

# FOR LEASE NORTHGATE SQUARE LAST SPACE REMAINING

1500 125th Avenue NE | Blaine, MN | 55449



Retail Space Available For Lease In Blaine

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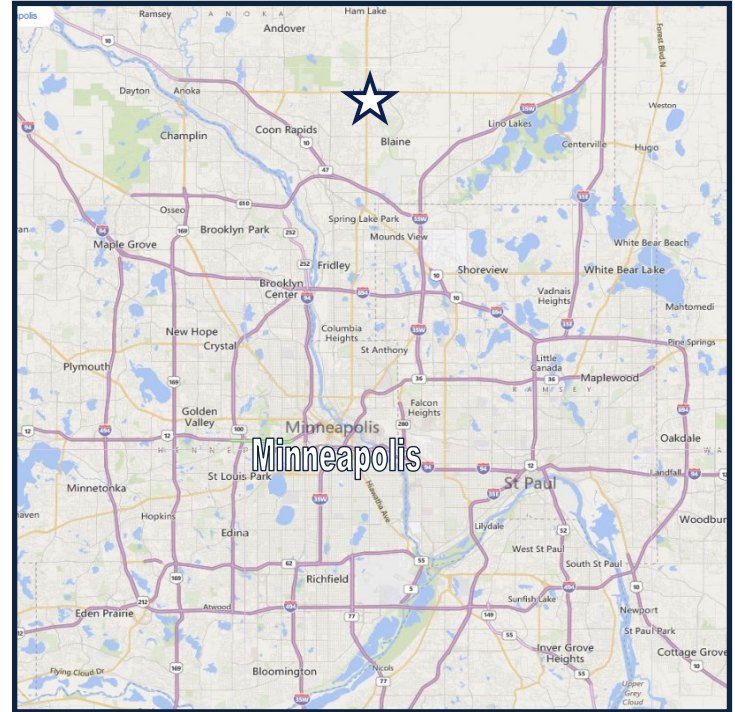
50 South 6th Street | Suite 1418  
Minneapolis, MN | 55402

Main: 612.332.6600

Fax: 612.376.4489

**PROPERTY INFORMATION**

<b>ADDRESS</b>	1500 125th Avenue NE
<b>CITY, STATE</b>	Blaine, MN
<b>BUILDING SIZE</b>	19,812 SF
<b>YEAR BUILT</b>	1990
<b>LOT SIZE</b>	2.60 Acres
<b>SPACE AVAILABLE</b>	1,000 SF
<b>ASKING RENT</b>	\$18.00 PSF Net
<b>CAM 2019 EST.</b>	\$5.57 PSF
<b>RE TAXES 2019 EST.</b>	\$3.91 PSF
<b>CAM &amp; TAX TOTAL EST.</b>	\$9.48 PSF
<b>PARKING</b>	167 Spaces
<b>SIGNAGE</b>	Monument



**DEMOGRAPHICS**

	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>POPULATION</b>	10,670	57,459	130,415
<b>DAYTIME POPULATION</b>	2,922	12,633	43,488
<b>MEDIAN HH INCOME</b>	\$73,022	\$85,793	\$77,699
<b>AVERAGE HH INCOME</b>	\$86,235	\$105,569	\$95,432
<b>MEDIAN AGE</b>	36.7	37.3	37.4

**TENANTS**

- Advanced Veterinarian Care
- Chiroway Chiropractic Care
- Hair Designers
- Dental Office
- 20/20 Eye Clinic
- New China Restaurant
- Addie Lane Floral
- Domino's

**COMMENTS**

- This Blaine market, bustling with young families, has attracted almost every national and regional retailer from Cub Foods, Target, Walgreens, Foss Swim School, X-Treme Fitness, Super America, to Menards, and quick service from Wendy's, Taco John's, Chipotle and Caribou Coffee!!! Blaine is also home to the National Sports Center, which hosts a multitude of events for teams and schools all over the state.

- Northgate Square has attracted national businesses including Pak Mail and Domino's Pizza, and strong local retailers, including dry cleaners, hair salon, (which all have been tenants for 20 years), 20/20 Eye clinic, nails and recently we have added a wonderful floral.

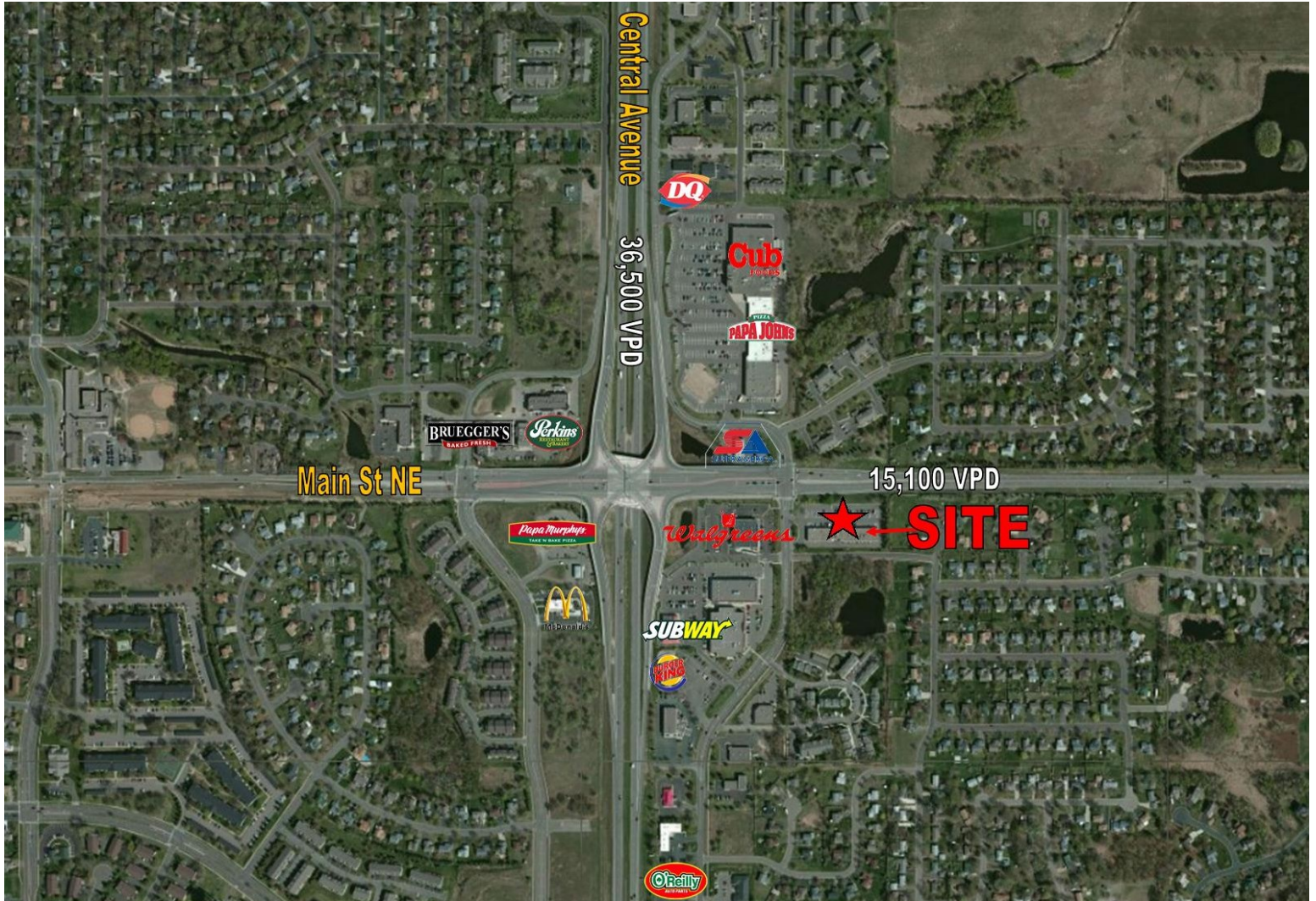
**TRAFFIC COUNTS**

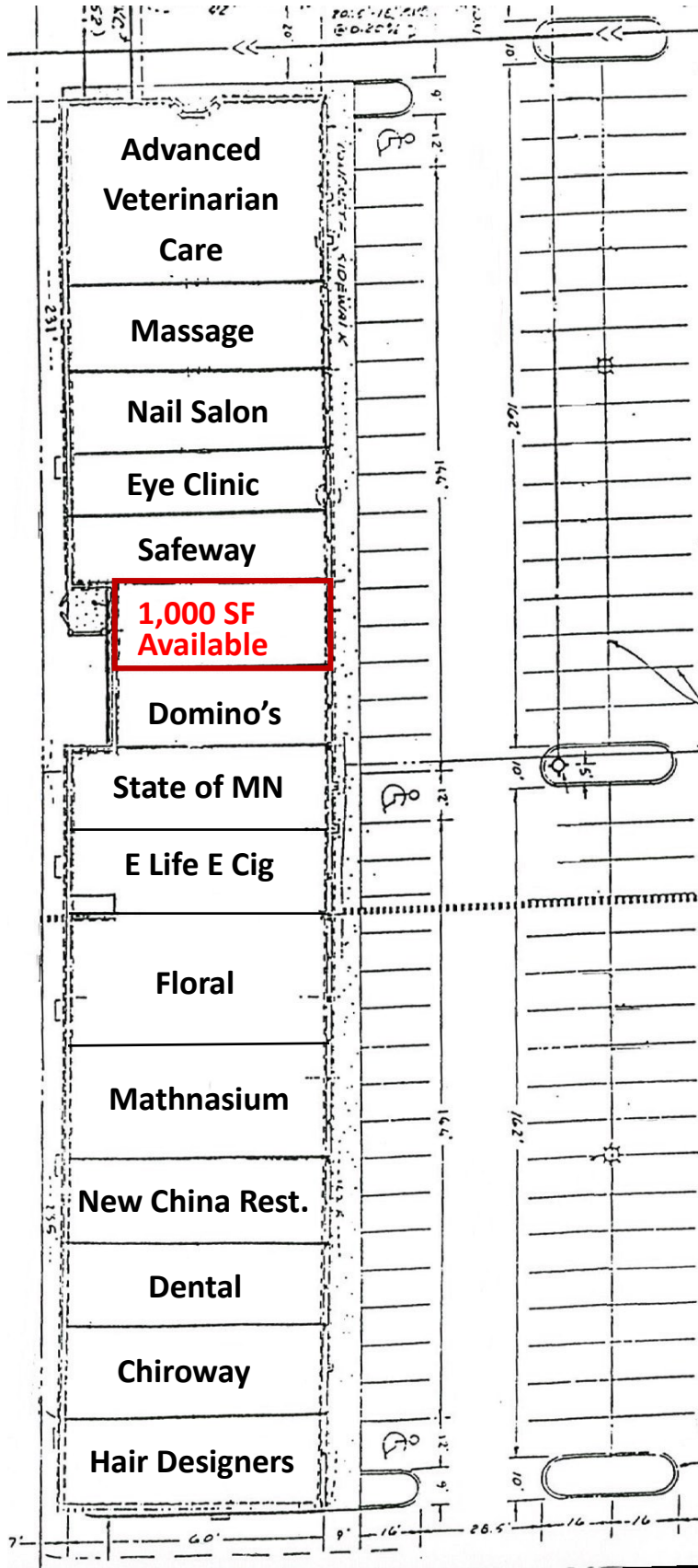
<b>MAIN STREET NE</b>	14,100 VPD
<b>CENTRAL AVENUE</b>	39,500 VPD

**COMMENTS**

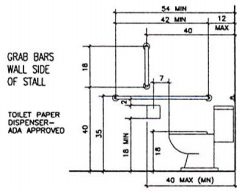
- Northgate Square is well maintained and managed by a locally owned company offering efficient and effective customer service.



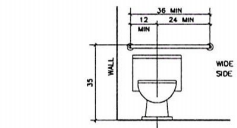




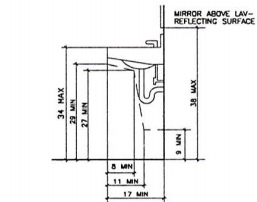




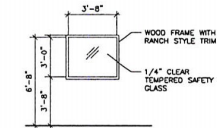
4  
A1  
W.C. SIDE GRAB BARS—  
(WHEELCHAIR ACCESSIBLE)  
NO SCALE



3  
A1  
W.C. REAR WALL GRAB BARS—  
(WHEELCHAIR ACCESSIBLE)  
NO SCALE



2  
A1  
LEG CLEARANCES— LAV. (TYP)  
NO SCALE



5  
A1  
WINDOW DETAIL  
1/4" = 1'-0"

### NUMBERED NOTES

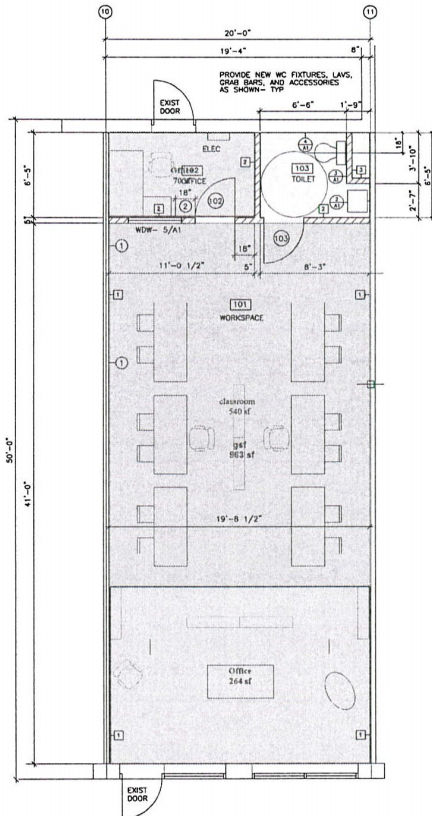
- ① REPAIR OR REPLACE EXIST OMB AS REQUIRED
- ② 18" CLEAR FLOOR SPACE AS REQUIRED FOR ACCESSIBILITY

### WALL TYPES

- 1 EXISTING DEMISING WALL TO REMAIN
- 2 PARTITION WALL (NON-RATED) 3 5/8" MTL STUDS 24" O.C. 5/8" OMB— EACH SIDE. ACoustICAL BATT INSUL AT ROOMS— 102 AND 103
- 3 PARTITION WALL (NON-RATED) 3 5/8" MTL STUDS 24" O.C. 5/8" OMB— ONE SIDE

### KEY

- EXISTING WALLS TO REMAIN
- NEW WALLS



1  
A1  
FLOOR PLAN  
1/4" = 1'-0"



### BUILDING CODE REVIEW

CODE- STATE OF MINNESOTA 2015 MN-1305  
IBC 2012 (AS ADOPTED)  
MN BLDG CONSERVATION CODE (AS ADOPTED)

OCCUPANCY CLASSIFICATION-- (BLDG) MIXED, NON-SEPARATED USES  
TENANT-- BUSINESS OCC B

ADJOINING TENANT SPACES M, A-2, A-3 AND B  
OCCUPANCY SEPARATION -- NONE REQUIRED

TYPE OF CONSTRUCTION-- V-B

ALLOWABLE FLOOR AREA- TABLE 503  
A-2, A-3 6,000

AREA MODIFICATIONS--  
A= 6,000 + [6,000 X 300 / 100]  
THIS= A= 24,000

ACTUAL FLOOR AREA-- 19,860 (ENTIRE BLDG)

HEIGHT AND NUMBER OF STORES-- TABLE 503-- ALLOWABLE  
A-3 (1) STORY

### CHAPTER 6-- CONSTRUCTION REQUIREMENTS

TYPE V-B  
WALLS AND ROOF SYSTEMS-- NOT RATED

OCCUPANT LOAD-- TABLE 1004.1.2	FLOOR SQ FT PER NUMBER OF AREA	OCCUPANT	OCCUPANTS
BUSINESS	1000	100	10

COMMON PATH OF EGRESS TRAVEL-- TABLE 1014.3  
OCCUPANCY-- B WITH SPRINKLER 100 FEET

SECTION 1015-- TABLE 1015.1  
ONE EXIT REQUIRED OCCUPANCY-- B MAX OCCUPANT 49

### ADDITIONAL REQUIREMENTS--

SECTION 903  
FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT ENTIRE BUILDING

MN-- 1341 ACCESSIBILITY CODE

BUILDING COMPONENTS SHALL MEET REQUIREMENTS OF ACCESSIBILITY REQUIRED BY MN-1341 ACCESSIBLE BUILDINGS; ALTERATIONS

ALTERATIONS TO AREA OF PRIMARY FUNCTION HAVE NOT BEEN LIMITED BY 20 PERCENT OF ALTERATION COSTS

### CHAPTER 29-- PLUMBING FIXTURES

(13) OCCUPANTS--

TABLE 2902.1 MINIMUM PLUMBING FIXTURES (8)

UNSEX 1 WC PROVIDED (1/25 REQ)  
1 LAV PROVIDED (1/40 REQ)

1 SDRY SINK (1 REQ)

MN-- TABLE 2902.1-- FOOTING F--

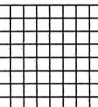
DRINKING FOUNTAIN NOT REQUIRED-- LESS THAN 50 OCCUPANTS  
MN 2902.2 SEPARATE FACILITIES-- EXCEPTION 2--  
SEPARATE FACILITIES NOT REQUIRED-- OCCUPANT LOAD 20 OR LESS

### NOTES

1. FIELD VERIFY EXISTING CONDITIONS AND ALL DIMENSIONS.
2. MECHANICAL AND ELECTRICAL SHALL BE DESIGN BUILD SYSTEMS; PROVIDE MODIFICATIONS TO THE EXISTING FIRE SPRINKLER SYSTEM AS REQUIRED.
3. NEW DOOR #102-- SIZE-- 3'0" X 6'8" X 1 3/8"  
DOOR TYPE-- WOOD, OAK VENEER  
SOLID CORE, FLUSH DESIGN  
FRAME TYPE-- WOOD, OAK, RANCH STYLE TRIM  
HWDR-- 1 1/2" PWR HINGES  
LOCKSET, LEVER HANDLE (ADA)  
FUNCTION-- CLASSROOM
4. NEW DOOR #103-- SIZE-- 3'0" X 6'8" X 1 3/8"  
DOOR TYPE-- WOOD, OAK VENEER  
SOLID CORE, FLUSH DESIGN  
FRAME TYPE-- WOOD, OAK, RANCH STYLE TRIM  
HWDR-- 1 1/2" PWR HINGES  
LOCKSET, LEVER HANDLE (ADA)  
FUNCTION-- SET OPEN/LOCKED W/KEY
5. ROOM FINISHES-- TOILET #103  
FLOOR-- CERAMIC TILE  
WALL BASE-- CERAMIC TILE  
WALLS-- OMB PAINTED AND  
COR TIE WOODOT 48" HIGH AT WALL BEHIND TOILET AND SIDE WALL TO 24" BEYOND TOILET FIXTURE  
CLG-- 2X4 LAV-IN ACoustICAL CLG TILE AT 8'-0" HFT (FIELD VERIFY)

IF THESE CHANGES FROM THIS PLAN OR SPECIFICATIONS OR CONTRACT DOCUMENTS ARE MADE BY ANY PERSON OTHER THAN THE ARCHITECT, THE ARCHITECT SHALL BE ADVISED BY THE ARCHITECT IN WRITING.  
REG. NO. 18848  
STEVEN FICHTEL  
DATE

**NORTHGATE SQUARE**  
125TH AVENUE NE  
BLAINE, MINNESOTA



**Steven Fichtel Architect**  
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55427

**A1**

DATE: 6/17/2016

612 670 2900