

APACHE SHOPPES

ROCHESTER, MN



SIZE

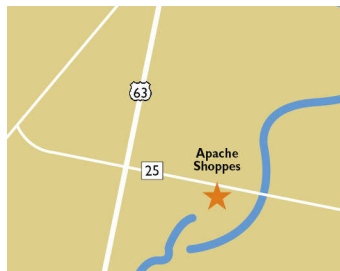
57,491 square feet

DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|------------------------------|--------|--------|---------|
| Population | 6,261 | 60,021 | 106,651 |
| Households | 2,691 | 25,783 | 44,464 |
| Median HH Income (\$) | 81,225 | 76,080 | 83,840 |

MAJOR TENANT(S)

Trader Joe's
Hot Chip Burger Bar
Verizon Wireless



LOCATION

1200 16th Street SW | Rochester, MN 55902

PROPERTY HIGHLIGHTS

- 60,877-square-foot shopping center anchored by Trader Joe's
- Other tenants include Verizon Wireless, Hot Chip Burger Bar and Lasker Jewelers
- Population exceeds 60,000 in a three-mile radius with an average household income over \$116,500

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

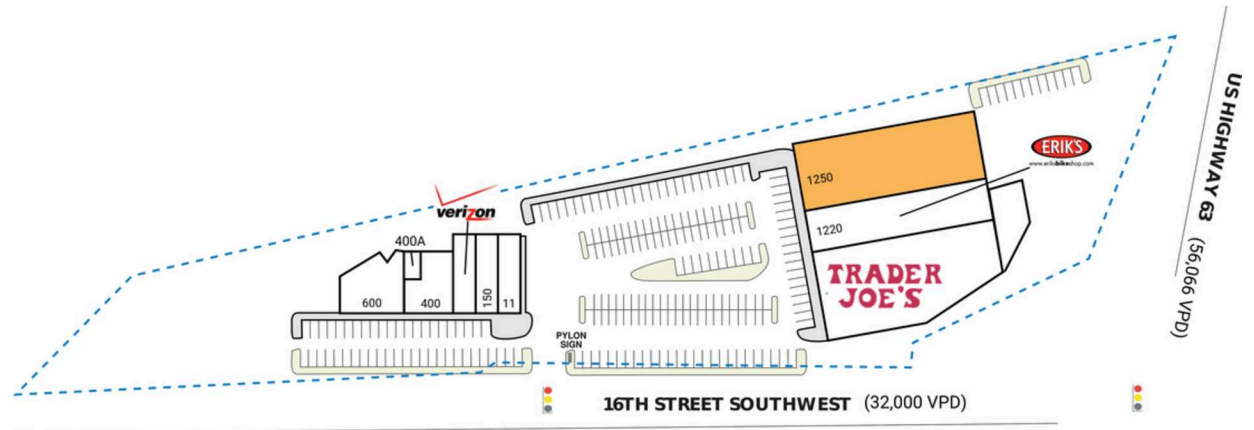


PHILLIPS EDISON & COMPANY®

| SPACE | TENANT | SQ. FT. |
|----------------------|-------------------------------|------------------|
| 11 | Lasker Jewelers | 3,000 SF |
| 150 | TerraLoco Running & Yoga | 3,775 SF |
| 200 | Verizon Wireless | 2,890 SF |
| 400 | UC Nails | 1,232 SF |
| 400A | Hot Chip Burger Bar (Storage) | 142 SF |
| 600 | Hot Chip Burger Bar | 4,002 SF |
| 1200 | Trader Joe's | 15,960 SF |
| 1220 | Erik's Bike Shop | 7,950 SF |
| 1250 | AVAILABLE | 18,540 SF |
| TOTAL SQ. FT. | | 57,491 |

SITE LEGEND

| | |
|---|---|
| Available | Occupied |
| Leased (not occupied) | Owned by Others |
| Site Boundary | |



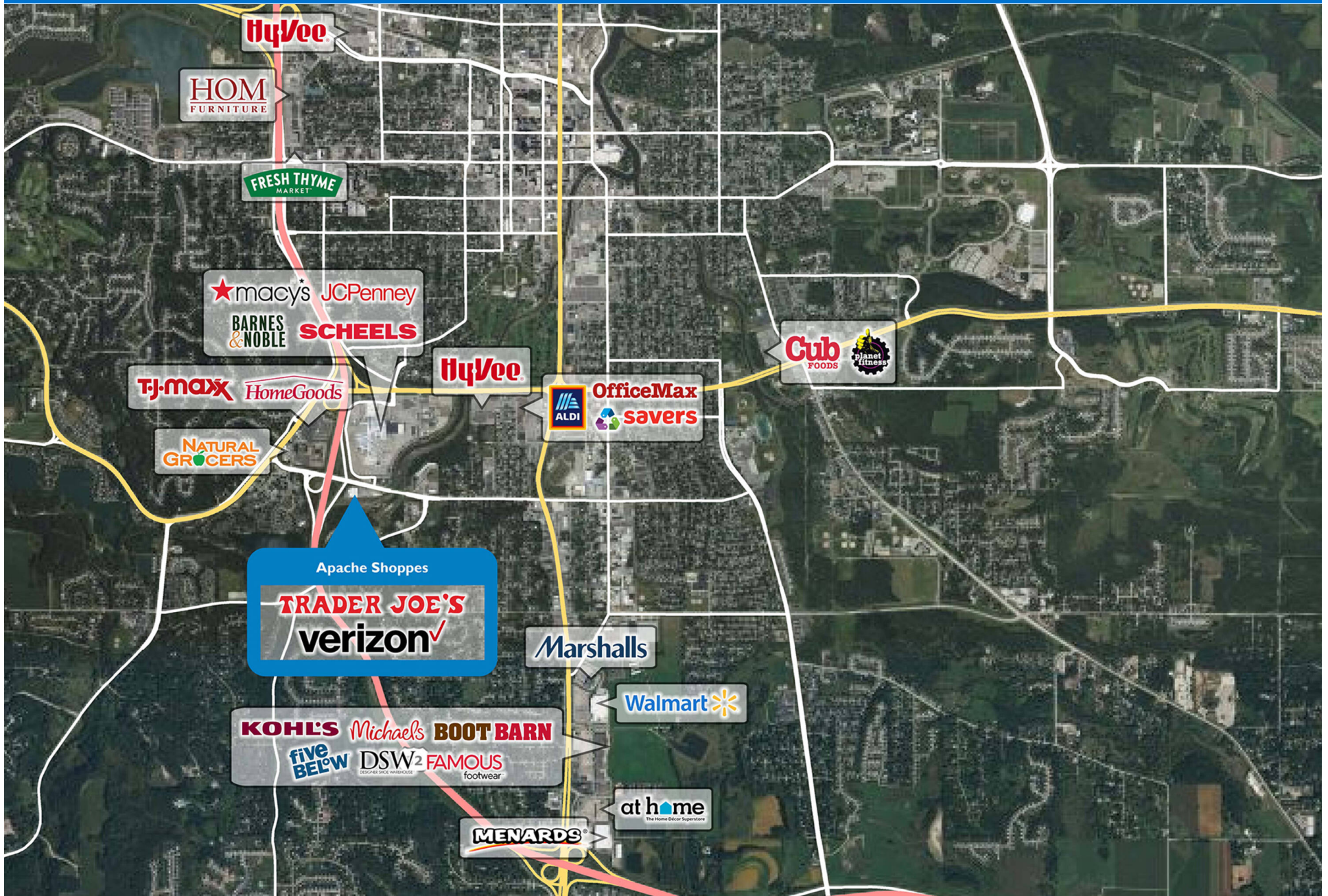
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 44.000397

Longitude: -92.48075

| Apache Shoppes Rochester, MN | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|---------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population | Q4 2023 Estimated Population | 6,261 | 60,021 | 106,651 |
| | 2028 Projected Population | 6,559 | 60,297 | 105,996 |
| | 2010 Census Population | 5,209 | 54,016 | 94,542 |
| | 2000 Census Population | 4,868 | 51,092 | 86,368 |
| | 1990 Census Population | 4,049 | 47,618 | 77,647 |
| | Historical Annual Growth 1990 to 2000 | 1.86% | 0.71% | 1.07% |
| | Historical Annual Growth 2000 to 2010 | 0.68% | 0.56% | 0.91% |
| | Estimated Annual Growth 2010 to 2023 | 1.35% | 0.77% | 0.88% |
| | Projected Annual Growth 2023 to 2028 | 0.94% | 0.09% | -0.12% |
| | Median Age | 44.6 | 38.0 | 38.1 |
| Households | Q4 2023 Estimated Households | 2,691 | 25,783 | 44,464 |
| | 2028 Projected Households | 2,829 | 25,931 | 44,210 |
| | 2010 Census Households | 2,255 | 22,595 | 38,669 |
| | 2000 Census Households | 2,011 | 20,833 | 34,482 |
| | 1990 Census Households | 1,654 | 19,111 | 30,247 |
| | Historical Annual Growth 1990 to 2000 | 1.97% | 0.87% | 1.32% |
| | Historical Annual Growth 2000 to 2010 | 1.15% | 0.82% | 1.15% |
| | Estimated Annual Growth 2010 to 2023 | 1.29% | 0.96% | 1.02% |
| | Projected Annual Growth 2023 to 2028 | 1.01% | 0.11% | -0.11% |
| | Population per Household | 2.23 | 2.25 | 2.34 |
| Population by Race | White | 78.8% | 72.6% | 72.9% |
| | Black or African American | 3.5% | 7.1% | 8.4% |
| | Asian & Pacific Islander | 6.0% | 7.2% | 7.3% |
| | Other Races | 6.1% | 4.9% | 4.7% |
| | Hispanic Population | 5.7% | 8.2% | 6.8% |
| Income | Average Household Income | \$158,204 | \$116,574 | \$117,896 |
| | Median Household Income | \$81,225 | \$76,080 | \$83,840 |
| | Per Capita Income | \$69,911 | \$51,293 | \$50,093 |
| Education (Age 25+) | Elementary | 0.1% | 3.0% | 3.0% |
| | Some High School | 0.8% | 2.7% | 3.0% |
| | High School Graduate | 16.2% | 19.5% | 18.8% |
| | Some College | 15.4% | 15.8% | 15.5% |
| | Associates Degree Only | 9.9% | 10.1% | 11.0% |
| | Bachelors Degree Only | 27.0% | 25.1% | 26.1% |
| | Graduate Degree | 30.6% | 23.7% | 22.6% |
| Business | Number of Businesses | 230 | 2,519 | 3,275 |
| | Total Number of Employees | 3,201 | 61,433 | 82,817 |
| | Employees per Business | 13.90 | 24.39 | 25.29 |
| | Residential Population per Business | 27.19 | 23.83 | 32.56 |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.