



SIZE

96,356 square feet



LOCATION

7876-7988 Sunwood Drive NW | Ramsey, Minnesota 55303

PROPERTY HIGHLIGHTS

- Anchored by Coborn's, a leading grocer in the greater Minneapolis-St. Paul marketplace
- National tenants: include Anytime Fitness, Subway, Verizon, Caribou Coffee
- Located off Route 10, one of two main routes from Ramsey to Minneapolis, which benefits from 37,500 vehicles per day
- Population within a three-mile radius exceeds 17,700 people with an average household income of more than \$88,900

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



NORTHSTAR MARKETPLACE

7876-7988 SUNWOOD DRIVE | RAMSEY, MN 55303

SPACE TENANT SQ. FT.

100A	Anytime Fitness	5,428
100B	Noble Roman's	1,197
200	AVAILABLE	3,367
300	Totally Tan of Ramsey	1,756
400	Subway	1,756
7900	Coborn's	61,975
X100	Gigi's Salon & Spa	2,297
X200	Barnett Family Dentistry	1,617
X300	Ramsey Eye Clinic	1,460
X400	LA Nails	978
X500	State Farm Insurance	1,641
X600	Fantastic Sams	1,499
X700	GNC	1,025
X800	New China	1,327
Z100	Dragon Ramsey	
Z100	Acapulco	7,293
Z500	Caribou Coffee	1,740

TOTAL SQ. FT. 96,356

SITE LEGEND

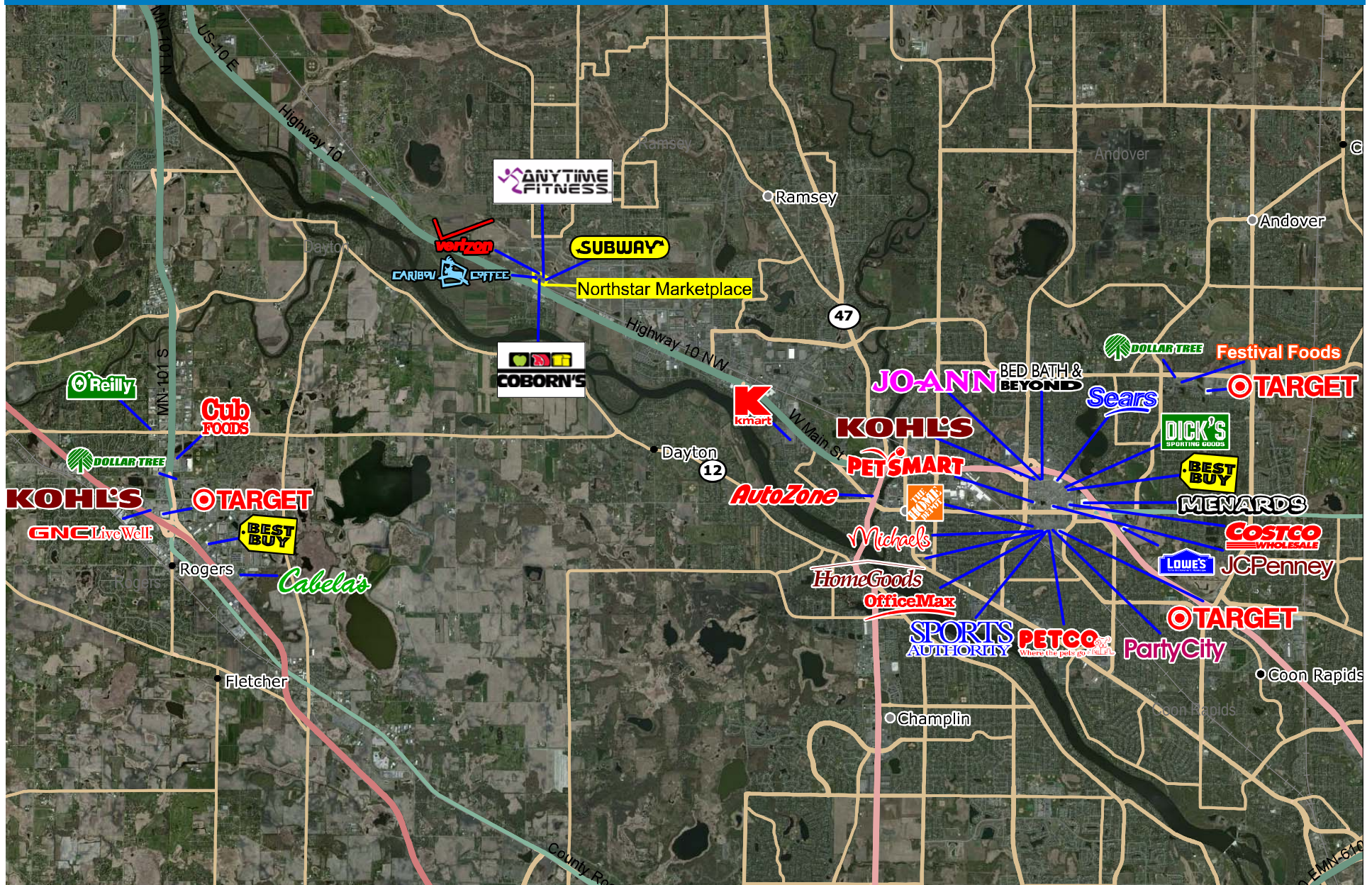
- Available
- Occupied
- Leased (not occupied)
- Owned by Others



PHILLIPS EDISON & COMPANY

NORTHSTAR MARKETPLACE

7876-7988 Sunwood Drive | Ramsey, Minnesota 55303



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PHILLIPS EDISON & COMPANY

Demographic Summary Report

1990 - 2000 Census, 2013 Estimates & 2018 Projections

Calculated using TAS Retrieval Retrieval



Mar 7, 2014

Latitude: 45.234613 Longitude: -93.468457

Northstar Marketplace Ramsey, MN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
Population	Q4 2013 Estimated Population	1,769	17,362	54,907	280,852
	2018 Projected Population	1,901	18,208	57,591	298,752
	2010 Census Population	1,654	16,838	53,571	272,067
	2000 Census Population	1,110	13,796	44,655	227,192
	1990 Census Population	1,100	9,753	34,850	168,775
	Historical Annual Growth 1990 to 2000	0.09%	3.53%	2.51%	3.02%
	Historical Annual Growth 2000 to 2010	4.07%	2.01%	1.84%	1.82%
	Estimated Annual Growth 2010 to 2013	1.80%	0.82%	0.66%	0.85%
	Projected Annual Growth 2013 to 2018	1.45%	0.96%	0.96%	1.24%
	Median Age	34.3	36.7	37.0	37.3
Households	Q4 2013 Estimated Households	650	6,003	19,731	100,374
	2018 Projected Households	699	6,298	20,670	106,765
	2010 Census Households	607	5,817	19,279	97,285
	2000 Census Households	345	4,442	15,464	78,125
	1990 Census Households	317	2,957	11,377	54,502
	Historical Annual Growth 1990 to 2000	0.85%	4.15%	3.12%	3.67%
	Historical Annual Growth 2000 to 2013	5.82%	2.73%	2.23%	2.22%
	Estimated Annual Growth 2000 to 2013	1.85%	0.84%	0.62%	0.84%
	Projected Annual Growth 2013 to 2018	1.46%	0.96%	0.93%	1.24%
	Population per Household	2.72	2.89	2.75	2.78
Population by Race	White	87.1%	90.0%	89.2%	87.0%
	Black or African American	8.4%	3.2%	3.1%	3.9%
	Asian & Pacific Islander	1.5%	2.1%	2.3%	3.9%
	Other Races	1.2%	1.8%	2.3%	2.5%
	Hispanic Population	1.8%	2.9%	3.0%	2.7%
Income	Average Household Income	\$89,123	\$91,700	\$85,226	\$90,608
	Median Household Income	\$78,227	\$81,189	\$72,760	\$78,097
	Per Capita Income	\$32,772	\$31,716	\$30,911	\$32,569
Education (Age 25+)	Elementary	1.0%	1.7%	1.9%	1.5%
	Some High School	4.9%	3.5%	3.8%	3.2%
	High School Graduate	27.8%	26.7%	28.1%	26.1%
	Some College	28.2%	28.4%	27.1%	25.0%
	Associates Degree Only	9.9%	12.9%	12.5%	12.2%
	Bachelors Degree Only	18.9%	19.1%	19.6%	23.0%
	Graduate Degree	9.4%	7.7%	7.1%	9.0%
Business	Number of Businesses	31	453	1,641	6,735
	Total Number of Employees	462	6,267	25,604	112,603
	Employees per Business	14.90	13.83	15.61	16.72
	Residential Population per Business	57.00	38.30	33.47	41.70

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