



REAL ESTATE GROUP, INC.

# ASGUARD DEVELOPMENT

## SEQ of 141st & Rogers Dr. Rogers, MN



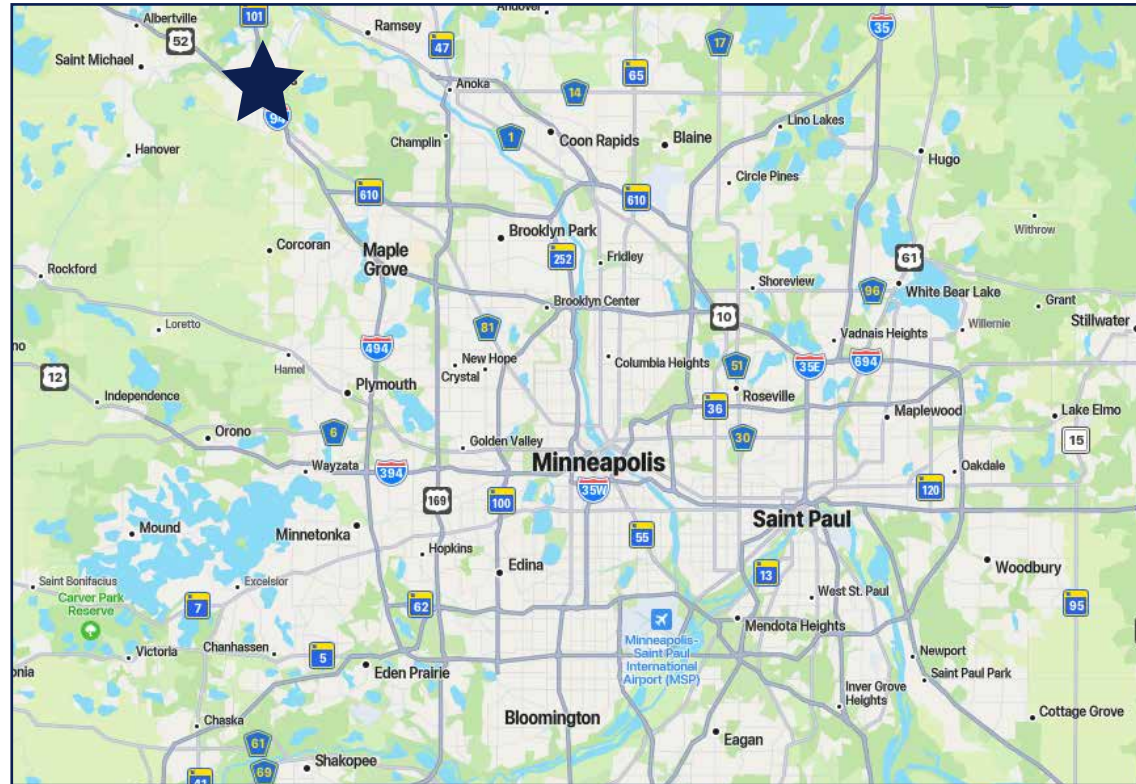
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*Look Upland. Where Properties  
& People Unite!*

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

<b>2025 DEMOGRAPHICS</b>	<b>5 MIN DRIVE TIME</b>	<b>10 MIN DRIVE TIME</b>	<b>15 MIN DRIVE TIME</b>
<b>POPULATION</b>	7,802	40,718	142,004
<b>MEDIAN AGE</b>	37.0	37.9	38.1
<b>MEDIAN HH INCOME</b>	\$144,540	\$130,958	\$125,655
<b>AVERAGE HH INCOME</b>	\$179,179	\$158,958	\$152,198

**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.

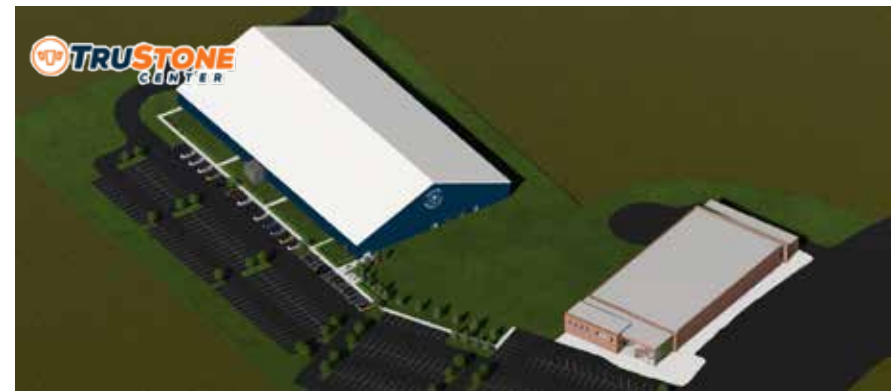
The center’s impact is measured by its massive foot traffic and state of the art amenities:

- 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.





141st Avenue North

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

**OPPORTUNITY B**  
**Mixed-Use Retail**

**Suite A**

**Suite B**

Common Area

WETLAND A

**PREVIOUSLY APPROVED PARKING SUMMARY**

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

**REALLOCATED PARKING SUMMARY**

Required Parking	
Asguard - Residential (90 units - 19 additional)	160 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
<b>Total</b>	<b>347 Stalls</b>
**Asguard Cafe/Office assumed as 2.8 stalls per 1,000 sf based on previously approved parking variance	
Provided Parking	
Asguard - 90 Residential Units (19 additional):	
Standard Stalls	106 Stalls
Underground Garage Stalls	71 Stalls
Accessible Stalls	4 Stalls
<b>Subtotal</b>	<b>184 Stalls</b>
Asguard - 4,500 of Cafe (3,000 sf dining/1,500 sf kitchen):	
Standard Stalls	17 Stalls
<b>Subtotal</b>	<b>17 Stalls</b>
Asguard - 1,500 of Office:	
Standard Stalls	6 Stalls
<b>Subtotal</b>	<b>6 Stalls</b>
Broadway Pizza/Entertainment:	
Standard Stalls	112 Stalls
Accessible Stalls	5 Stalls
<b>Subtotal</b>	<b>117 Stalls</b>
Convenience Store (Kwik Trip):	
Standard Stalls	31 Stalls
Accessible Stalls	2 Stalls
<b>Subtotal</b>	<b>33 Stalls</b>
<b>TOTAL</b>	<b>357 Stalls</b>



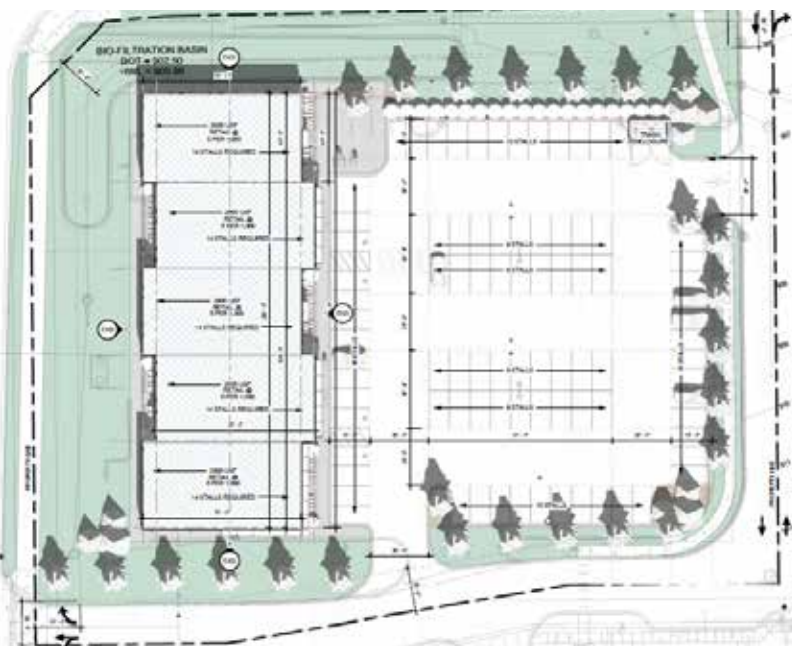
**Option 1: ±2.0 Acre Ground Lease**



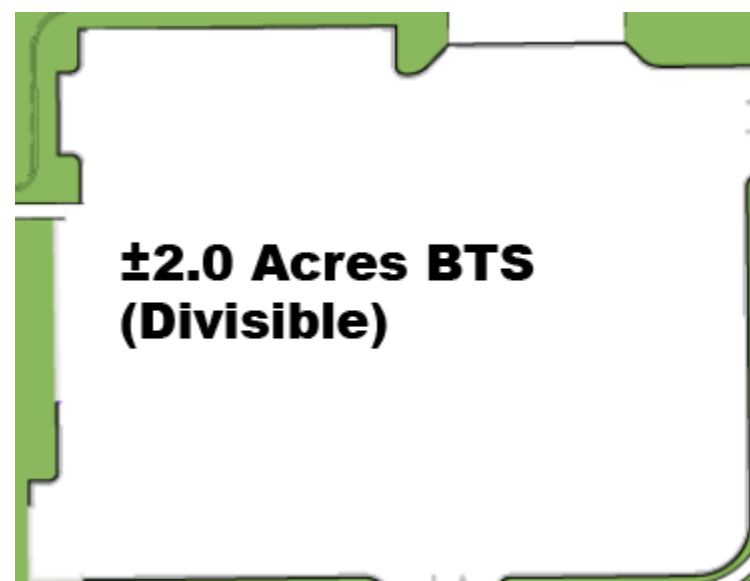
**Option 2: ±1.0 Acre Ground Lease**



**Option 3: Multi-tenant Building**

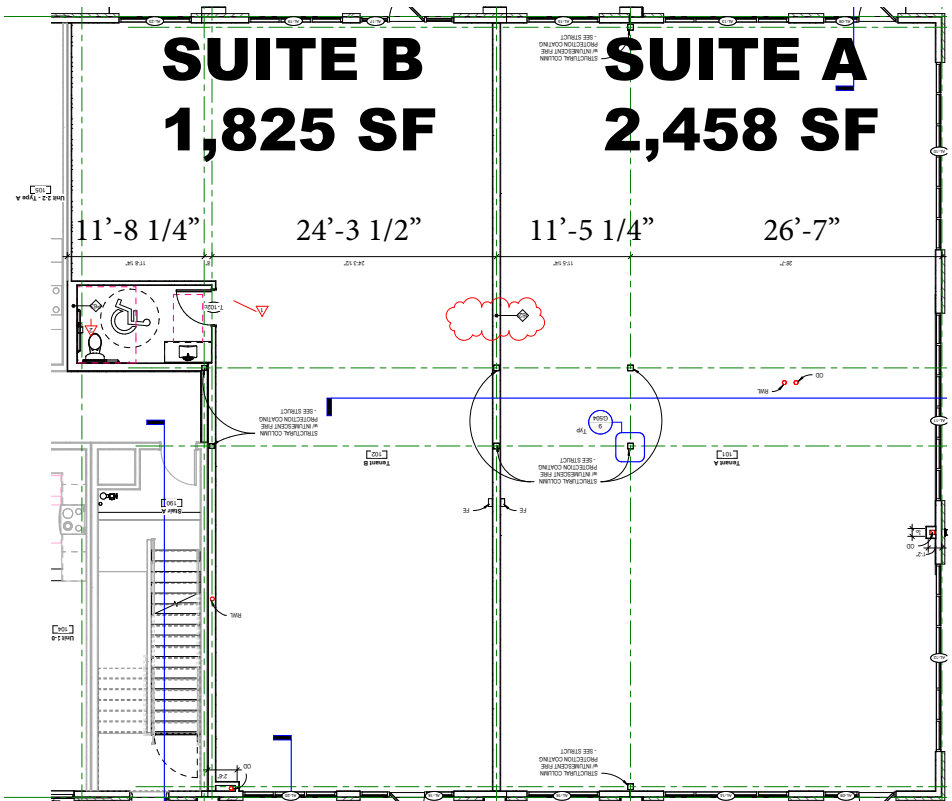
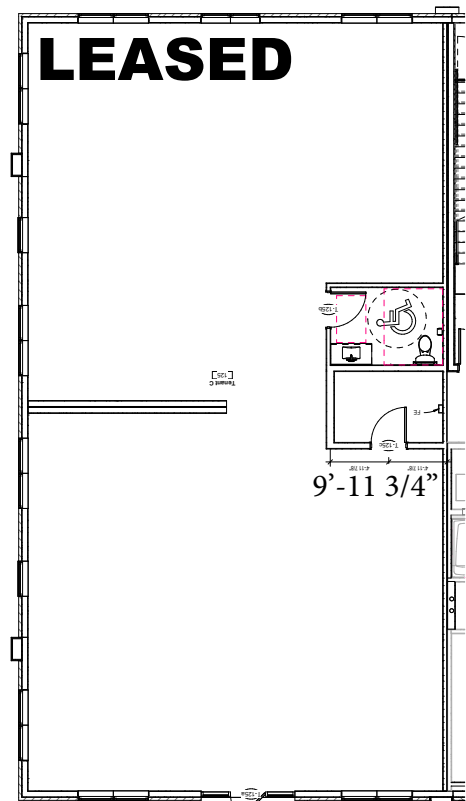


**Option 4: ±2.0 Acre Build-to-Suit**

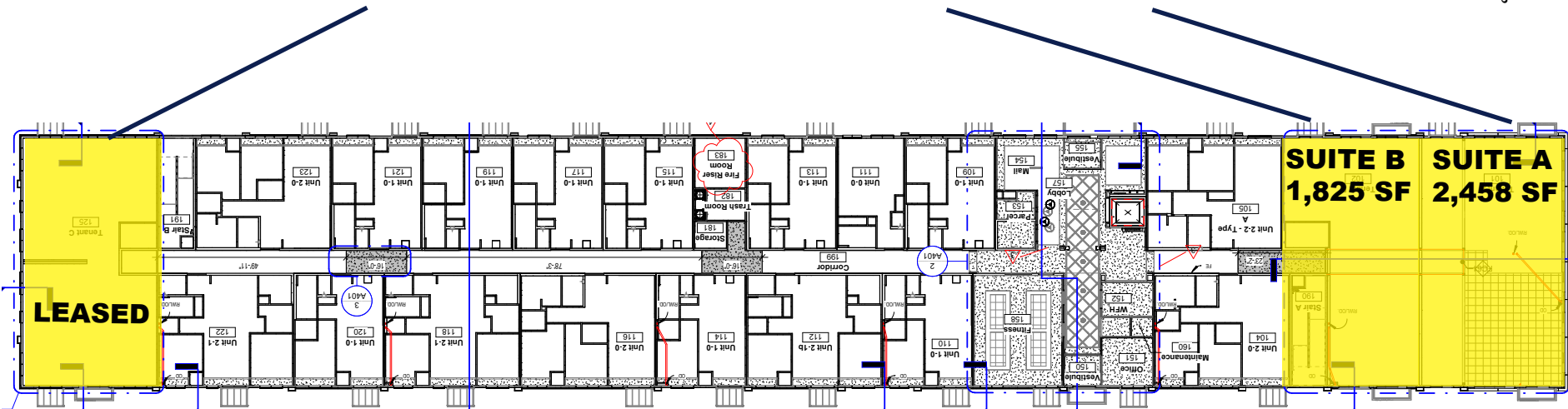








11"  
29'-1"  
6'-8"  
29'-1"  
11"



Front

**DRIVE THRU POTENTIAL**



TruStone Center

Healthpartners Fieldhouse

# UPLAND

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