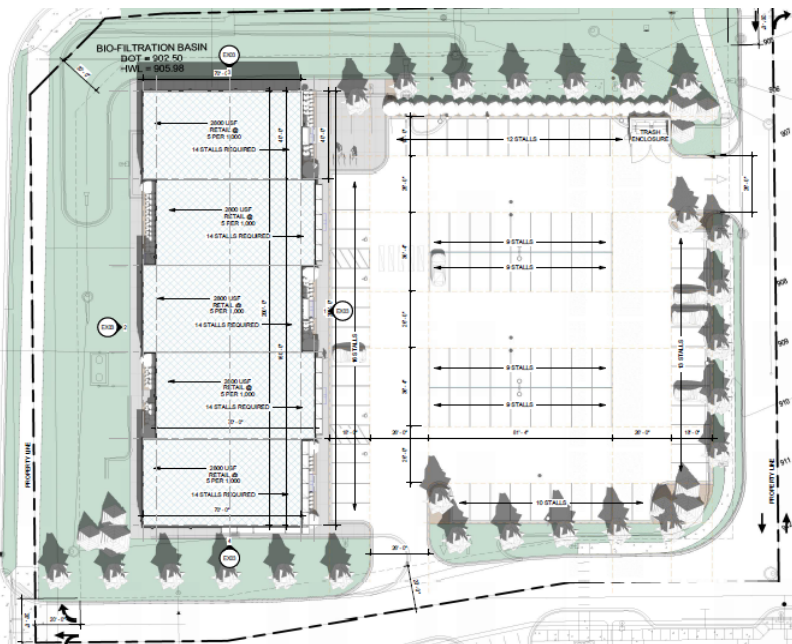
Option 1: ±2.0 Acre Ground Lease



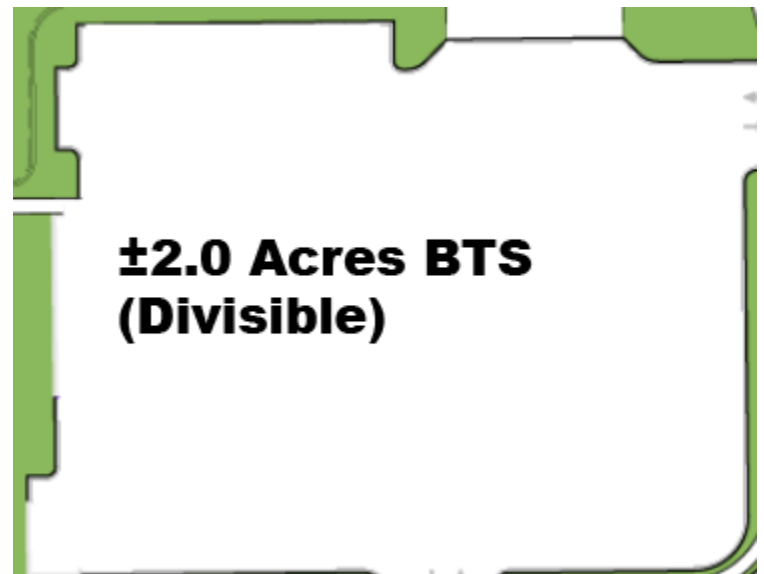
Option 2: ±1.0 Acre Ground Lease



Option 3: Multi-tenant Building

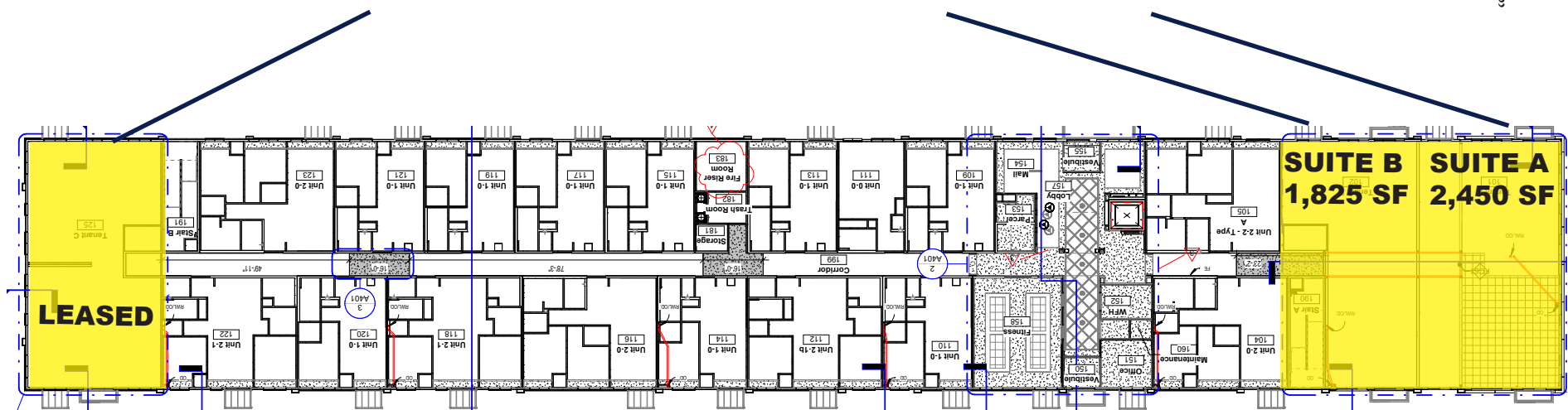
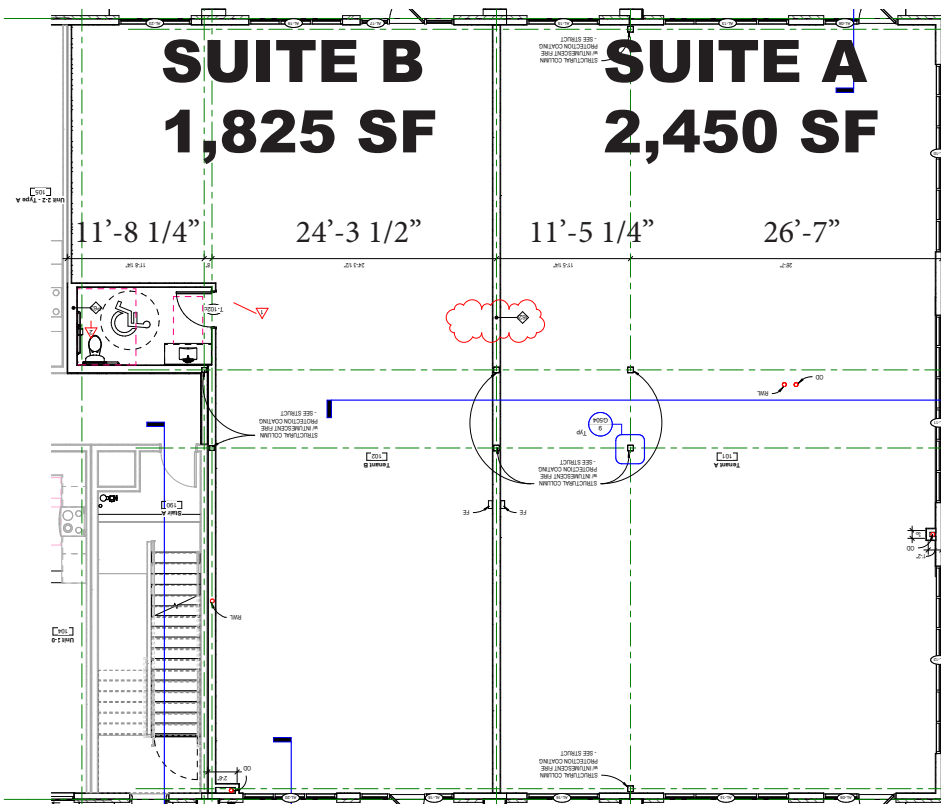
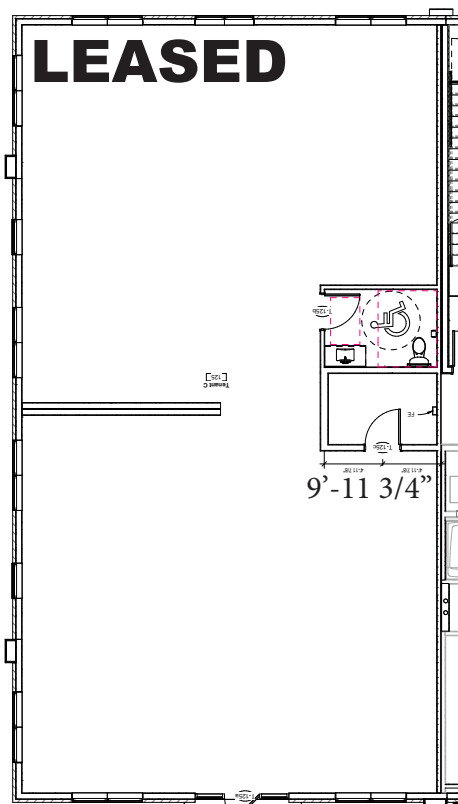


Option 4: ±2.0 Acre Build-to-Suit









Front



TruStone
Center

Healthpartners
Fieldhouse

UPLAND

REAL ESTATE GROUP, INC.

50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600

141st Ave N

Rogers Drive

OPPORTUNITY A
±2.0 Acres (Divisible)
Ground Lease or BTS

OPPORTUNITY B
Mixed-Use Retail

Suite A
Suite B

CHAD STURM
612.436.1122
CHAD@UPLAND.COM

KIRBY PIERI
612.465.8523
KIRBY@UPLAND.COM

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.