

SPEEDWAY
1625 Rice Street
St. Paul, MN
Available

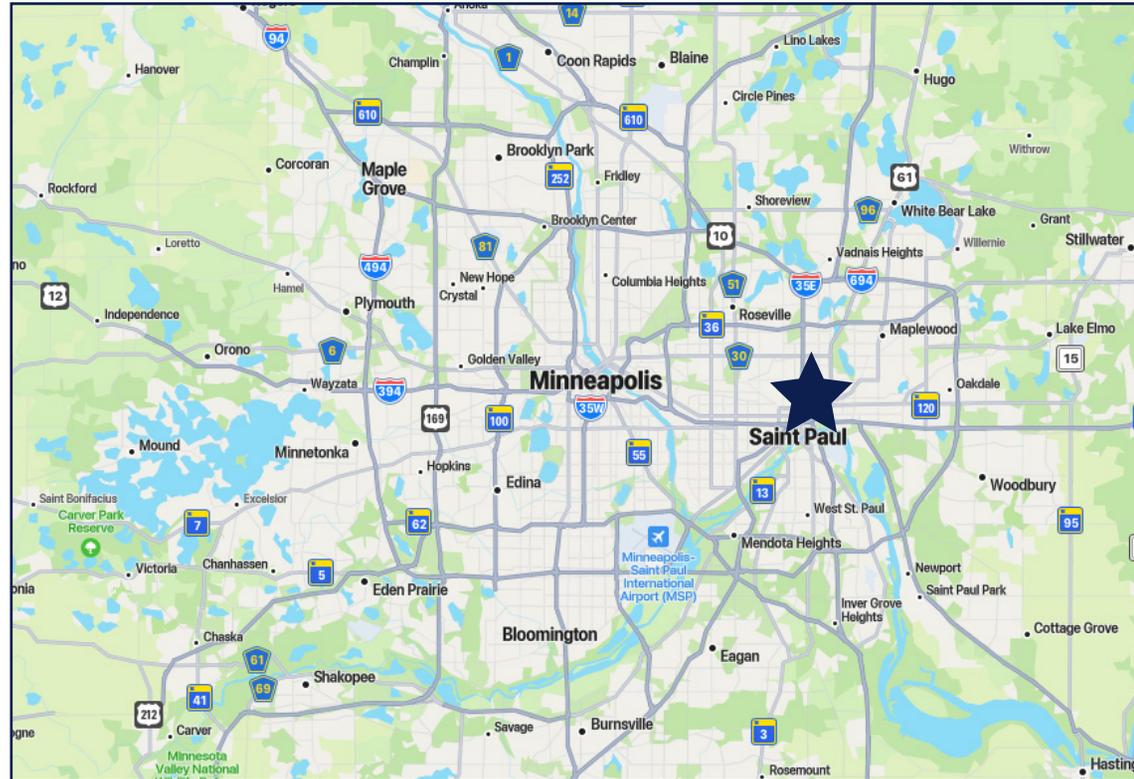


50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

KIRBY PIERI
612.465.8523
KIRBY@UPLAND.COM

CHAD STURM
612.436.1122
CHAD@UPLAND.COM

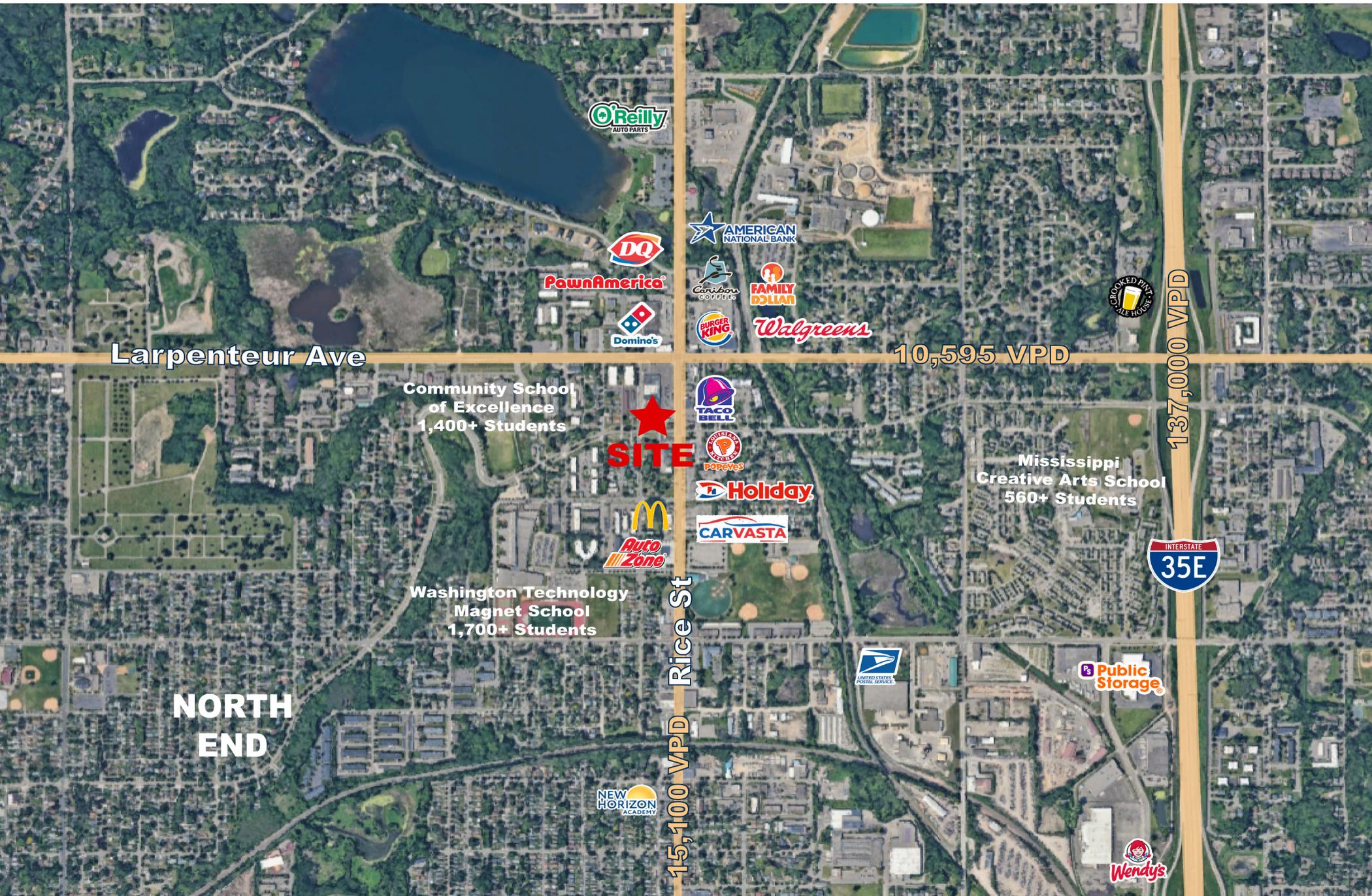
ADDRESS	1625 Rice Street
CITY, STATE	St. Paul, MN
SPACE AVAILABLE	2,978 SF
LOT SIZE	0.50 Acres
SALE PRICE	Negotiable
LEASE RATE	\$20.00/PSF
TAXES (2025)	\$31,484
YEAR BUILT	1994
COUNTY	Ramsey
PARKING	15 Surface (Est.)
SIGNAGE	Pylon & Building

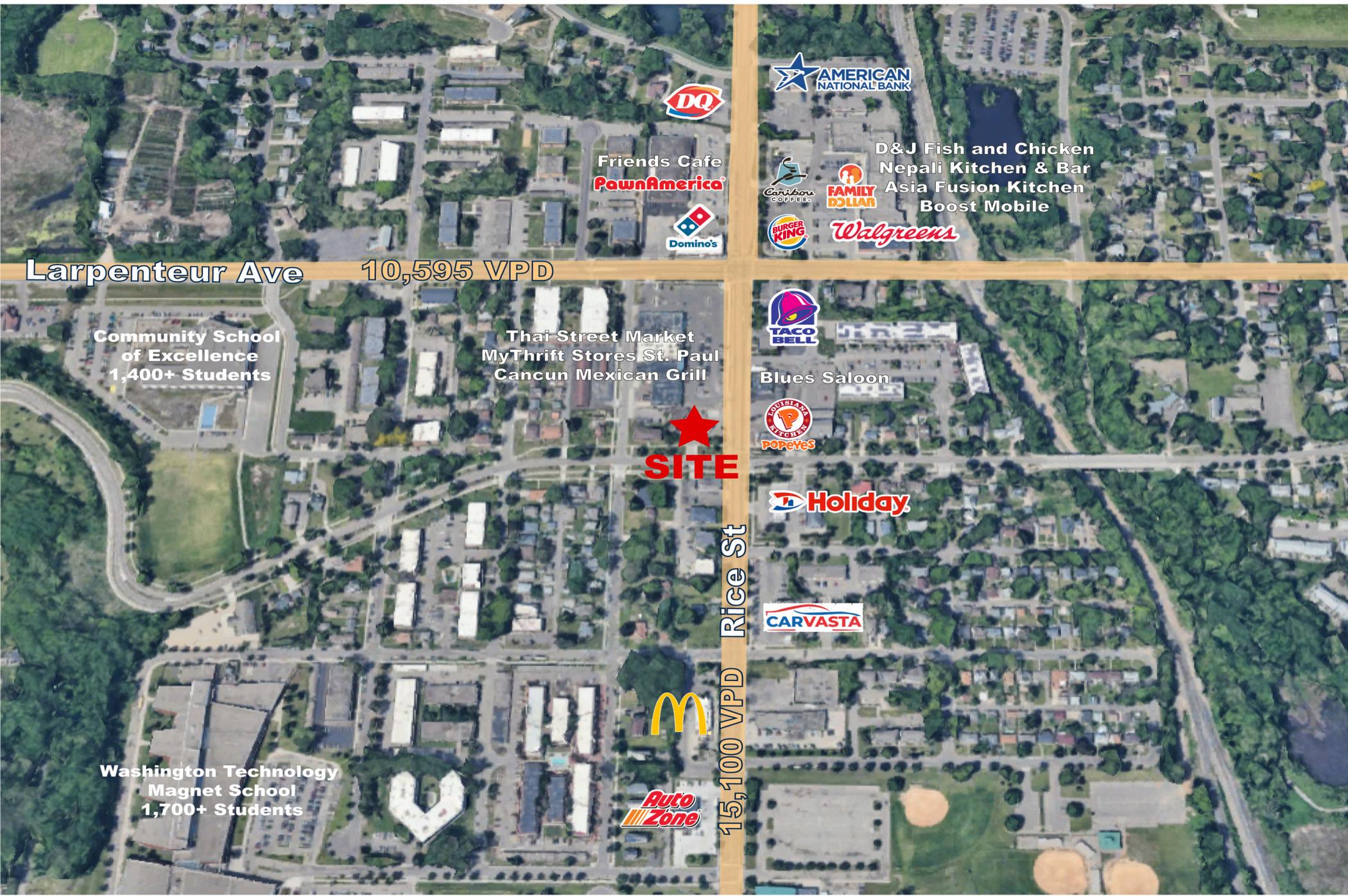


HIGHLIGHTS

- Property is located 6 miles north of St. Paul and 11 miles east of Minneapolis.
- 5-mile population of 346,957 and average household income of \$101,597.
- Nearby tenants include Walgreens, Taco Bell, McDonald’s, Popeyes, Caribou Coffee, AutoZone, etc.
- Located along Rice Street where traffic counts average 15,100 VPD.
- Property is located approximately 2-miles from I-35.
- Gas pumps, tanks & canopies removed.

2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	17,683	146,451	346,957
MEDIAN AGE	30.6	34.5	36.0
MEDIAN HH INCOME	\$50,000	\$66,424	\$72,383
AVERAGE HH INCOME	\$65,918	\$92,353	\$101,597





Larpenteur Ave 10,595 VPD

Community School of Excellence
1,400+ Students

Thai Street Market
MyThrift Stores St. Paul
Cancun Mexican Grill

★
SITE

Rice St 15,100 VPD

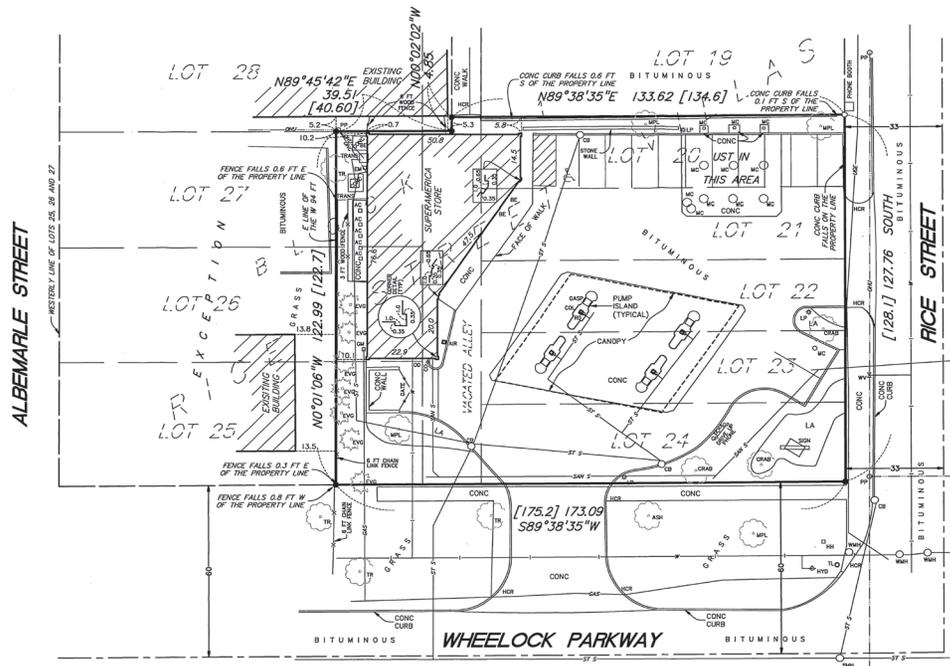
Washington Technology Magnet School
1,700+ Students

McDonald's
Auto Zone

AMERICAN NATIONAL BANK
D&J Fish and Chicken
Nepali Kitchen & Bar
Asia Fusion Kitchen
Boost Mobile
Walgreens
FAMILY DOLLAR
BURGER KING
Caribon COPPEL

TACO BELL
Blues Saloon
POPEYES
Holiday
CARVASTA





LEGEND

- Denotes iron monument set marked with P.L.S. No. 15480, unless otherwise noted.
- Denotes found 1/2" iron monument marked with P.L.S. No. 8612, unless otherwise noted.
- [134.6] Denotes distance per plot of RICE STREET VILLAS
- AC Denotes air conditioner
- AIR Denotes drive up air compressor
- BE Denotes building entrance
- BTL Denotes beaver tail curb
- CB Denotes catch basin
- CBX Denotes communication box
- COL Denotes building column
- CONC Denotes concrete surface
- CWK Denotes car wash keypad
- EM Denotes electric meter
- GAS Denotes gas line
- GASP Denotes gas pump
- GM Denotes gas meter
- GP Denotes guard post
- GW Denotes guy wire
- HCR Denotes handicap ramp
- HCS Denotes handicap sign
- HH Denotes hand hole
- HHE Denotes electric hand hole
- HYD Denotes hydrant
- LA Denotes landscape
- LP Denotes light pole
- MC Denotes metal cover
- OD Denotes overhead door
- OHC Denotes overhead communication line
- OHE Denotes overhead electric line
- OHU Denotes overhead utility line
- PKS Denotes parking sign
- PP Denotes power pole
- PPU Denotes utility power
- RD Denotes roof drain
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- TCS Denotes traffic control sign
- TRANS Denotes electric transformer
- UST Denotes underground storage tank(s)
- VP Denotes vent pipe
- W Denotes water line
- WMH Denotes water manhole
- WV Denotes water valve
- CED Denotes Cedar tree
- COT Denotes Cottonwood tree
- CRAB Denotes Crabapple tree
- EVG Denotes Evergreen tree
- LOC Denotes Locust tree
- MPL Denotes Maple tree
- TR Denotes tree

- 5.) Zoning and setback information was obtained from the City of St. Paul web site. The subject property is zoned B3 (General Business). The setbacks for zone B3 are:
Building: Front: 25 ft along parkway (30 ft if there is RL or R1 zoned property along parkway)
Side: 0 ft
Rear: 0 ft
See City Code Section 66.431 for additional dimensional standards that may apply.

DESCRIPTION OF PROPERTY SURVEYED (TORRENS PROPERTY)
(Per Fidelity National Title Insurance Company Pro Forma for Title Insurance No. 219820, received on November 4, 2010)

Lots 20, 21, 22, 23 and 24, Block 1, Rice Street Villas
Lots 25, 26 and 27, Block 1, Rice Street Villas, except the West 94 feet thereof, together with that portion of vacated alley occurring thereat.
Ramsay County, Minnesota

The plot of RICE STREET VILLAS, recorded in Book 1 of Plats, Page 50 filed on 05/26/1886.

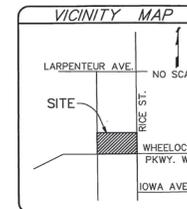
NOTES

- 1.) Visible above ground evidence of utilities is shown hereon per field location. This survey does not purport to show all underground utilities.
- 2.) Contact GOPHER STATE ONE CALL at 851-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.
- 3.) The subject property appears to lie within Zone X, (Areas determined to be outside the 0.2% annual chance floodplain), per the National Flood Insurance Program, Flood Insurance Rate Map Community-Panel No. 2752480101G, effective date June 4, 2010. This information was obtained from the FEMA Map Service Center web site.
- 4.) Area = 21,927 sq. ft. or 0.503 acres

- 6.) Parking: 12 Regular Spaces
1 Handicap Space
13 Total Spaces
- 7.) PID# 242923110004
Address: 1625 Rice Street, St. Paul, MN
- 8.) Survey coordinate & bearing basis: Assumed
- 9.) Date of last field work: June 10, 2010

TITLE COMMITMENT

Fidelity National Title Insurance Company Pro Forma for Title Insurance No. 219820, received on November 4, 2010, was relied upon as to matters of record.
Schedule B Exceptions: (Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey. Items listed below apply to the subject property unless otherwise noted. Numbers correspond with the Title Commitment and are indicated on survey with boxed numbers where applicable)
3 All minerals and mineral rights reserved to the State of Minnesota in trust for the taxing districts concerned.



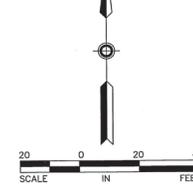
To: Northern Tier Investors LLC
Northern Tier Holdings LLC
Northern Tier Energy LLC
Northern Tier Retail LLC
Realty Income Corporation
Realty Income Properties 3, LLC
Fidelity National Title Insurance Company

This is to certify that this map or plot and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 6, 7(c), 8, 9, 10, and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Minnesota, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Dated this 12th day of November, 2010.

SUNDE LAND SURVEYING, LLC.

By: *Mark S. Hanson*
Mark S. Hanson, P.L.S. Minn. Lic. No. 15480



Drawing Title: **ALTA/ACSM LAND TITLE SURVEY FOR SPEEDWAY SUPERAMERICA LLC 1625 RICE STREET, ST. PAUL, MN**

SUNDE LAND SURVEYING
900 East Bloomington Freeway (290) • Suite 118
Bloomington, Minnesota 55420-3432
952-881-3430 (Fax: 952-888-8938)
www.sunde.com
Brooklyn Park, Minn. 763-784-8346

Project: 2010-101 Plot: 750/17 (330,555) Date: 11/12/2010
Township: 29 Range: 23 Section: 24
Survey: 92746 Sheet: 1 of 1

SSA #4030

Northern Tier Retail #4030
1625 Rice St
St. Paul, MN 55117



UPLAND

REAL ESTATE GROUP, INC.

50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600

KIRBY PIERI
612.465.8523
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