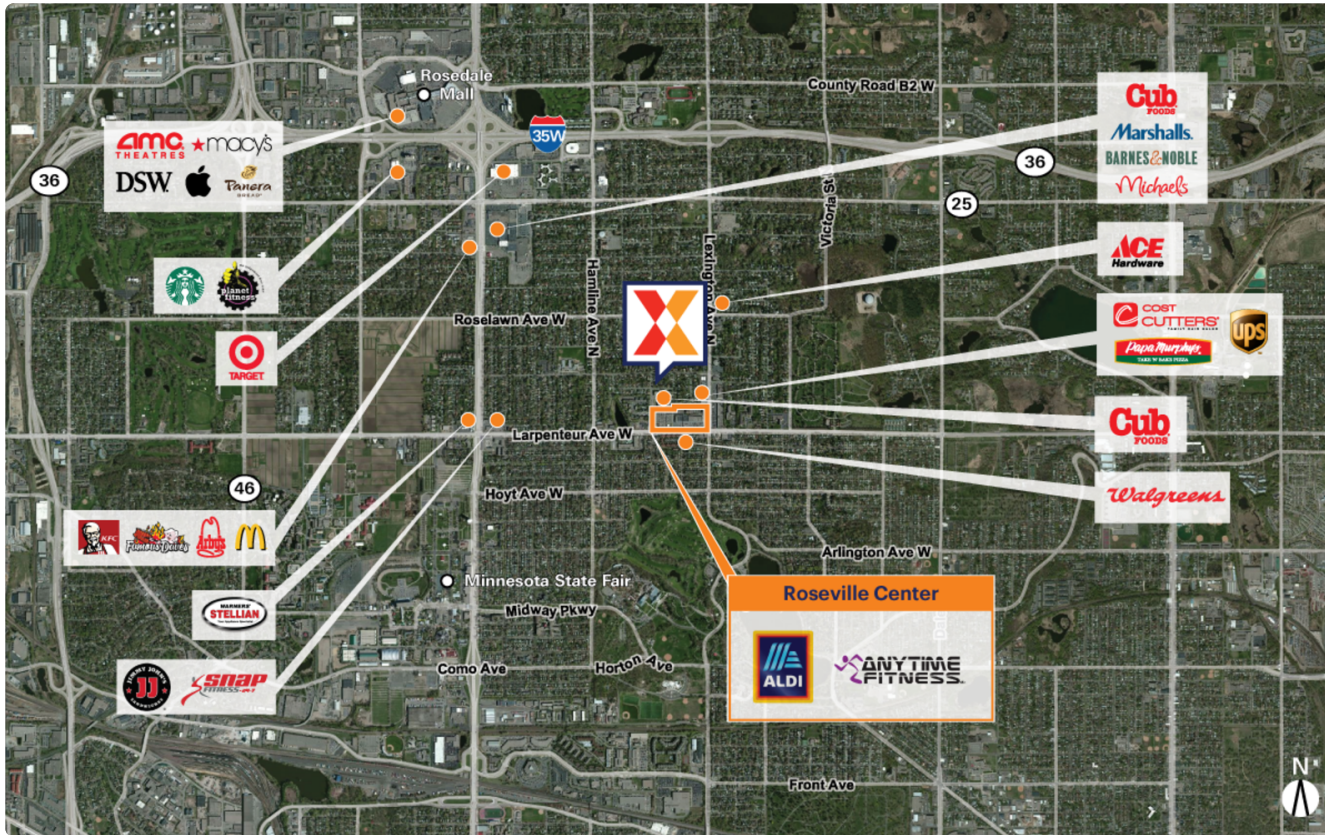


Roseville Center

1135 Larpenteur Avenue W | Roseville, MN 55113

44.9929, -93.1494

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



| 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 24,5568 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 8K+ daily visits and 2.8M+ annually (Placer.ai 2025)

Surrounded by a highly educated, dense population of 119K+ with 48% 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 14K+ vehicles daily & Lexington Ave N with 16K+ (Kalibrate 2025)

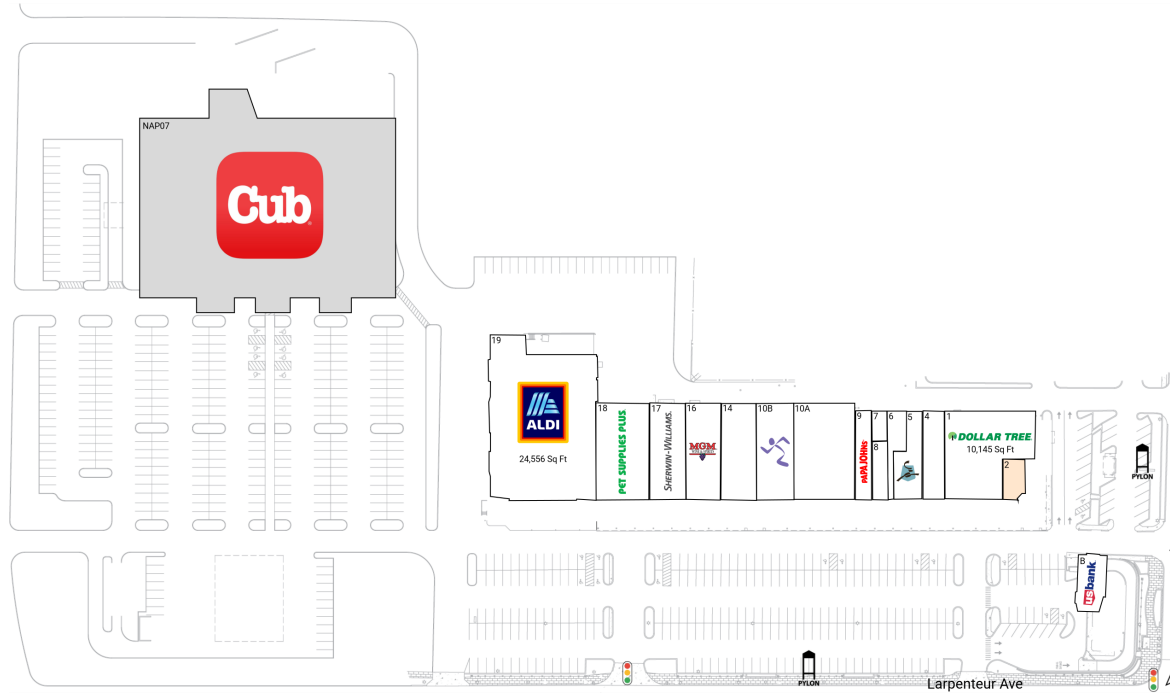


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Available Spaces

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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