



Investment Opportunity

Exclusively Represented by Tom Commerford

712-786 Main Street, Hopkins, MN 55343



**Marketplace Lofts
Urban Retail
Chipotle Anchored**

- 100% occupied
- 18,495 SF Street Retail, mixed use
- Residential Condominiums above
- Upscale urban redevelopment area that caters to multiple demographics
- Charming & vibrant downtown easy to walk and bike.
- Near Southwest light rail station.
- \$6.70/SF RE Tax, \$7.70/SF CAM. (\$14.40 S/F) trash included in CAM. Utilities are separately metered
- Sale type: Investment
- Rent type: Triple NNN
- 10 Tenants: Retail, Restaurant



Demographics	1 Mile	3 Mile	5 Mile
Population	12,577	80,273	211,521
Average Household Income	\$77,395	\$105,130	\$124,790
Median Household Income	\$55,308	\$74,401	\$86,671
Daytime Population	9,713	143,206	313,046

Traffic Counts	Vehicles Per Day
Highway 169	83,000
Excelsior Blvd (Hwy 3)	26,100
Mainstreet	5,800

For more information, contact:
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 KW Classic Realty NW - Licensed Realtor
 Cell: 612-709-9742
 Email: tcommerford@kwcommercial.com

THE OFFERING

KW Commercial is pleased to present the sale of a multi-tenant retail property located at the Marketplace Lofts in Downtown Hopkins, Minnesota. Street level retail is below 53 units of residential condos, which are 100 % sold out. The 18,495 SF property is 100% leased to local and national tenants. Tenants include Chipotle Mexican Grill, Cold Stone Creamery, Pink Ivy Kitchen & Bar, The Vine Shop/Vine Room and more. Common area maintenance, building insurance and property taxes are prorated from the HOA.

Located just 10 miles from downtown Minneapolis, Hopkins is an demanded suburb for young professionals. Within 5 miles of the property, there's over 98,000 units of housing. The subject property is located right on Mainstreet the main drag of Downtown Hopkins with a traffic count of 5,200 VPD.



I get what I want!



PINK·IVY
KITCHEN & BAR



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712-786 Mainstreet, Hopkins, MN 55343

Retail Spaces:	10	In Place NOI:	\$332, 830
Size:	18,495 SF	Price:	TBD
Occupancy:	100%	Parking:	54 Stalls, Street parking off Mainstreet 7th, 8th street.
Built:	2003	Updates:	New roof in 2022 New concrete 2025
Traffic Counts:	5,200 VPD (Mainstreet) 4,200 VPD (north/south 8th Avenue)		

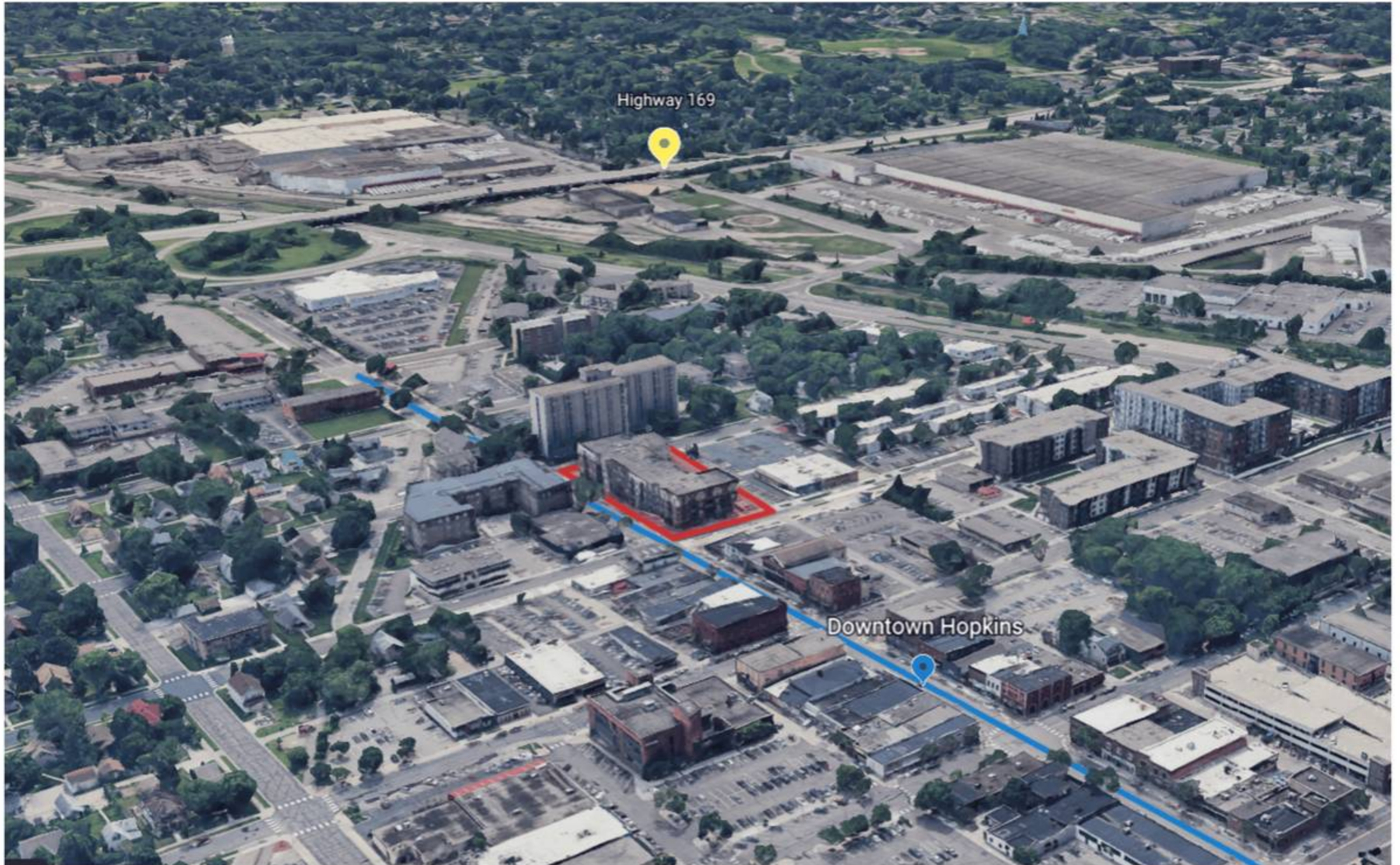


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PROPERTY PHOTOS





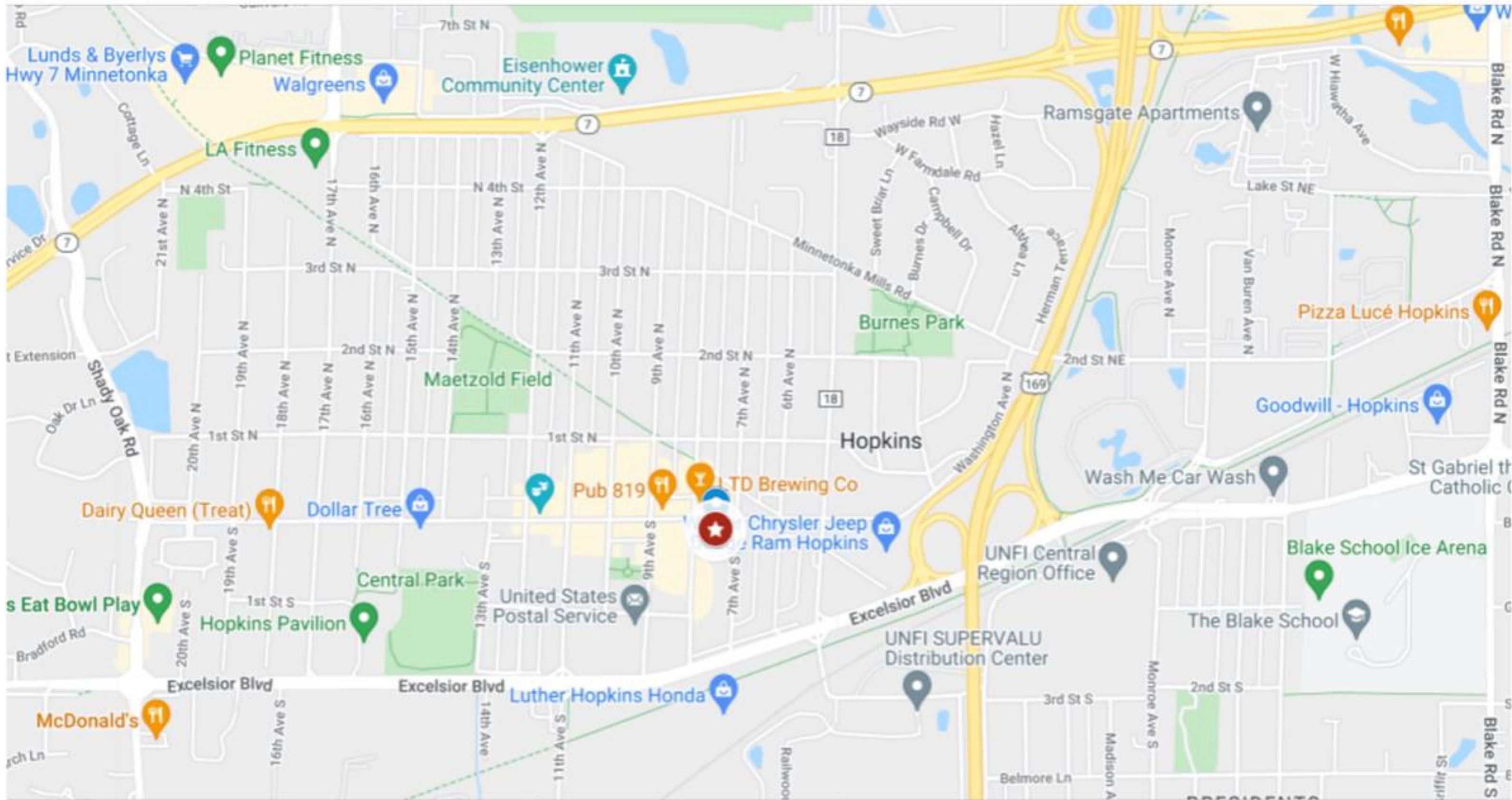
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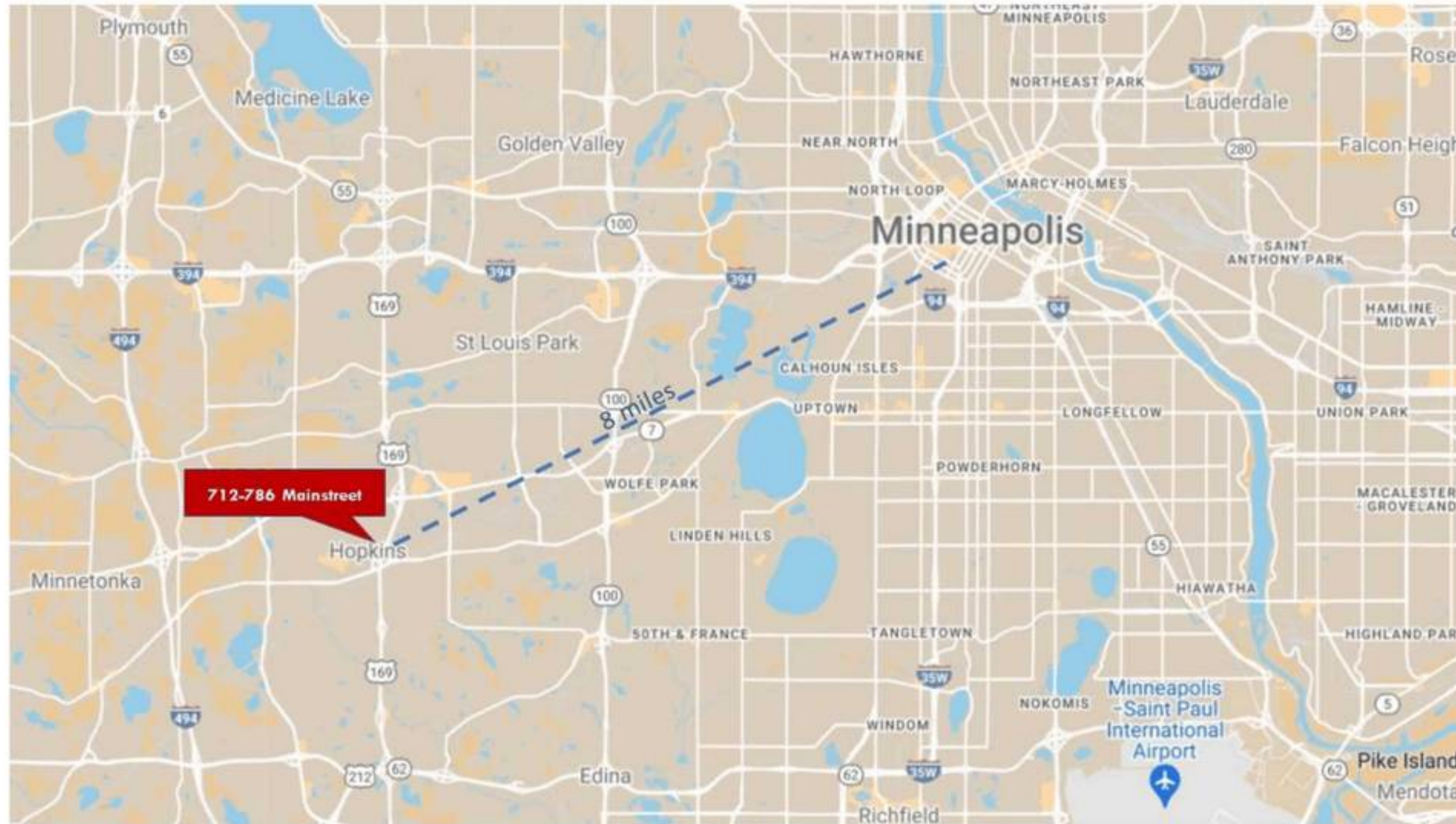
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HOPKINS

Total Population
 1 mile 15,250
 3 miles 76,521
 5 miles 202,840

Total Households
 1 mile 7,831
 3 miles 39,073
 5 miles 98,810

Average Income
 1 mile \$50,192
 3 miles \$66,292
 5 miles \$81,518

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Hopkins- Downtown

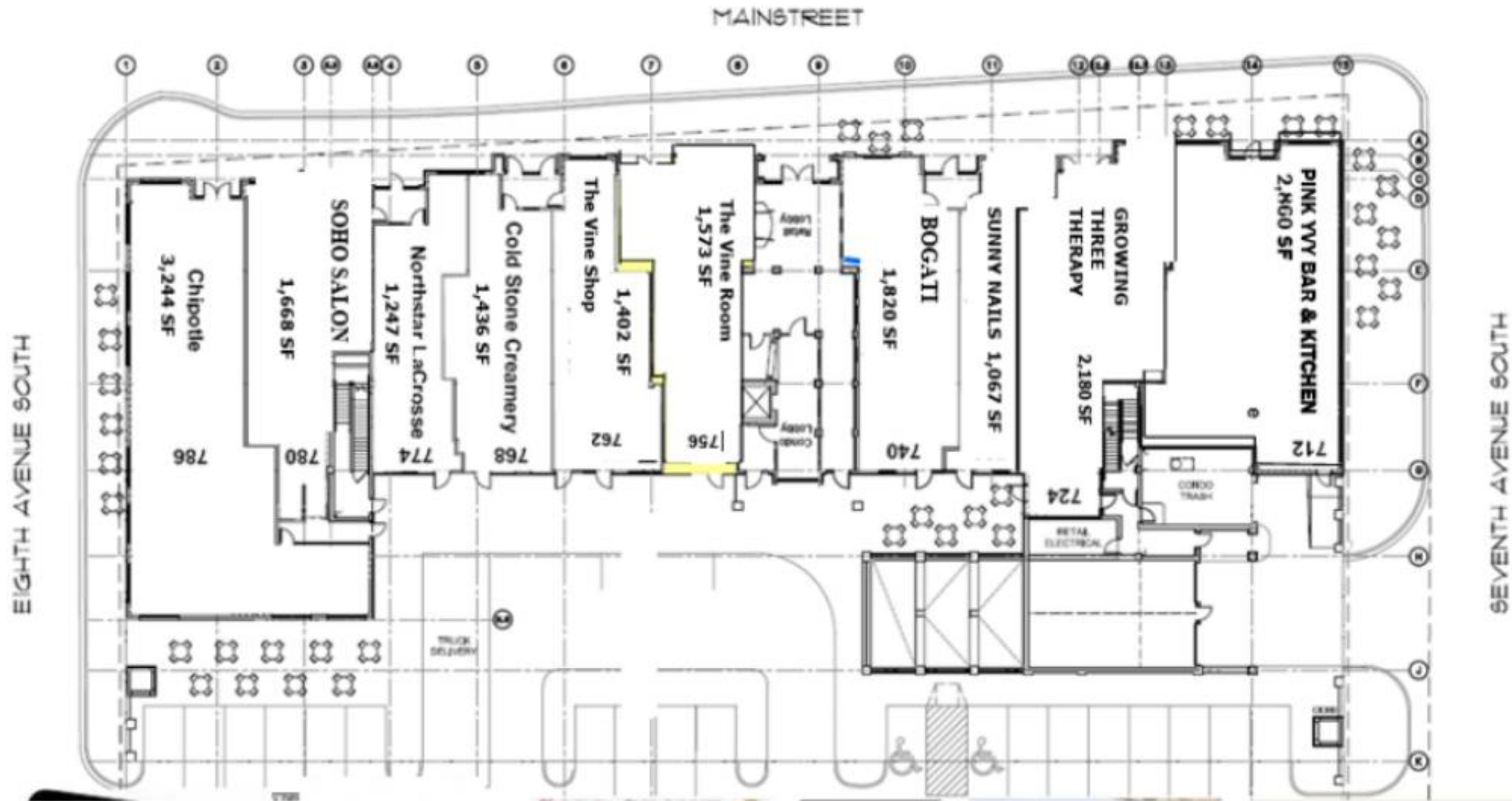
Hopkins is a small suburban city in Hennepin County, Minnesota. Located west of Minneapolis by approximately 8 miles. The city is four square miles in size and is surrounded by the larger suburban communities of Minnetonka, St Louis Park and Edina. The population was 19,079 at the 2020 census. The city's main street was added to the National Register of Historic Places in 2022.

Mainstreet Hopkins and the surrounding downtown is a totally walkable, full-service, heart of the community. In under a quarter-mile radius you will find groceries, doctors, post office, library, pharmacy, arts and entertainment. Mass transit runs directly down Mainstreet with express service to downtown Minneapolis.

Surrounding Businesses



FLOOR PLAN



Be a part of charming downtown Hopkins in this newer mixed used building that was awarded for its smart growth design. Downtown Hopkins downtown hosts regular events such as the Raspberry Festival. Located just blocks from the Southwest Light Rail corridor and near 700,000 square foot Excelsior Crossings Corporate Campus, home to Cargill headquarters. Several multi-family redevelopment projects completed. Ample street, surface on site and public parking lot across 8th street.



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Chipotle Mexican Grill

3,244 SF

Tenant since 2004. American fast casual restaurant specializing in burritos, tacos, bowls and salad. More than 2,000 locations with a US\$7.55 billion revenue in 2021.



Northstar Lacrosse Company

1,247 SF

Tenant since 2005. Midwest's largest lacrosse retail store and online dealer.



Primp Hair Salon

1,587 SF

Tenant since 2021. Full service upscale salon that specializes in hair extensions and hair loss solutions for women.

I get what I want!



The Vine Shop/The Vine Room

1,573 SF & 1,402 SF

Tenant since 2019. A curated wine, beer & spirits shop specializing on small-mid size sized producers, family owned, and wines made with sustainable farming & production methods. The Vine Room is a fun, welcoming space, perfect for gatherings with friends and family.



PINK·IVY
KITCHEN & BAR

Pink Ivy Restaurant & Bar

2,860 SF

Pink Ivy Kitchen and Bar is the vision of husband-and-wife team Michael and Viorica Shaughnessy. With a focus on modern American, chef-driven cuisine, our menu highlights seasonal ingredients and global influences, creating innovative and approachable dishes.



COLD STONE
CREAMERY

Cold Stone Creamery

1,436 SF

Tenant since 2013. American ice cream shop chain. Over 8929 locations in the United States.

Breakdown of Building Maintenance: Commercial owner Homeowner Association

Landscaping, snow, sidewalk, parking lot	75%	25%
Roof & shared mechanicals	25%	75%
Underground Garage	0	100%
Rooftop Cooler for commercial	100% CAM	0%

712-786 MAINSTREET , HOPKINS MN 55343 RENT ROLL											
11/10/2025											
			CAM								
			\$14.40								
Suite	Tenant	Square Feet	CAM	Rate PSF	NET Monthly	2025	2026	2027	Term	Notes	
						Net Yearly	NET YEARLY	NET YEARLY			
786	Chipotle	3,244.00	\$41,198.80	\$18.00	\$4,866.00	\$58,392.00	\$61,636.00	\$61,636.00	05/30/2004 - 05/31/2029	Renewal Signed for 06.01.2024-05.31.2029 (5 options to renew)	
780	SOHO SALON	1,668.00	\$21,183.60	\$17.00	\$2,363.00	\$28,356.00	\$29,206.68	\$30,082.88	05/01/2025-08/31/2030	3% yearly increases in base rent/3% Cap On Cam Charges Yearly (1 option to extent 2 more yrs)	
774	Northstar Lacro	1,247.00	\$15,836.90	\$21.50	\$2,234.21	\$26,810.50	\$27,434.00	\$28,057.50	11/01/2005 - 11/01/2030	.50/SF annual increases	
766	Cold Stone	1,436.00	\$18,237.20	\$16.62	\$1,988.86	\$23,866.32	\$24,819.23	\$25,812.52	10/01/2021-09/30/2026	4% Annual Increases	
762	The Vine Shop	1,402.00	\$17,805.40	\$19.50	\$2,278.25	\$27,339.00	\$27,437.14	\$28,260.25	06/01/2020 - 05/29/2030	.50/SF annual increase/ 1 (5) yr option to extend	
756	The Vine Room	1,573.00	\$19,977.10	\$19.38	\$2,540.40	\$30,484.74	\$31,399.28	\$32,341.26	07/01/2019 - 05/29/2030	.50/SF annual increase/1 (5) yr option	
740	Bogatti	1,820.00	\$23,114.00	\$17.00	\$2,578.33	\$30,940.00	\$29,993.60	\$30,893.08	11/01/2025- 11/01/2028	3% annual increases Nov 1st	
756	SUNNY NAILS	1,067.00	\$13,550.90	\$22.50	\$2,000.63	\$24,007.50	\$23,400.00	\$23,700.00	06/01/2005 - 05/31/2028	1% annual increases every June 1st	
724	Growing Therap	2,108.00	\$26,771.60	\$16.00	\$2,810.67	\$33,728.00	\$34,739.87	\$35,772.76	07/01/2025-06/30/2028	3% yearly increases in base rent and 1 option to renew 2 more years	
712	PINK IVY	2,860.00	\$36,322.00	\$17.10	\$4,075.50	\$48,906.00	\$50,336.00	\$51,766.00	05/01/2019 - 09/30/2033	.50/SF annual increases / 5 Yr extension	
Total		18,425.00	\$233,997.50	\$18.06	\$27,735.84	\$332,830.06	\$340,401.80	\$348,322.25			
Net Operating Income						\$332,830.06					
TOTAL GROSS INCOME									\$566,827.56		
Rent Roll Notes											
All leases are Triple Net- Tenants pay proportionate share of common area maintenance, building insurance and property taxes each suite has their own HVAC UNIT and bathroom.											
BREAKDOWN OF BUILDING MAINTENANCE											
					RETAIL OWNER			HOMEOWNER ASSOCIATION			
Landscaping, Snow, sidewalk,					75%			25%			
Roof & shared mechanicals					25%			75%			
Underground garage					0%			100%			
Rooftop Cooler for Retail					100%			0%			

* all leases are triple net--tenants pay proportionate share of common area maintenance, building insurance and property taxes each suite has their own HVAC unit and bathroom(s) and it is air conditioned by a shared rooftop cooler (CAM)

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