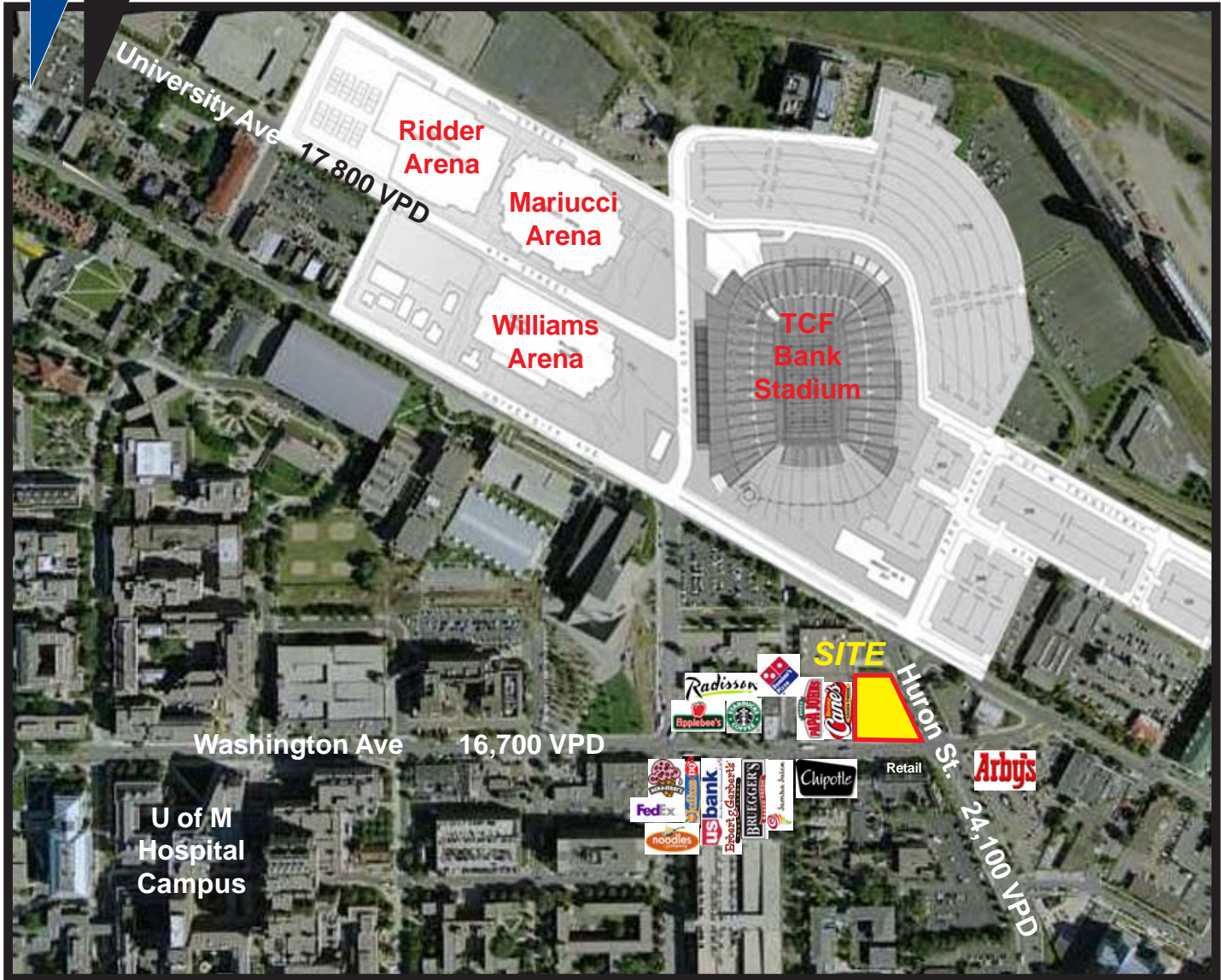


# RETAIL SPACE FOR LEASE

## Stadium Village

### WALK TO NEW "U" STADIUM & CAMPUS



## THE HEART OF U OF M - GREAT PEDESTRIAN TRAFFIC

- ❖ Join Tenants:
  - Caribou Coffee
  - Burger King
  - Darque Tan
  - Jasmine House
  - Sushi Express
  - Sport Clips

### 2010 Rates:

CAM: \$6.92  
RE Tax: \$8.42

FOR MORE  
INFORMATION  
CONTACT

**Jesseka Doherty**  
**Mark Norman**

**(763) 847-6600**



# Stadium Village Minneapolis



**\*\* Off Street Parking \*\***



<b><u>Demographics</u></b> (2007 est.)	<b><u>1 Mile</u></b>	<b><u>3 Mile</u></b>	<b><u>5 Mile</u></b>
Population	18,738	176,834	450,365
Day Time # of Emp.	62,732	298,910	422,961
Median Age	25.1	32.1	33.5

### **Traffic Counts** (2007)

University Ave.	17,800
Washington Ave.	16,700
Huron St.	24,100



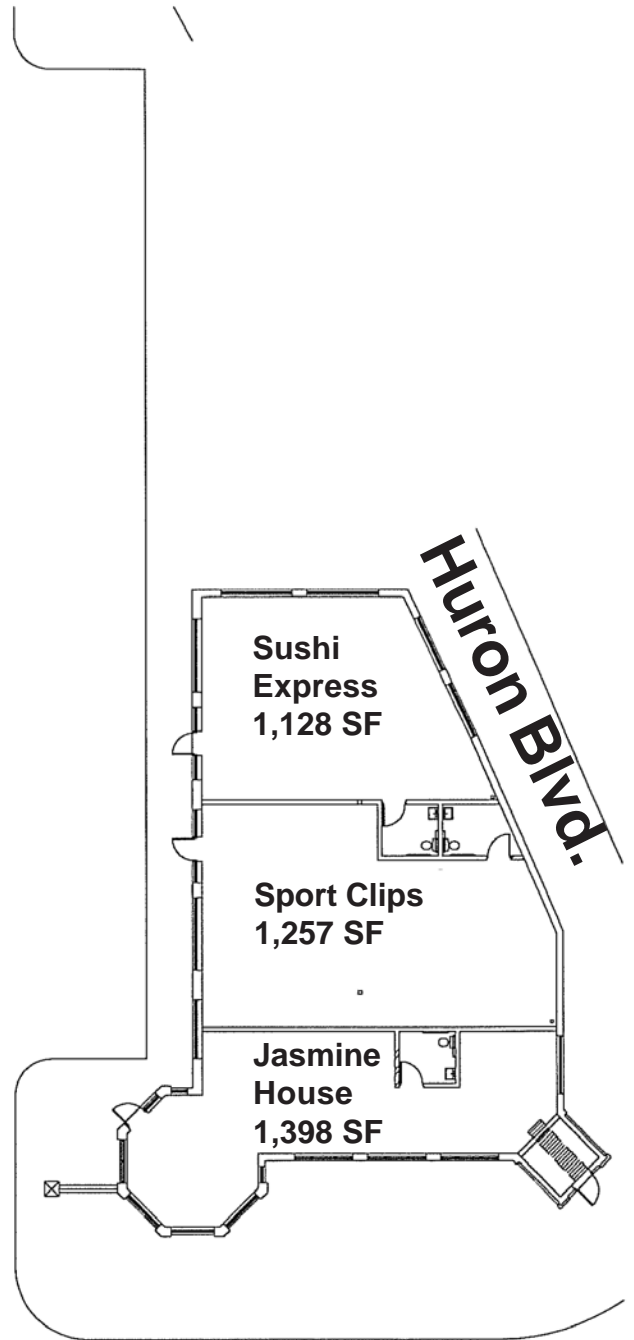
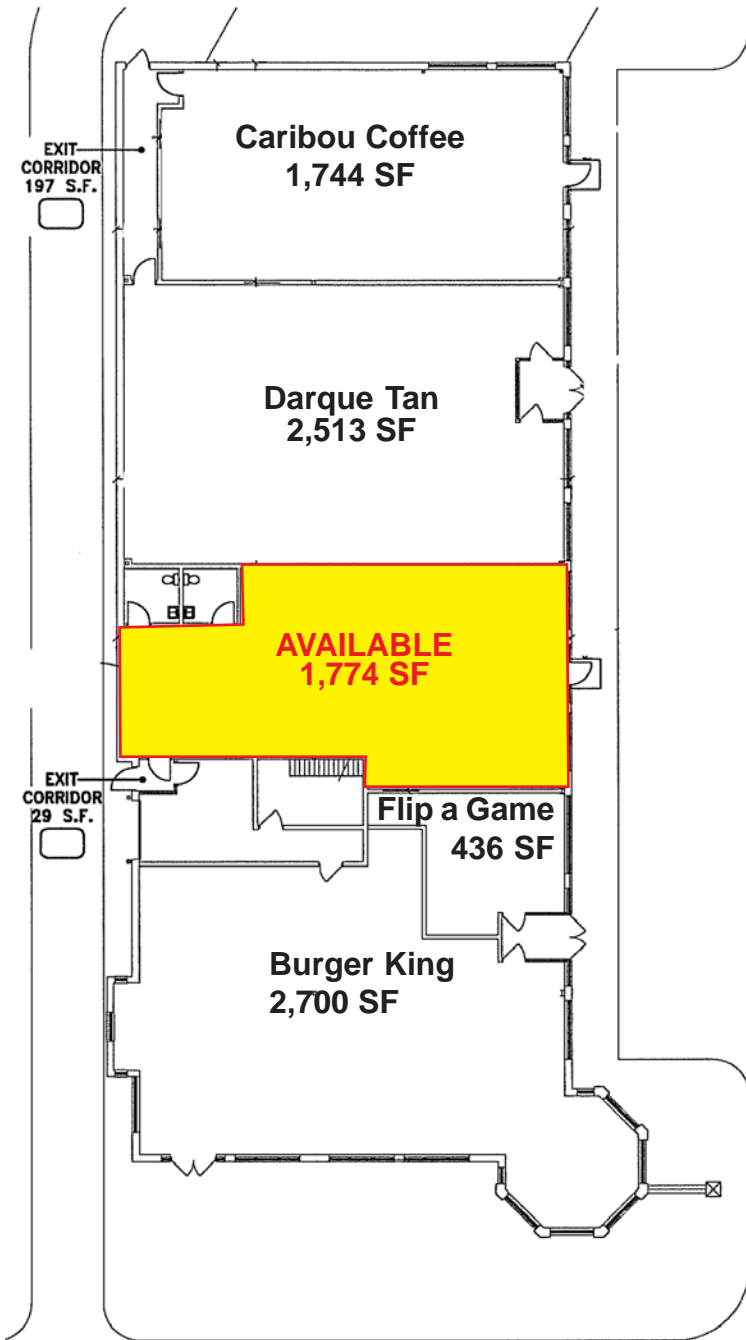
Visit our Web Site at  
[www.parkmidwest.com](http://www.parkmidwest.com)



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CONTACT

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# Stadium Village Minneapolis



Washington Ave.

# DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups

Prepared For Stadium Village



Lat/Lon: 44.97362/-93.22526

January 2009

RF5

## 917-935 Washington Ave. Minneapolis, MN

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Population</b>						
Estimated Population (2007)	18,738		176,834		450,365	
Census Population (1990)	17,961		165,236		446,561	
Census Population (2000)	18,541		177,082		461,904	
Projected Population (2012)	19,007		177,716		446,063	
Forecasted Population (2017)	19,259		177,993		437,053	
Historical Annual Growth (1990 to 2000)	580	0.3%	11,846	0.7%	15,343	0.3%
Historical Annual Growth (2000 to 2007)	197	0.2%	-248	0.0%	-11,539	-0.4%
Projected Annual Growth (2007 to 2012)	269	0.3%	882	0.1%	-4,302	-0.2%
Est. Population Density (2007)	6,358.16 <i>psm</i>		6,472.70 <i>psm</i>		6,015.53 <i>psm</i>	
Trade Area Size	2.95 <i>sq mi</i>		27.32 <i>sq mi</i>		74.87 <i>sq mi</i>	
<b>Households</b>						
Estimated Households (2007)	5,951		75,385		191,321	
Census Households (1990)	6,047		72,374		190,925	
Census Households (2000)	5,953		74,894		194,066	
Projected Households (2012)	6,014		76,372		191,420	
Forecasted Households (2017)	6,039		77,112		189,739	
Households with Children (2007)	825	13.9%	16,964	22.5%	51,074	26.7%
Average Household Size (2007)	2.11		2.09		2.21	
<b>Average Household Income</b>						
Est. Average Household Income (2007)	\$41,884		\$48,981		\$58,153	
Proj. Average Household Income (2012)	\$44,587		\$53,046		\$62,901	
Average Family Income (2007)	\$75,720		\$70,859		\$79,181	
<b>Median Household Income</b>						
Est. Median Household Income (2007)	\$32,611		\$39,851		\$49,090	
Proj. Median Household Income (2012)	\$35,515		\$44,243		\$54,478	
Median Family Income (2007)	\$59,891		\$57,723		\$69,112	
<b>Per Capita Income</b>						
Est. Per Capita Income (2007)	\$18,144		\$23,609		\$26,512	
Proj. Per Capita Income (2012)	\$19,731		\$25,988		\$29,138	
Per Capita Income Est. 5 year change	\$1,587	8.7%	\$2,379	10.1%	\$2,626	9.9%
<b>Other Income</b>						
Est. Median Disposable Income (2007)	\$28,607		\$34,339		\$41,312	
Est. Median Disposable Income (2012)	\$30,916		\$37,687		\$45,281	
Disposable Income Est. 5 year change	\$2,309	8.1%	\$3,348	9.8%	\$3,969	9.6%
Est. Median Household Net Worth (2007)	\$305,679		\$353,633		\$426,770	
<b>Daytime Demos</b>						
Total Number of Businesses (2007)	1,301		14,466		24,133	
Total Number of Employees (2007)	62,732		298,910		422,961	
Company Headqtrs: Businesses (2007)	8	0.6%	161	1.1%	209	0.9%
Company Headqtrs: Employees (2007)	9,221	14.7%	37,276	12.5%	42,680	10.1%
Unemployment Rate (2007)	10.80%		7.00%		6.00%	
Employee Population per Business	48.2 to 1		20.7 to 1		17.5 to 1	
Residential Population per Business	14.4 to 1		12.2 to 1		18.7 to 1	

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## 917-935 Washington Ave. Minneapolis, MN

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Race &amp; Ethnicity</b>						
White (2007)	13,695	73.1%	110,161	62.3%	288,581	64.1%
Black or African American (2007)	1,838	9.8%	28,422	16.1%	79,699	17.7%
American Indian & Alaska Native (2007)	154	0.8%	3,989	2.3%	6,435	1.4%
Asian (2007)	1,771	9.5%	12,637	7.1%	33,920	7.5%
Hawaiian & Pacific Islander (2007)	30	0.2%	193	0.1%	451	0.1%
Other Race (2007)	278	1.5%	11,020	6.2%	19,730	4.4%
Two or More Races (2007)	972	5.2%	10,412	5.9%	21,548	4.8%
Not Hispanic or Latino Population (2007)	18,023	96.2%	152,284	86.1%	405,113	90.0%
Hispanic or Latino Population (2007)	715	3.8%	24,550	13.9%	45,252	10.0%
Not of Hispanic Origin Population (1990)	17,607	98.0%	160,918	97.4%	436,748	97.8%
Hispanic Origin Population (1990)	353	2.0%	4,318	2.6%	9,813	2.2%
Not Hispanic or Latino Population (2000)	18,078	97.5%	160,551	90.7%	430,351	93.2%
Hispanic or Latino Population (2000)	463	2.5%	16,531	9.3%	31,553	6.8%
Not Hispanic or Latino Population (2012)	18,111	95.3%	147,768	83.1%	391,699	87.8%
Hispanic or Latino Population (2012)	895	4.7%	29,947	16.9%	54,364	12.2%
Hist. Hispanic Ann Growth (1990 to 2007)	362	6.0%	20,233	27.6%	35,438	21.2%
Proj. Hispanic Ann Growth (2007 to 2012)	181	5.0%	5,397	4.4%	9,112	4.0%
<b>Age Distribution</b>						
Age 0 to 4 yrs (2007)	644	3.4%	11,038	6.2%	30,700	6.8%
Age 5 to 9 yrs (2007)	492	2.6%	8,686	4.9%	25,977	5.8%
Age 10 to 14 yrs (2007)	431	2.3%	7,839	4.4%	24,606	5.5%
Age 15 to 19 yrs (2007)	4,476	23.9%	15,609	8.8%	33,087	7.3%
Age 20 to 24 yrs (2007)	5,311	28.3%	24,962	14.1%	46,174	10.3%
Age 25 to 29 yrs (2007)	1,341	7.2%	15,776	8.9%	37,977	8.4%
Age 30 to 34 yrs (2007)	937	5.0%	13,831	7.8%	35,935	8.0%
Age 35 to 39 yrs (2007)	704	3.8%	12,319	7.0%	32,523	7.2%
Age 40 to 44 yrs (2007)	730	3.9%	11,797	6.7%	31,922	7.1%
Age 45 to 49 yrs (2007)	760	4.1%	12,011	6.8%	32,610	7.2%
Age 50 to 54 yrs (2007)	733	3.9%	10,660	6.0%	29,025	6.4%
Age 55 to 59 yrs (2007)	623	3.3%	8,891	5.0%	23,630	5.2%
Age 60 to 64 yrs (2007)	458	2.4%	6,325	3.6%	17,411	3.9%
Age 65 to 74 yrs (2007)	566	3.0%	7,679	4.3%	21,614	4.8%
Age 75 to 84 yrs (2007)	347	1.8%	5,595	3.2%	16,636	3.7%
Age 85 yrs plus (2007)	184	1.0%	3,816	2.2%	10,536	2.3%
Median Age (2007)	25.1 yrs		32.1 yrs		33.5 yrs	
<b>Gender Age Distribution</b>						
Female Population (2007)	8,972	47.9%	85,146	48.2%	225,924	50.2%
Age 0 to 19 yrs (2007)	3,141	35.0%	21,117	24.8%	56,247	24.9%
Age 20 to 64 yrs (2007)	5,210	58.1%	53,768	63.1%	140,266	62.1%
Age 65 yrs plus (2007)	621	6.9%	10,261	12.1%	29,412	13.0%
Female Median Age (2007)	25.6 yrs		33.1 yrs		34.6 yrs	
Male Population (2007)	9,766	52.1%	91,688	51.8%	224,441	49.8%
Age 0 to 19 yrs (2007)	2,902	29.7%	22,055	24.1%	58,123	25.9%
Age 20 to 64 yrs (2007)	6,388	65.4%	62,803	68.5%	146,942	65.5%
Age 65 yrs plus (2007)	476	4.9%	6,830	7.4%	19,375	8.6%
Male Median Age (2007)	24.9 yrs		31.4 yrs		32.4 yrs	

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	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Household Income Distribution</b>						
HH Income \$200,000 or More (2007)	126	2.1%	1,959	2.6%	6,442	3.4%
HH Income \$150,000 to \$199,999 (2007)	138	2.3%	1,548	2.1%	5,342	2.8%
HH Income \$100,000 to \$149,999 (2007)	322	5.4%	5,301	7.0%	18,549	9.7%
HH Income \$75,000 to \$99,999 (2007)	419	7.0%	6,775	9.0%	21,776	11.4%
HH Income \$50,000 to \$74,999 (2007)	863	14.5%	12,870	17.1%	36,074	18.9%
HH Income \$35,000 to \$49,999 (2007)	853	14.3%	11,326	15.0%	29,690	15.5%
HH Income \$25,000 to \$34,999 (2007)	688	11.6%	9,614	12.8%	23,214	12.1%
HH Income \$15,000 to \$24,999 (2007)	973	16.3%	10,633	14.1%	22,699	11.9%
HH Income \$0 to \$14,999 (2007)	1,569	26.4%	15,358	20.4%	27,535	14.4%
HH Income \$35,000+ (2007)	2,721	45.7%	39,780	52.8%	117,874	61.6%
HH Income \$75,000+ (2007)	1,005	16.9%	15,584	20.7%	52,110	27.2%
<b>Housing</b>						
Total Housing Units (2007)	6,445		82,996		209,671	
Housing Units, Occupied (2007)	5,951	92.3%	75,385	90.8%	191,321	91.2%
<i>Housing Units, Owner-Occupied (2007)</i>	1,694	28.5%	31,221	41.4%	103,367	54.0%
<i>Housing Units, Renter-Occupied (2007)</i>	4,257	71.5%	44,164	58.6%	87,955	46.0%
Housing Units, Vacant (2007)	494	7.7%	7,611	9.2%	18,350	8.8%
Median Years in Residence (2007)	2.1	yrs	2.8	yrs	3.6	yrs
<b>Marital Status</b>						
Never Married (2007)	12,171	71.3%	76,985	51.7%	169,034	45.9%
Now Married (2007)	2,051	12.0%	38,758	26.0%	121,071	32.8%
Separated (2007)	1,709	10.0%	11,872	8.0%	21,599	5.9%
Widowed (2007)	348	2.0%	6,911	4.6%	20,159	5.5%
Divorced (2007)	781	4.6%	14,510	9.7%	36,800	10.0%
<b>Household Type</b>						
Population Family (2007)	4,537	24.2%	93,145	52.7%	282,755	62.8%
Population Non-Family (2007)	8,007	42.7%	64,720	36.6%	139,304	30.9%
Population Group Qtrs (2007)	6,194	33.1%	18,969	10.7%	28,306	6.3%
Family Households (2007)	1,552	26.1%	29,115	38.6%	87,159	45.6%
Married Couple With Children (2007)	514	25.1%	10,548	27.2%	33,739	27.9%
Average Family Household Size (2007)	2.92		3.20		3.24	
Non-Family Households (2007)	4,399	73.9%	46,270	61.4%	104,162	54.4%
<b>Household Size</b>						
1 Person Household (2007)	2,647	44.5%	35,320	46.9%	79,964	41.8%
2 Person Households (2007)	1,693	28.4%	20,414	27.1%	55,475	29.0%
3 Person Households (2007)	725	12.2%	8,174	10.8%	22,692	11.9%
4 Person Households (2007)	536	9.0%	5,798	7.7%	17,157	9.0%
5 Person Households (2007)	203	3.4%	2,850	3.8%	8,239	4.3%
6+ Person Households (2007)	148	2.5%	2,829	3.8%	7,794	4.1%
<b>Household Vehicles</b>						
Total Vehicles Available (2007)	9,061		105,804		290,395	
Household: 0 Vehicles Available (2007)	958	16.1%	12,475	16.5%	24,142	12.6%
Household: 1 Vehicles Available (2007)	2,687	45.1%	34,158	45.3%	81,474	42.6%
Household: 2+ Vehicles Available (2007)	2,306	38.7%	28,752	38.1%	85,705	44.8%
Average Vehicles Per Household (2007)	1.5		1.4		1.5	

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	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Labor Force</b>						
Est. Labor: Population Age 16+ (2007)	16,919		147,241		363,439	
Est. Civilian Employed (2007)	10,631	62.8%	95,652	65.0%	242,595	66.7%
Est. Civilian Unemployed (2007)	1,827	10.8%	10,357	7.0%	21,865	6.0%
Est. in Armed Forces (2007)	15	0.1%	74	0.1%	138	0.0%
Est. not in Labor Force (2007)	4,445	26.3%	41,158	28.0%	98,842	27.2%
<b>Occupation</b>						
Occupation: Population Age 16+ (2000)	10,993		97,061		251,846	
Mgmt, Business, & Financial Operations (2000)	854	7.8%	10,755	11.1%	34,072	13.5%
Professional and Related (2000)	3,908	35.6%	26,926	27.7%	71,648	28.4%
Service (2000)	2,017	18.3%	18,197	18.7%	40,335	16.0%
Sales and Office (2000)	3,040	27.7%	24,995	25.8%	64,605	25.7%
Farming, Fishing, and Forestry (2000)	17	0.2%	154	0.2%	355	0.1%
Construct, Extraction, & Maintenance (2000)	339	3.1%	4,551	4.7%	12,158	4.8%
Production, Transp. & Material Moving (2000)	819	7.5%	11,483	11.8%	28,674	11.4%
Percent White Collar Workers (2000)	71.0%		64.6%		67.6%	
Percent Blue Collar Workers (2000)	29.0%		35.4%		32.4%	
<b>Consumer Expenditure (in \$,000,000s)</b>						
Total Household Expenditure (2007)	\$231		\$3,227		\$9,171	
Total Non-Retail Expenditures (2007)	\$132	57.1%	\$1,844	57.2%	\$5,260	57.4%
Total Retail Expenditures (2007)	\$99	42.9%	\$1,382	42.8%	\$3,911	42.6%
Apparel (2007)	\$11	4.8%	\$155	4.8%	\$440	4.8%
Contributions (2007)	\$8	3.5%	\$115	3.6%	\$339	3.7%
Education (2007)	\$6	2.4%	\$77	2.4%	\$221	2.4%
Entertainment (2007)	\$13	5.5%	\$178	5.5%	\$510	5.6%
Food And Beverages (2007)	\$36	15.8%	\$504	15.6%	\$1,414	15.4%
Furnishings And Equipment (2007)	\$10	4.2%	\$137	4.2%	\$397	4.3%
Gifts (2007)	\$6	2.6%	\$83	2.6%	\$242	2.6%
Health Care (2007)	\$15	6.4%	\$205	6.3%	\$570	6.2%
Household Operations (2007)	\$8	3.4%	\$110	3.4%	\$323	3.5%
Miscellaneous Expenses (2007)	\$4	1.7%	\$56	1.7%	\$156	1.7%
Personal Care (2007)	\$3	1.5%	\$47	1.5%	\$133	1.5%
Personal Insurance (2007)	\$2	1.0%	\$32	1.0%	\$92	1.0%
Reading (2007)	\$1	0.3%	\$11	0.3%	\$30	0.3%
Shelter (2007)	\$44	19.2%	\$621	19.2%	\$1,768	19.3%
Tobacco (2007)	\$2	0.7%	\$23	0.7%	\$62	0.7%
Transportation (2007)	\$45	19.7%	\$638	19.8%	\$1,821	19.9%
Utilities (2007)	\$17	7.4%	\$236	7.3%	\$653	7.1%
<b>Educational Attainment</b>						
Adult Population (25 Years or Older) (2007)	7,384		108,700		289,821	
Elementary (0 to 8) (2007)	198	2.7%	5,047	4.6%	10,971	3.8%
Some High School (9 to 11) (2007)	205	2.8%	6,118	5.6%	14,422	5.0%
High School Graduate (12) (2007)	926	12.5%	21,589	19.9%	57,239	19.7%
Some College (13 to 16) (2007)	1,170	15.8%	19,289	17.7%	52,180	18.0%
Associate Degree Only (2007)	423	5.7%	7,824	7.2%	22,080	7.6%
Bachelor Degree Only (2007)	2,355	31.9%	28,637	26.3%	80,925	27.9%
Graduate Degree (2007)	2,109	28.6%	20,196	18.6%	52,005	17.9%

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	1.00 mi radius		3.00 mi radius		5.00 mi radius	
<b>Units In Structure</b>						
1 Detached Unit (2000)	1,228	20.1%	22,859	29.2%	88,677	44.0%
1 Attached Unit (2000)	329	5.4%	2,769	3.5%	6,619	3.3%
2 to 4 Units (2000)	1,113	18.2%	13,439	17.2%	30,661	15.2%
5 to 9 Units (2000)	455	7.4%	3,792	4.8%	8,751	4.3%
10 to 19 Units (2000)	854	14.0%	8,357	10.7%	20,113	10.0%
20 to 49 Units (2000)	587	9.6%	10,106	12.9%	19,247	9.6%
50 or more Units (2000)	1,542	25.2%	16,670	21.3%	26,560	13.2%
Mobile Home or Trailer (2000)	5	0.1%	188	0.2%	659	0.3%
Other Structure (2000)	2	0.0%	36	0.0%	55	0.0%
<b>Homes Built By Year</b>						
Homes Built 1999 to 2000	126	2.1%	522	0.7%	811	0.4%
Homes Built 1995 to 1998	136	2.2%	812	1.0%	1,955	1.0%
Homes Built 1990 to 1994	277	4.5%	1,577	2.0%	2,870	1.4%
Homes Built 1980 to 1989	518	8.5%	7,173	9.2%	13,155	6.5%
Homes Built 1970 to 1979	1,230	20.1%	10,439	13.3%	20,491	10.2%
Homes Built 1960 to 1969	762	12.5%	8,713	11.1%	21,249	10.6%
Homes Built 1950 to 1959	523	8.5%	6,978	8.9%	23,547	11.7%
Homes Built Before 1949	2,545	41.6%	42,002	53.7%	117,265	58.2%
<b>Home Values</b>						
Home Values \$1,000,000 or More (2000)	0		14	0.1%	185	0.2%
Home Values \$500,000 to \$999,999 (2000)	0		91	0.5%	759	0.9%
Home Values \$400,000 to \$499,999 (2000)	0		148	0.7%	683	0.8%
Home Values \$300,000 to \$399,999 (2000)	12	1.3%	374	1.9%	1,754	2.2%
Home Values \$200,000 to \$299,999 (2000)	104	11.0%	1,360	6.7%	6,472	8.0%
Home Values \$150,000 to \$199,999 (2000)	152	16.0%	2,398	11.9%	12,016	14.9%
Home Values \$100,000 to \$149,999 (2000)	412	43.4%	6,869	34.1%	28,825	35.8%
Home Values \$70,000 to \$99,999 (2000)	208	22.0%	6,043	30.0%	20,399	25.3%
Home Values \$50,000 to \$69,999 (2000)	44	4.7%	2,156	10.7%	7,121	8.8%
Home Values \$25,000 to \$49,999 (2000)	11	1.2%	631	3.1%	2,089	2.6%
Home Values \$0 to \$24,999 (2000)	5	0.5%	79	0.4%	216	0.3%
Owner Occupied Median Home Value (2000)	\$130,346		\$118,697		\$129,877	
Renter Occupied Median Rent (2000)	\$504		\$488		\$526	
<b>Transportation To Work</b>						
Drive to Work Alone (2000)	4,762	43.3%	51,641	53.2%	158,100	62.7%
Drive to Work in Carpool (2000)	876	8.0%	11,042	11.4%	27,435	10.9%
Travel to Work - Public Transportation (2000)	1,414	12.9%	15,335	15.8%	33,310	13.2%
Drive to Work on Motorcycle (2000)	6	0.1%	96	0.1%	260	0.1%
Walk or Bicycle to Work (2000)	3,580	32.5%	15,394	15.8%	23,420	9.3%
Other Means (2000)	51	0.5%	603	0.6%	1,266	0.5%
Work at Home (2000)	318	2.9%	3,018	3.1%	8,183	3.2%
<b>Travel Time</b>						
Travel to Work in 14 Minutes or Less (2000)	4,504	42.1%	31,006	32.9%	71,886	29.5%
Travel to Work in 14 to 29 Minutes (2000)	4,553	42.6%	42,308	45.0%	116,710	47.9%
Travel to Work in 30 to 59 Minutes (2000)	1,358	12.7%	17,349	18.4%	46,773	19.2%
Travel to Work in 60 Minutes or More (2000)	274	2.6%	3,448	3.7%	8,423	3.5%
Average Travel Time to Work (2000)	16.3 mins		19.2 mins		19.9 mins	

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