

SPEEDWAY
1625 Rice Street
St. Paul, MN 55117
Available

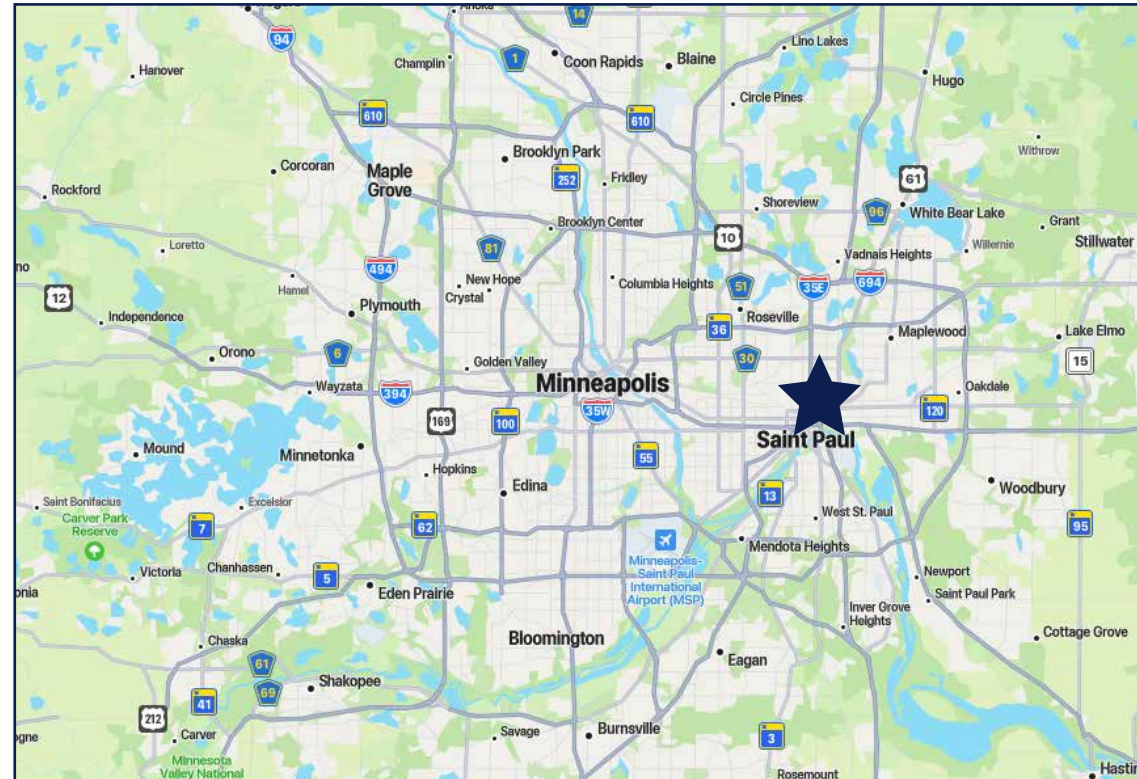


50 South 6th Street
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Minneapolis, MN
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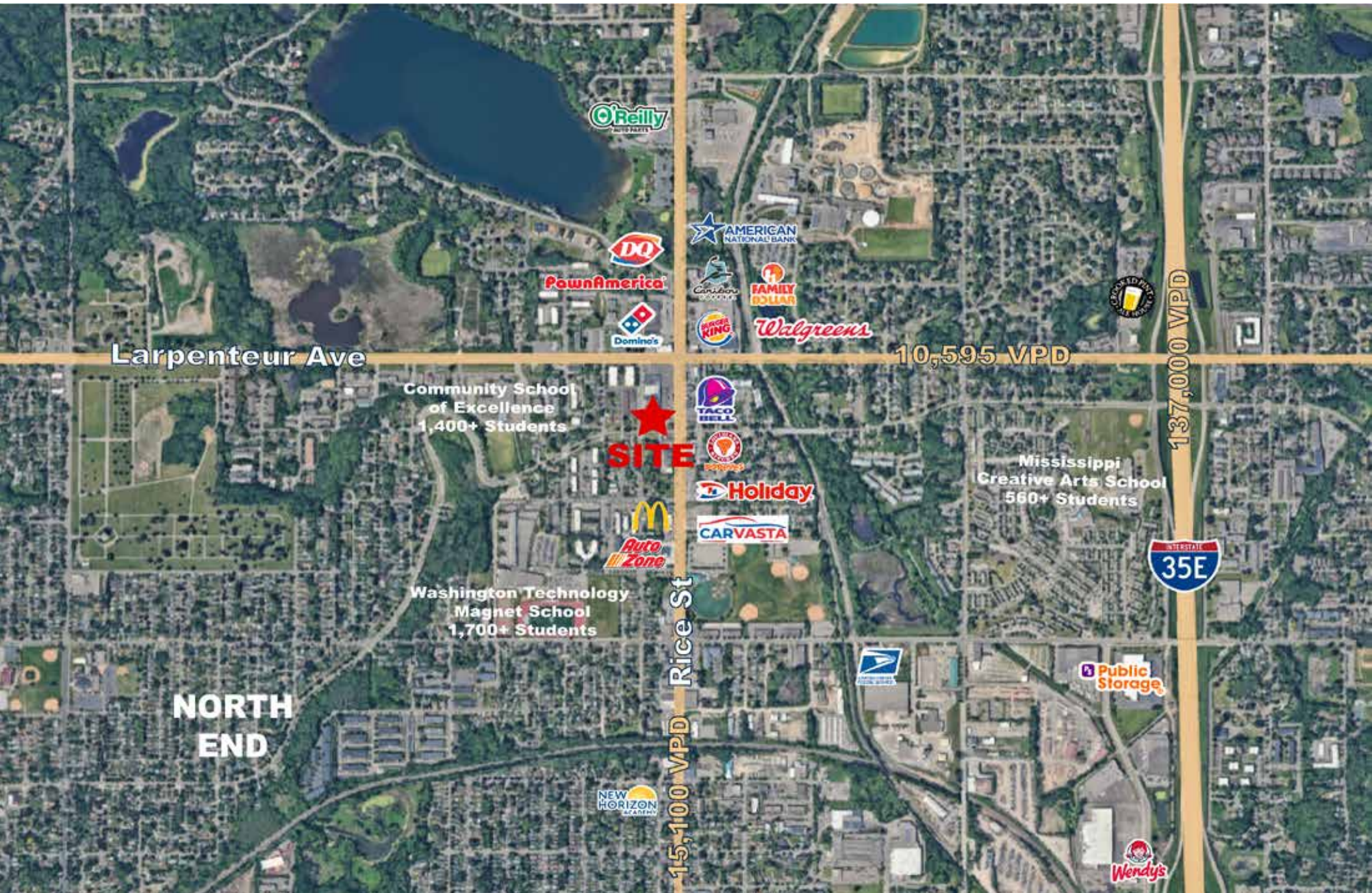
ADDRESS	1625 Rice Street
CITY, STATE	St. Paul, MN 55117
SPACE AVAILABLE	2,978 SF
LOT SIZE	0.50 Acres
SALE PRICE	Negotiable
LEASE RATE	\$20.00/PSF
TAXES (2025)	\$31,484
YEAR BUILT	1994
COUNTY	Ramsey
PARKING	15 Surface (Est.)
SIGNAGE	Pylon & Building

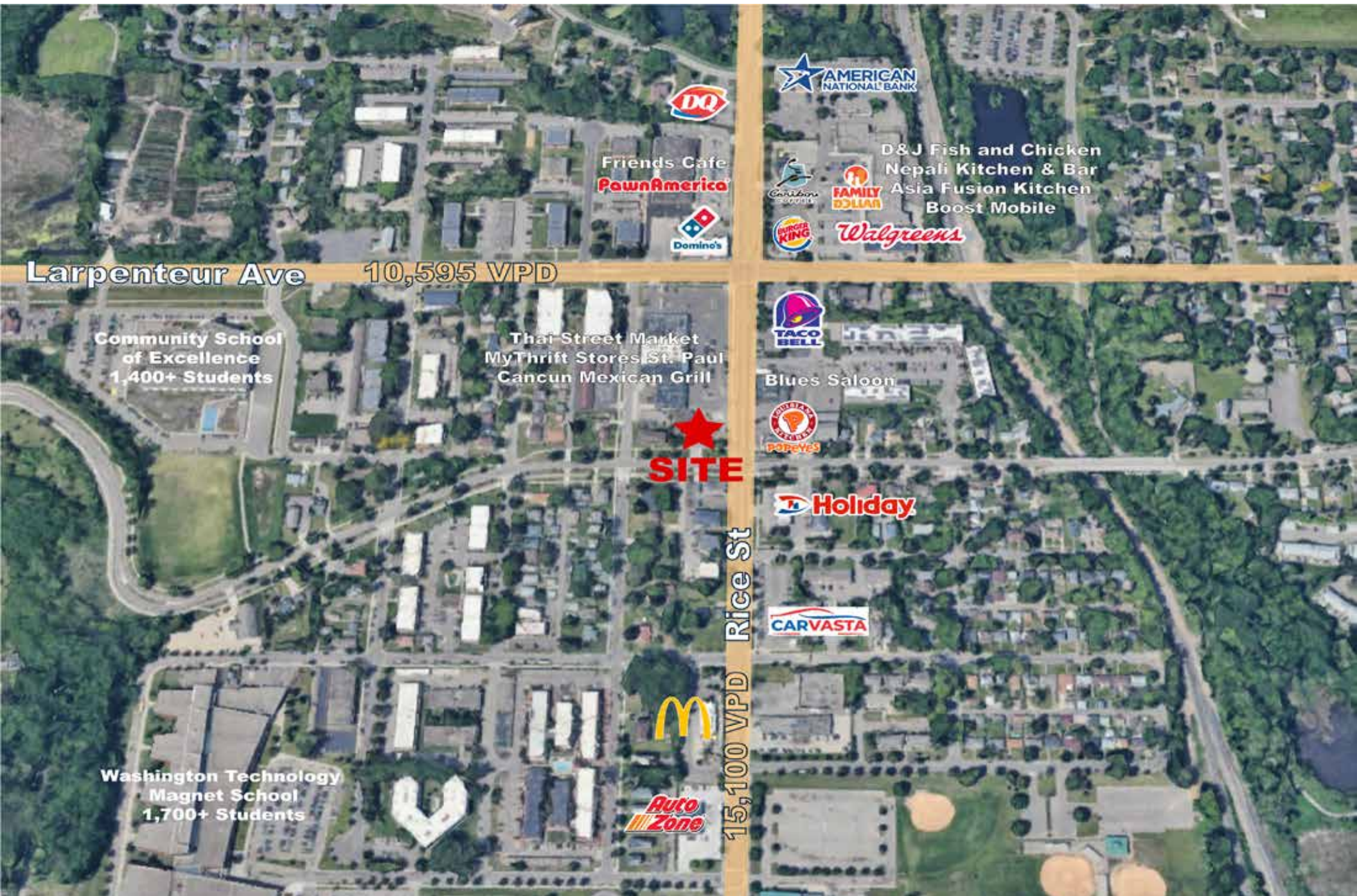


HIGHLIGHTS

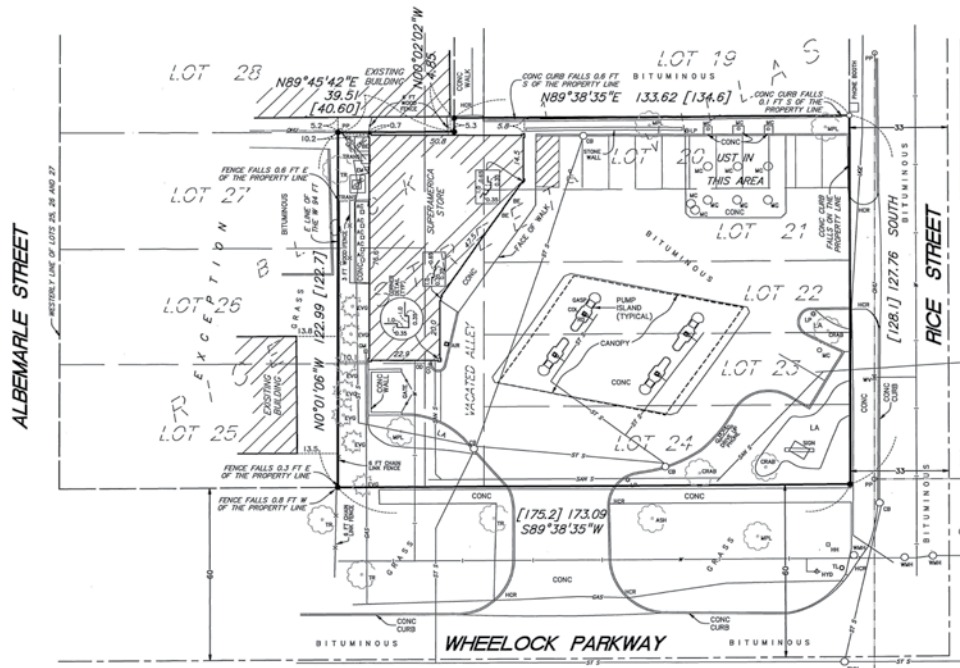
- Property is located 6 miles north of St. Paul and 11 miles east of Minneapolis.
- 5-mile population of 354,507 and average household income of \$103,159.
- Nearby tenants include Walgreens, Taco Bell, McDonald's, Popeyes, Caribou Coffee, AutoZone, etc.
- Located along Rice Street where traffic counts average 15,100 VPD.
- Property is located approximately 2-miles from I-35.
- Gas pumps, tanks & canopies removed.

2026 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	17,808	148,461	354,507
MEDIAN AGE	31.0	35.0	35.4
MEDIAN HH INCOME	\$55,538	\$69,928	\$75,699
AVERAGE HH INCOME	\$69,899	\$93,709	\$103,159









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
- CD Denotes cleanout
- COL Denotes building column
- CONC Denotes concrete surface
- CONC Denotes car wash keypad
- EM Denotes electric meter
- GAS Denotes gas line
- GAS/P 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
- HE Denotes electric hand hole
- HYD Denotes hydrant
- LA Denotes landscape
- LP Denotes light pole
- MC Denotes metal cover
- OD Denotes overhead door
- CHC 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
- TL Denotes traffic light
- 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
- CE Denotes Cedar tree
- COT Denotes Cottonwood tree
- COB Denotes Crabapple tree
- EVG Denotes Evergreen tree
- LOC Denotes Locust tree
- MPL Denotes Maple tree
- TR Denotes tree

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 thereto.
 Ramsey County, Minnesota

The plot of RICE STREET VILLAS, recorded in Book 1 of Plots, 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 651-454-0002 (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. 27524801010, 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

- 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 RI zoned property along parkway)
 Side: 0 ft
 Rear: 0 ft

See City Code Section 68.431 for additional dimensional standards that may apply.

Restrictions (i.e., building setbacks, height and bulk restrictions, etc.) shown hereon are based on information provided and are subject to interpretation. We cannot certify to a restriction on the basis of an interpretation or the opinion of another party as stated in note under "Table A" of "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys". Please contact local governing authorities for a determination of restrictions. Municipalities will generally issue a "Zoning Letter" outlining their zoning classification and applicable restrictions upon request.

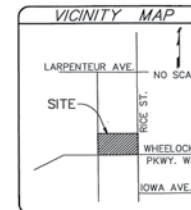
- 6.) Parking: 12 Regular Spaces
 1 Handicap Space
 13 Total Spaces
- 7.) PID# 242923110004
 Address: 1625 Rice Street, St. Paul, MN
- 8.) Survey coordinate & bearing basis: Assumed
- 9.) Date of last field work: June 10, 2010

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.



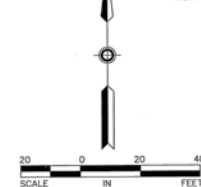
To: Northern Tier Investors LLC
 Northern Tier Holdings LLC
 Northern Tier Energy LLC
 Northern Tier Retail LLC
 Realty Income Corporation
 Realty Income Properties 3, LLC
 Fidelity National Title Insurance Company

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(a), 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



Revision	20	Date	
	MCS		
Drawing Title			
ALTA/ACSM LAND TITLE			
SURVEY FOR			
SPEEDWAY SUPERAMERICA LLC			
1625 RICE STREET, ST. PAUL, MN			
Main Office:		900 East Washington, Freeway (290) • Suite 118	
Bloomington, Minnesota 55425-3425		952-881-5455 (Fax: 952-888-0330)	
St. Paul Office:		Brynner Park, Suite 400	
675-784-5345			
Project 2010-001	By: PLS 2010/17 (239/255)	Date	11/12/2010
Teamship: 20 - Range: 23 - Section: 24			
SURVEY - 92746		Sheet 1 of 1	
Northern Tier Retail #4030			
1625 Rice St			
St. Paul, MN 55117			

SSA #4030



UPLAND

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