



## SIZE

103,428 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	3,965	22,771	65,976
<b>Households</b>	1,507	7,984	24,104
<b>Median HH Income (\$)</b>	84,841	109,141	106,860

## MAJOR TENANT(S)

Coborn's  
Caribou Coffee



## LOCATION

7876-7988 Sunwood Drive | Ramsey, MN 55303

## PROPERTY HIGHLIGHTS

- Anchored by Coborn's, a leading grocer in the greater Minneapolis-St. Paul marketplace
- National tenants include Subway, State Farm Insurance, and Caribou Coffee
- Located off Route 10, one of two main routes from Ramsey to Minneapolis, which benefits from 12,100 vehicles per day
- Population within a three-mile radius exceeds 22,700 people with an average household income of more than \$128,600

## LEASING CONTACT

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## MORE INFO

www.phillipsedison.com



# NORTHSTAR MARKETPLACE

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SPACE	TENANT	SQ. FT.
<b>OP</b>	<b>AVAILABLE</b>	<b>5,472 SF</b>
OP100	King Baguette	1,600 SF
X100	TSharp Hair Salon	1,456 SF
X200	Barnett Family Dentistry	2,458 SF
X300	Northstar Tobacco	1,460 SF
X400	Sunwood Nutrition	978 SF
X500	State Farm Insurance	1,641 SF
X600	LA Nails and Spa	1,499 SF
<b>X700</b>	<b>AVAILABLE</b>	<b>1,025 SF</b>
X800	New China Dragon Ramsey	1,327 SF
Z100	Acapulco	7,293 SF
Z500	Caribou Coffee	1,740 SF
100A	Chanticlear Pizza Anoka	5,428 SF
100B	Ohm Premier Vaping	1,197 SF
200	Totally Tan of Ramsey	3,367 SF
<b>300</b>	<b>AVAILABLE</b>	<b>1,756 SF</b>
400	Subway	1,756 SF
7900	Coborn's	61,975 SF
<b>TOTAL SQ. FT.</b>		<b>103,428</b>

  

SITE LEGEND	
<span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> Available	<span style="display: inline-block; width: 15px; height: 10px; background-color: lightgray; border: 1px solid black;"></span> Occupied
<span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> Leased (not occupied)	<span style="display: inline-block; width: 15px; height: 10px; background-color: gray; border: 1px solid black;"></span> Owned by Others
<span style="display: inline-block; width: 15px; height: 10px; border: 2px dashed blue;"></span> Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 45.234613

Longitude: -93.468457

Northstar Marketplace Ramsey, MN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	3,965	22,771	65,976
	2028 Projected Population	4,071	25,253	71,974
	2010 Census Population	2,032	16,142	53,050
	2000 Census Population	1,085	12,859	44,690
	1990 Census Population	1,012	9,106	35,021
	Historical Annual Growth 1990 to 2000	0.70%	3.51%	2.47%
	Historical Annual Growth 2000 to 2010	6.48%	2.30%	1.73%
	Estimated Annual Growth 2010 to 2023	4.98%	2.53%	1.60%
	Projected Annual Growth 2023 to 2028	0.53%	2.09%	1.76%
	Median Age	33.3	38.0	39.4
Households	Q4 2023 Estimated Households	1,507	7,984	24,104
	2028 Projected Households	1,547	8,870	26,213
	2010 Census Households	755	5,559	19,137
	2000 Census Households	343	4,142	15,353
	1990 Census Households	285	2,721	11,365
	Historical Annual Growth 1990 to 2000	1.86%	4.29%	3.05%
	Historical Annual Growth 2000 to 2010	8.20%	2.99%	2.23%
	Estimated Annual Growth 2010 to 2023	5.15%	2.67%	1.69%
	Projected Annual Growth 2023 to 2028	0.53%	2.13%	1.69%
	Population per Household	2.63	2.85	2.71
Population by Race	White	76.0%	82.7%	83.0%
	Black or African American	12.3%	6.2%	5.7%
	Asian & Pacific Islander	2.2%	3.0%	3.2%
	Other Races	6.7%	5.2%	5.0%
	Hispanic Population	2.8%	2.9%	3.2%
Income	Average Household Income	\$92,176	\$128,673	\$125,724
	Median Household Income	\$84,841	\$109,141	\$106,860
	Per Capita Income	\$35,031	\$45,145	\$46,270
Education (Age 25+)	Elementary	0.3%	1.2%	1.5%
	Some High School	2.0%	2.2%	2.9%
	High School Graduate	25.8%	25.2%	25.2%
	Some College	20.5%	22.4%	22.6%
	Associates Degree Only	16.3%	15.5%	13.8%
	Bachelors Degree Only	24.1%	24.8%	24.5%
	Graduate Degree	11.0%	8.8%	9.5%
Business	Number of Businesses	45	426	1,660
	Total Number of Employees	532	4,914	20,162
	Employees per Business	11.77	11.53	12.15
	Residential Population per Business	87.74	53.43	39.75

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.