

Single-Tenant Net Lease Investment

Retail Investment Opportunity | 📍 Cambridge, MN | Minneapolis MSA

For Sale



Josh Huempfer
612.465.8522
josh@upland.com

Kirby Pieri
612.465.8523
kirby@upland.com

UPLAND
REAL ESTATE GROUP, INC.

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INVESTMENT OVERVIEW

THE OFFERING

Address	120 Garfield St S
City, State	Cambridge, MN
Asking Price	\$820,000
Cap Rate	6.50%
Dec 2026 NOI	\$53,181
Building SF	1,784 SF
Lot Size	0.56 AC
Occupancy	Single Tenant
Year Built	2002



INVESTMENT HIGHLIGHTS

- Established Subway location with long-term operating history
- Expected 5-Year lease renewal beginning December 2026
- Attractive entry basis with near-term upside via renewal
- Positioned in a growing trade area
- NEW development coming to adjacent lots including Chipotle and Les Schwab Tires

TENANT PROFILE

SUBWAY:



Subway is one of the largest quick-service restaurant brands globally, with over 30,000 locations worldwide. The brand benefits from strong name recognition, a value-oriented menu, and consistent consumer demand. This location has an established operating history and is expected to exercise its upcoming renewal option, supporting continued income stability for investors.

LEASE SUMMARY

<u>TENANT</u>	<u>SF</u>	<u>Rent</u>	<u>PSF</u>	<u>Initial Term</u>	<u>Lease Expiration</u>
Subway	1,784	\$53,181	\$29.81	5 Years	Dec 31, 2026

LEASE HIGHLIGHTS

- Tenant exercising renewal commencing December 2026
- Rental increases of 2% annually
- Net lease structure with tenant reimbursing CAM and real estate taxes
- CAM reimbursement: ~\$3.92 PSF (\$7,000 annually)
- Real estate tax reimbursement: ~\$7.71 PSF (\$13,748 annually)
- Established operating location with long-term occupancy history

EXTERIOR PHOTOS



FAR-OUT AERIAL



MARKET OVERVIEW



Cambridge Submarket Highlights:

- Located along Highway 95, a primary east-west corridor serving as a key commercial artery through Cambridge
- Positioned within the city's primary real estate node, surrounded by national retailers and daily-needs drivers including Walmart, Fleet Farm, and Menards
- New adjacent development featuring Chipotle and Les Schwab will significantly enhance traffic and retail synergy at the site
- Cambridge serves as a regional hub for surrounding rural communities, drawing consistent consumer traffic from a broader trade area
- Continued residential & commercial growth supports long-term demand for retail services
- Proximity to Allina Health Cambridge Medical Center drives daytime population and service-based traffic
- Strong accessibility with direct connectivity to Highway 65 and surrounding regional road networks

TRADE AREA DEMOGRAPHICS:

Population

1 Mile	4,797
3 Mile	13,115
5 Mile	16,257

Median HH Income

1 Mile	\$65,522
3 Mile	\$77,706
5 Mile	\$79,871

Average HH Income

1 Mile	\$79,163
3 Mile	\$93,314
5 Mile	\$97,430

Median Age

1 Mile	36.1
3 Mile	39.6
5 Mile	40.1

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