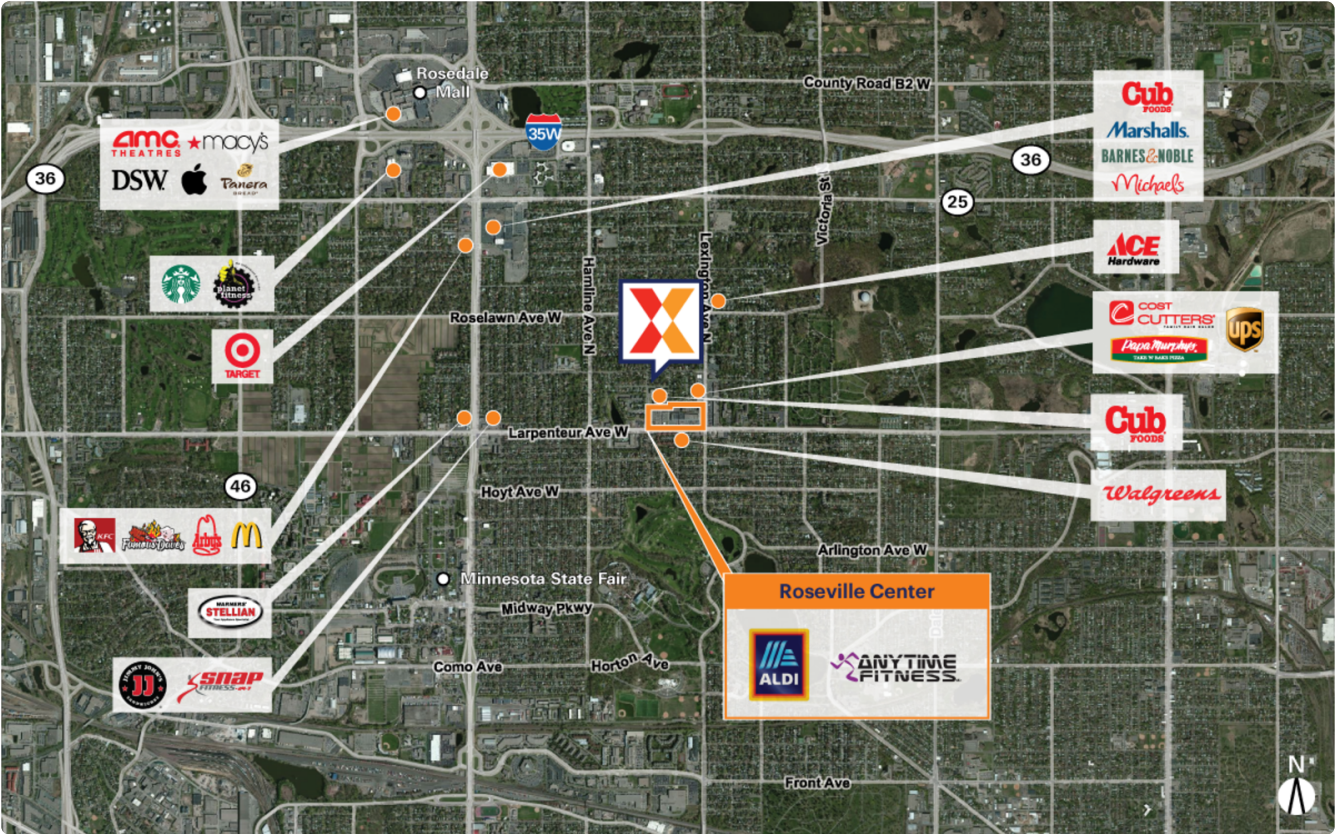


Roseville Center

Ramsey County Minneapolis-St. Paul-Bloomington, MN-WI 82,576 Sq Ft

1135 Larpenteur Avenue W | Roseville, MN 55113

44.9929, -93.1494



Demographics	1 Mile	3 Miles	5 Miles
Population	12,974	118,730	376,199
Daytime Pop.	11,733	167,622	691,175
Households	5,527	47,620	152,692
Income	\$127,392	\$114,452	\$118,048

Source: Synergos Technologies, Inc. 2024

- Anchored by a 22,418 Sq Ft ALDI grocer, with a strong lineup of national tenants including Caribou Coffee Company, Anytime Fitness & Sherwin-Williams
- Highly trafficked center drawing an estimated 7K+ daily visits and 2.5M+ annually (Placer.ai 2024)
- Surrounded by a highly educated, dense population of 120K+ with 47% of residents holding a college degree within 3 miles
- Strong daytime population of 165K+ within 3 miles
- High visibility from the intersection of Larpenteur Ave W with 16K+ vehicles daily & Lexington Ave N with 17K+ (Kalibrate 2022)

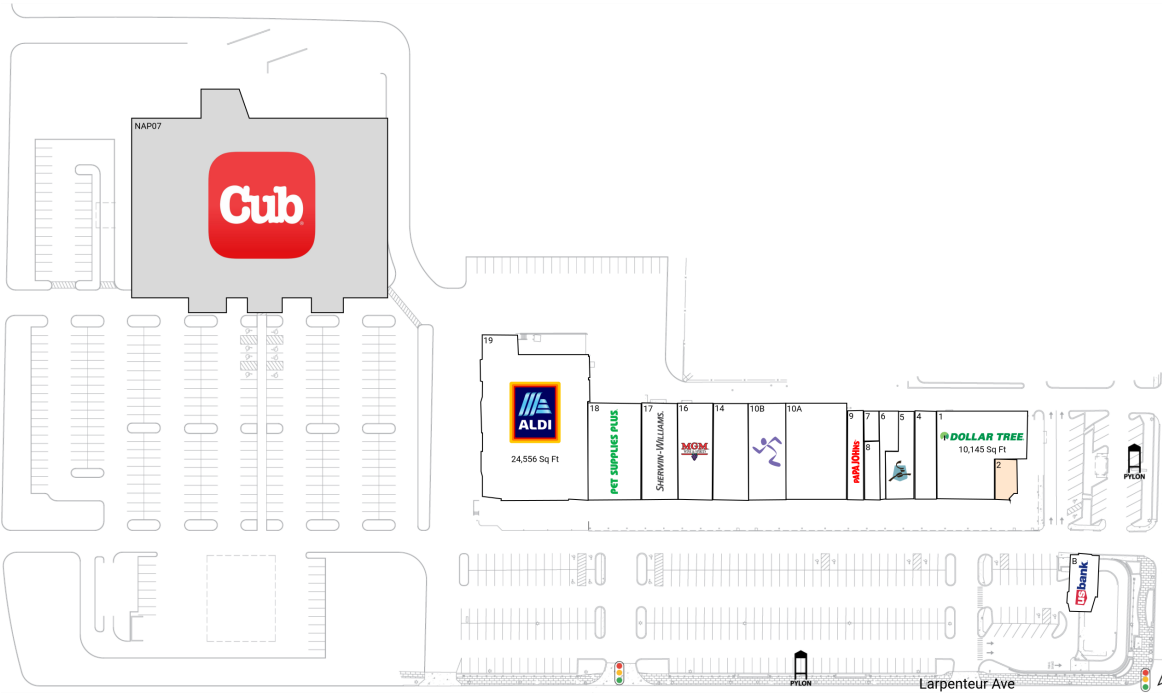


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Available Spaces

2 1,000 Sq Ft 360°

Current Tenants

Space size listed in square feet

1	Dollar Tree	10,145
4	The Original Malt Shop	2,750
5	Caribou Coffee	3,313
6	Moore Hair to Love	1,070
7	Art's Barber Shop	860
8	Expert Nails	1,013
9	Papa John's	2,200
10A	House Of Wong	7,000
10B	Anytime Fitness	5,000
14	Dreamers Vault Games	4,800
16	MGM Wine & Spirits	4,800
17	Sherwin-Williams	4,722
18	Pet Supplies Plus	7,147
19	ALDI	24,556
B	U.S. Bank	2,200
NAP07	Cub Foods	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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