



RARE FEE SIMPLE (BUILDING) OWNERSHIP | EXPANSIVE 3.40 ACRE PARCEL

9010 JAMAICA AVE S,
COTTAGE GROVE, MN 55016

Marcus & Millichap
SHARKO | WEISENBECK | MENDOZA
GROUP

THE OFFERING

Investors are offered the opportunity to acquire a single-tenant net-lease ALDI property located in Cottage Grove, MN (Minneapolis-St. Paul MSA). ALDI is the largest traditional “supermarket-only” chain in the U.S. with over 2,600 stores and is targeting over 800 new store openings through 2028. With ALDI owning a majority of their real estate or ground leasing, this is a rare fee simple (both building and land) ownership structure. ALDI has successfully operated at this location for 10 years and recently exercised their first of 5, (5) year option periods. Investors will benefit greatly from the property’s excellent real estate fundamentals. A modest Base Rental rate of \$11.50 per square foot will bode well for healthy store level economics. With respect to location, the property is positioned at a hard corner lighted intersection with three points of ingress/egress. In addition to its positioning, ALDI sits on an expansive 3.40-acre lot with ample front parking (100 surface spaces) and a large rear lot allowing for ease of delivery truck mobility. The immediate area surrounding the ALDI is growing as the population increased 21.22% from 2010 to 2020 and is projected to grow an additional 6.97% by 2030.





\$3,838,000

LIST PRICE



6.00%

CAP RATE



\$191.64

PRICE / SF



\$230,311

NET OPERATING INCOME





**Cub
FOODS**
703.6K annual
visitors

MENARDS
933.5K annual
visitors

TARGET
1.1 million annual
visitors

**TUMBLE
fresh**
COIN LAUNDRY

AutoZone

**Merchants
Bank**

Burger King
**O'Reilly
AUTO PARTS**
KinderCare
SUBWAY
Papa Murphy's
TAKE N' BAKE PIZZA

Holiday

**DISCOUNT
TIRE**
Wendy's

Holiday

DOLLAR TREE
T

verizon
Jersey Mike's
WELLS FARGO

TACO BELL

Walmart
Supercenter
1.9 million annual
visitors

U.S. Highway 10/61
42,022 VPD

US 61
US 10

Jamaica Ave S
10,532 VPD

SUBJECT PROPERTY



24 Miles to Downtown Minneapolis

Cottage Grove Industrial Corridor



South Washington County Schools District Program Center

CPKC Cottage Grove Yard



U.S. Highway 10/61
42,022 VPD



SUBJECT PROPERTY

Cub Foods
703.6K annual visitors

E Point Douglas Rd S

Jamaica Ave S
10,532 VPD





ALDI | FEE SIMPLE OWNERSHIP | EXPANSIVE 3.40 ACRE LOT

9010 Jamaica Ave S, Cottage Grove, MN 55016

FINANCIAL SUMMARY

PRICE	\$3,838,000
CAP RATE	6.00%
NOI	\$230,311
PRICE/SF	\$191.64

Gross Leasable Area	20,027 SF
Year Built Renovated	2001 2016
Lot Size	3.40 Acres +/-
Parcel Number	2102721120025 2102721120029
Type of Ownership	Fee Simple
Parking	100 Surface Spaces +/-

RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Base	Current	\$230,311	\$11.50
Option 1	5/1/2031	\$250,338	\$12.50
Option 2	5/1/2036	\$270,365	\$13.50
Option 3	5/1/2041	\$290,392	\$14.50
Option 4	5/1/2046	\$310,419	\$15.50

LEASE SUMMARY

Lease Type	NN
Lease Guarantor	ALDI, Inc.
Guarantor Type	Corporate Guarantee
Lease Term Remaining	4.91 Years
Rent Commencement	4/28/2016
Lease Expiration	4/30/2031
Options	4, 5-Year
Option to Terminate	None
Option to Purchase	None





ALDI.COM

- » In 1976, the first ALDI store in the United States opened in Iowa
- » America's fastest growing grocery retailer
- » Opened more than 225 new stores in 2025
- » Headquartered in Batavia, Illinois
- » Over 2,000 stores across 36 states in the United States
- » More than 6,600 stores across 11 countries worldwide
- » Over 25,000 employees
- » Recognized on multiple Forbes lists, including "Best Brands for Social Impact" (2026), "America's Best Large Employers" (2025), "America's Best Employers by State" (2025), and "Customer Experience – All Stars" (2024)
- » Since 2017, ALDI products have won more than 2,000 awards, recognized for everything from product innovation to outstanding quality



Global
Tenant



25,000+
Employees

Forbes

Rated on
Forbes



6,600+
Locations



TENANT / GUARANTOR	ALDI, Inc.
SQUARE FEET	20,027 SF
LEASE COMMENCEMENT	4/28/2016
LEASE EXPIRATION	4/30/2031
LEASE TYPE	NN
RENTAL INCREASES	\$1.00/SF per Option Term
RENEWAL OPTIONS	4, 5-Year
RIGHT OF FIRST REFUSAL	None
RIGHT TO TERMINATE	None



TENANT OBLIGATIONS

Landlord shall, at its sole cost and expense, maintain in good condition and repair the foundation, roof, roof membrane, roof drainage system including gutters and downspouts, exterior walls and surfaces, structural portions of the Premises (including structural components of the storefront and loading dock), foundations, floor slab, and wiring, pipes, conduits and utility lines and systems up to the point of entry to the Premises, and shall be responsible for the replacement and mill and overlay of the parking lot of the Premises, in good and sightly condition consistent with first class shopping center facilities in the geographic vicinity of the Building. Landlord shall, at its sole cost and expense, maintain and repair the exterior of the Building in good and sightly condition consistent with first class shopping center facilities in the geographic vicinity of the Building. Landlord shall also repair any damage or defects (including, but not limited to, damage to Tenant's fixtures and improvements) caused by the intentional act or negligence of Landlord, its agents or contractors, or by any previous Landlord work done improperly.

LANDLORD OBLIGATIONS

Tenant shall maintain, at its sole cost and expense, all of the Premises good and sightly condition consistent with first class shopping center facilities in the geographic vicinity of the Building. Specifically, Tenant shall repair and maintain in good condition the interior and exterior of the Premises and Building, plate glass, the components of the truck dock, doors, its signage and canopy, landscaping and the following to the extent located within and exclusively serving the Premises: sprinkler system, wiring, plumbing, pipes, conduits and other utilities. Tenant shall also be responsible for normal maintenance, repair, replacement and servicing of the heating, ventilating, and air conditioning system exclusively serving the Premises (the "HVAC") to the extent located within or on the roof of the Premises. Additionally, Tenant shall be responsible for the maintenance and repair (but not replacement, which shall be Landlord's obligation) of the parking lot serving the Premises and its portion of any costs associated with the shared access which includes striping, pot hole filling, cleaning, sweeping and snow and ice removal maintenance, but shall not be responsible for the replacement costs of said parking lot (which shall be Landlord's obligation). Should Tenant replace the floor of the Premises, Tenant shall indemnify and hold Landlord harmless from any and all claims and costs arising from such replacement and take full responsibility for all impacts that such replacement may have on the Building, including any impact caused by Tenant on the structural components of the Building. Subject to the waivers set forth, Tenant shall incur no cost to repair any damage or defects caused by any intentional act or negligence of Landlord, its agents or contractors or which may be caused by or result from any repairs, alterations, replacements or other improvements or installations made by Landlord, its agents or contractors. Any such repairs made by Tenant shall be reimbursed by Landlord within 30 days following billing from Tenant, together with an itemized statement of the cost of such repairs. If Landlord fails to reimburse Tenant for the cost of such repairs within 30 days following billing from Tenant, Tenant may deduct such cost from the Rent next coming due. improvements or installations made by Landlord, its agents or contractors. Any such repairs made by Tenant shall be reimbursed by Landlord within 30 days following billing from Tenant, together with an itemized statement of the cost of such repairs. If Landlord fails to reimburse Tenant for the cost of such repairs within 30 days following billing from Tenant, Tenant may deduct such cost from the Rent next coming due.



SINGLE-TENANT NET-LEASED ALDI | CORPORATE GUARANTEE | ESTABLISHED LOCATION

- Tenant has been operating at this location since 2016, showcasing strong commitment
- Corporately guaranteed by ALDI, Inc.
- Tenant recently exercised a 5-year option with 4, (5) year renewal options remaining
- Regularly scheduled rental increases in each of the option periods

RETAIL HUB | STRONG SURROUNDING DRIVERS

- Located across the street from Cub grocery store, which attracts 703.6K annual visitors¹
- 0.6 miles from Target, which attracts 1.1 million annual visitors¹
- 0.9 miles from Menards, which attracts 933.5K annual visitors¹
- 1.2 miles from Walmart Supercenter, which attracts 1.9 million annual visitors¹
- Other notable retailers in the area include O'Reilly Auto Parts, AutoZone Auto Parts, Burger King, Subway, Pap Murphy's, ExtraSpace Storage, HyVee, Chipotle, HomeGoods, Kohl's, PetSmart and more
- 4 schools located within a 2.5 mile radius, serving over 3,100 students

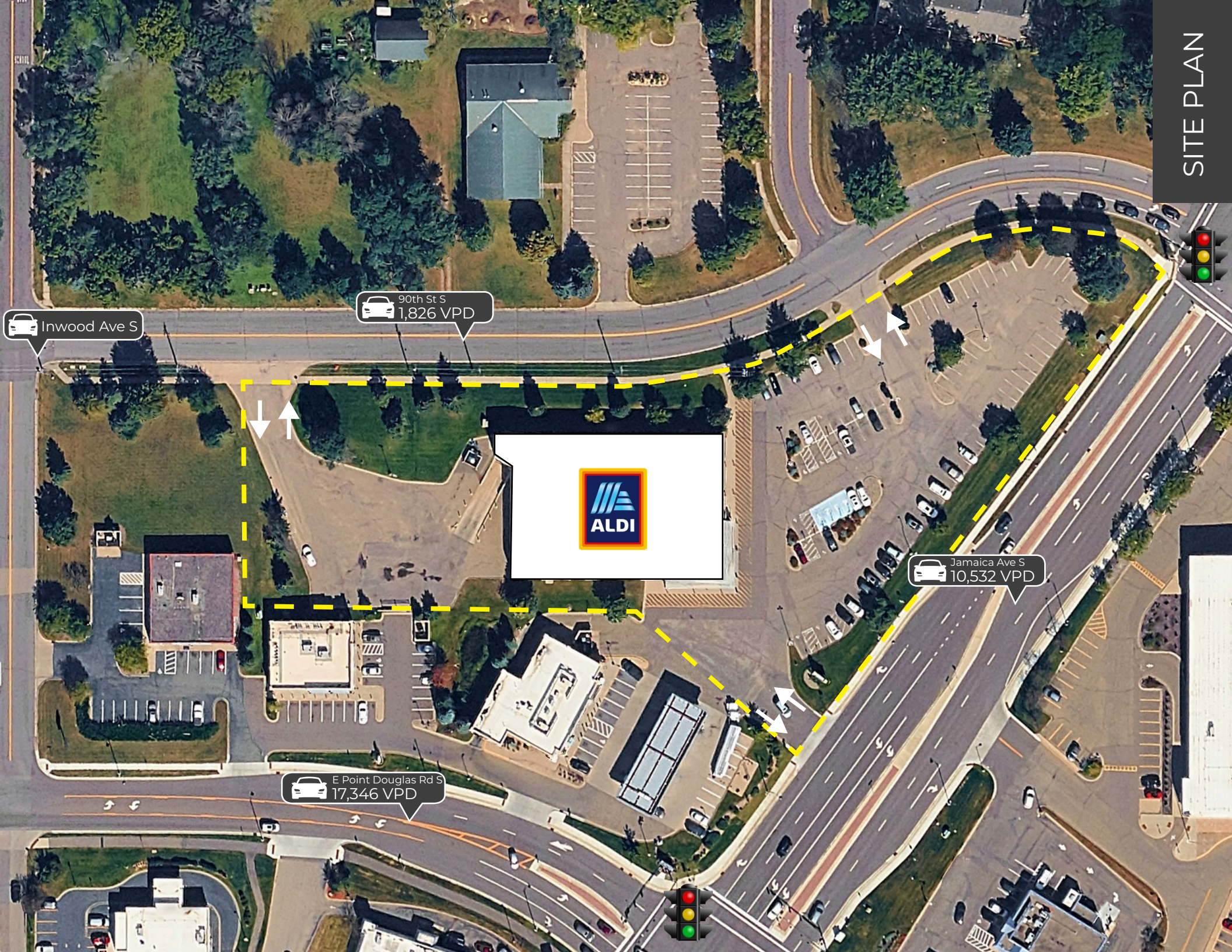
POSITIONED JUST OFF OF U.S. HIGHWAY 10/61

- 0.4 miles from the on/off ramp of U.S. Highway 10/61, which sees 42,022 vehicles per day
- Frontage along Jamaica Ave S, which sees 10,532 vehicles per day

AFFLUENT DEMOGRAPHIC WITH A RAPIDLY GROWING POPULATION

- Average household income of \$136,738 within a five-mile radius
- 42,516 residents within a three-mile radius | 67,080 residents within a five-mile radius
 - › Since 2010-2020, the population grew 21.22% within a five-mile radius and is expected to grow an additional 6.97% by 2030
- 31,479 employees within a three-mile radius | 48,394 employees within a five-mile radius





 Inwood Ave S

 90th St S
1,826 VPD

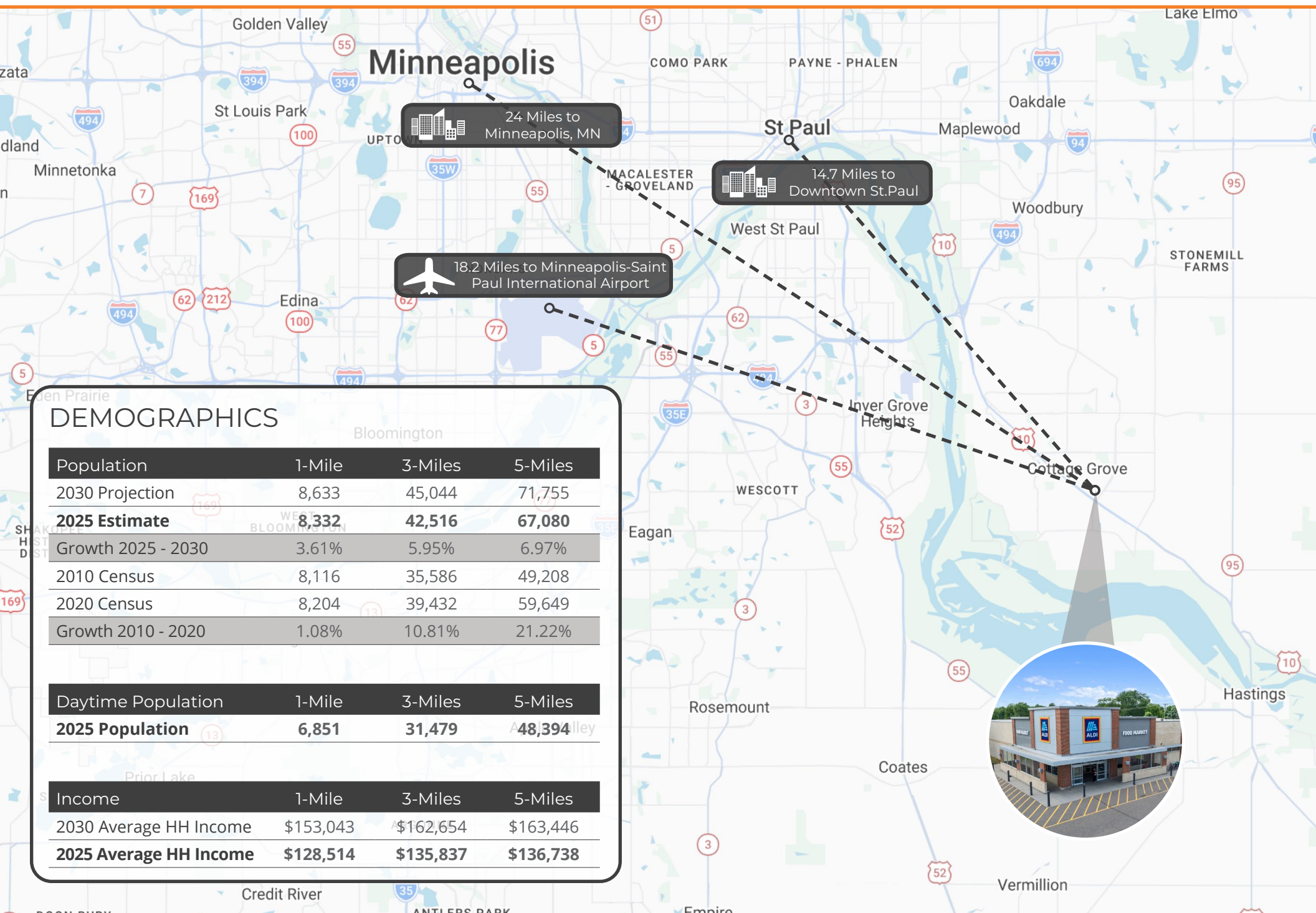


 Jamaica Ave S
10,532 VPD

 E Point Douglas Rd S
17,346 VPD



REGIONAL MAP



24 Miles to
Minneapolis, MN

14.7 Miles to
Downtown St. Paul

18.2 Miles to Minneapolis-Saint
Paul International Airport

DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2030 Projection	8,633	45,044	71,755
2025 Estimate	8,332	42,516	67,080
Growth 2025 - 2030	3.61%	5.95%	6.97%
2010 Census	8,116	35,586	49,208
2020 Census	8,204	39,432	59,649
Growth 2010 - 2020	1.08%	10.81%	21.22%

Daytime Population	1-Mile	3-Miles	5-Miles
2025 Population	6,851	31,479	48,394

Income	1-Mile	3-Miles	5-Miles
2030 Average HH Income	\$153,043	\$162,654	\$163,446
2025 Average HH Income	\$128,514	\$135,837	\$136,738

Placer.ai



SUBURB IN WASHINGTON COUNTY

- 10 miles south of St. Paul along the Mississippi River
- Part of the Southeast Twin Cities metropolitan area

NEW DEVELOPMENTS

- Bluestem | 52-unit apartment building was built in 2025
- 144-unit apartment building is currently under construction
- Proposed:
 - › 519,000 SF distribution center
 - › 180,000 SF distribution center
 - › 164-unit apartment
 - › Cottage Grove Hotel | 90-room hotel
 - › 4,000 SF single-tenant QSR

ECONOMIC DEVELOPMENT

- Pro-business municipality with streamlined permitting, dedicated economic development support, and active business retention and expansion programs
- Business Park | Established business park along U.S. Highway 61, offering flexible zoning and direct access to Interstate 494 and the Twin Cities logistics network
 - › Diverse industrial and office tenant base including manufacturing, distribution, construction, and service users such as NorthPoint Development, Renewal by Andersen, and Canadian Pacific Railway

EASILY ACCESSIBLE

- Served by U.S. Highways 10 and 61 and near Interstate 494, proving direct routes to St. Paul
- 20 miles from Minneapolis-Saint Paul International Airport
 - › 30 million passengers in the last 12 months¹
 - › #1 most visited airport in Minneapolis¹

NEAR MALL OF AMERICA

- 24 minute drive from Mall of America, one of the largest shopping and entertainment complexes in the United States, featuring hundreds of retailers, restaurants, and attractions
 - › 18.7 million annual visitors in the last 12 months¹
 - › #1 most visited super-regional mall in Minnesota and #6 most visited in the country¹

ABUNDANCE OF OUTDOOR ACTIVITIES

- Cottage Grove Ravine Regional Park | Features hiking trails, picnic areas, and year-round recreational activities
- Access to the Mississippi River corridor, offering boating, fishing, and scenic natural landscapes
- Extensive parks and trail system, with over 30 parks and miles of connected trails supporting biking, walking, and family-friendly recreation

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