



A Healthy Way of Life Village

CHANHASSEN, MINNESOTA

114-acre mixed-use development

RETAIL • MEDICAL • OFFICE • HOUSING • HOTEL

MINNEAPOLIS-ST. PAUL



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**ONE OF THE MOST AFFLUENT TRADE
AREAS IN THE TWIN CITIES MARKET**

**LOCATED DIRECTLY ON HIGHWAY 212
FOR EASY FREEWAY ACCESS**

**TRADE AREA INCLUDES CARVER AND SCOTT
COUNTIES, THE TWO FASTEST GROWING
COUNTIES IN MINNESOTA**

**50,000 CARS PER DAY
ON HIGHWAY 212**

EXECUTIVE SUMMARY

SITE

The site, guided regional commercial / office, is ideally located on the Northwest corner of the highway 212 and Powers Blvd Intersection. From a geographic perspective, the site is located North of the Minnesota River and South of Lake Minnetonka on the only corridor that extends through the trade area.

Area attractions include the Chanhassen Dinner Theatre which brings over 300,000 people annually, the Minnesota Landscape Arboretum, Valley Fair, Canterbury Park, and Hazeltine National Golf Club, host of the 2016 Ryder Cup. Additionally, there are also 2 high schools within 1.5 miles of the site with approximately 3,000 students, one of which is located on Lyman Boulevard which borders the site to the north.

CITY OF CHANHASSEN'S VISION FOR THE PROJECT

As part of their 2030 Comprehensive Plan, the City of Chanhassen's vision for the project is stated as:

A mixed commercial district with retail and entertainment uses of a scale and function that serves a regional market. The physical environment emphasizes an attractive comfortable walking experience for shoppers and visitors and is designed to serve trail users and mass transit as well as automobile traffic. Centers of this type have at least two major retail anchors and are characterized by the diversity and mix of retail and service uses within their boundaries.

Goods and Services Examples:

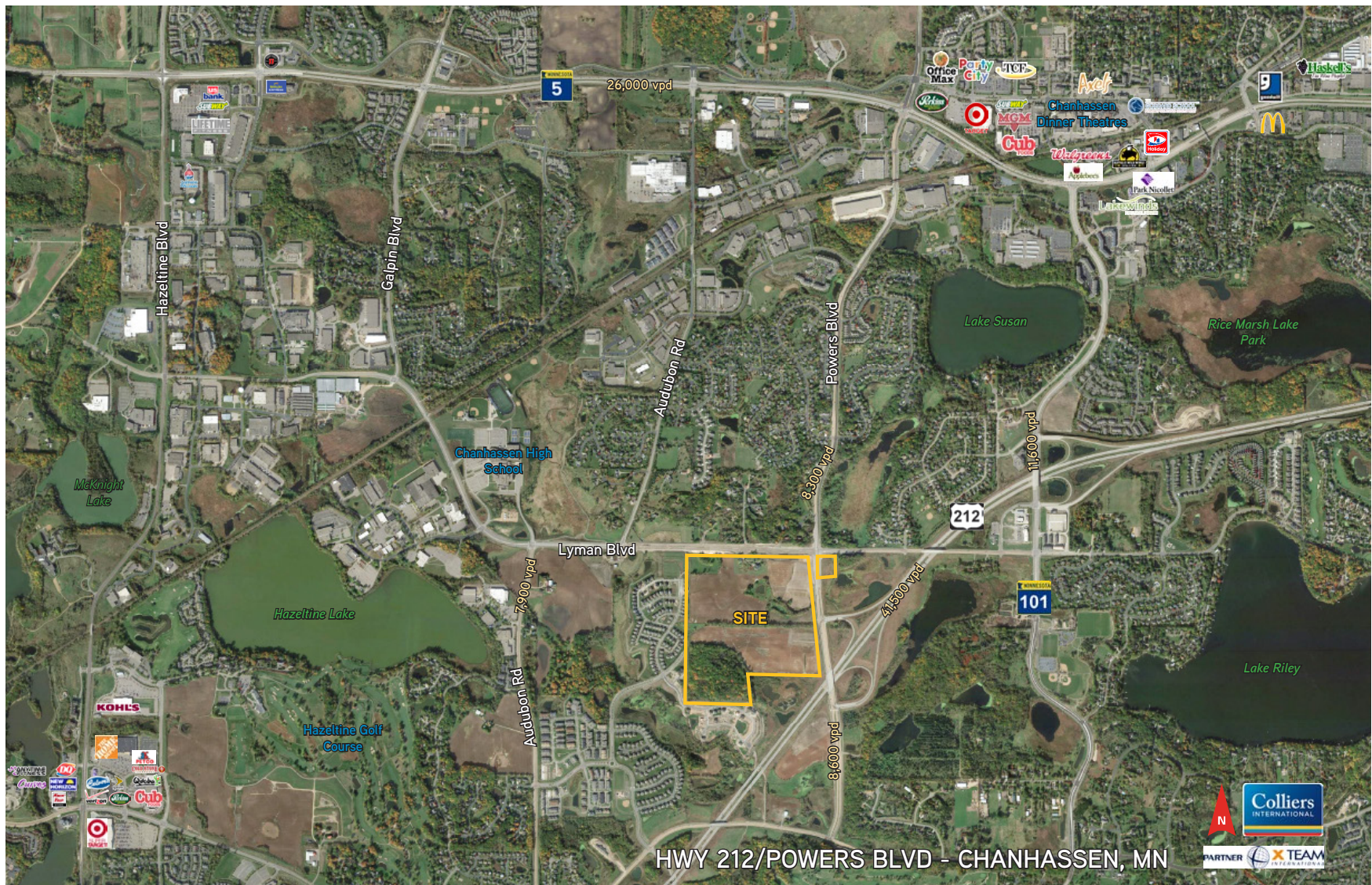
- Entertainment
- Department Store
- Comparison Shopping
- Specialty Retail / Boutique
- Restaurants
- Hotels
- Residential



Scanned copy of the City of Chanhassen's "Commercial / Regional Retail Development Diagram"

SITE LOCATION + INFORMATION

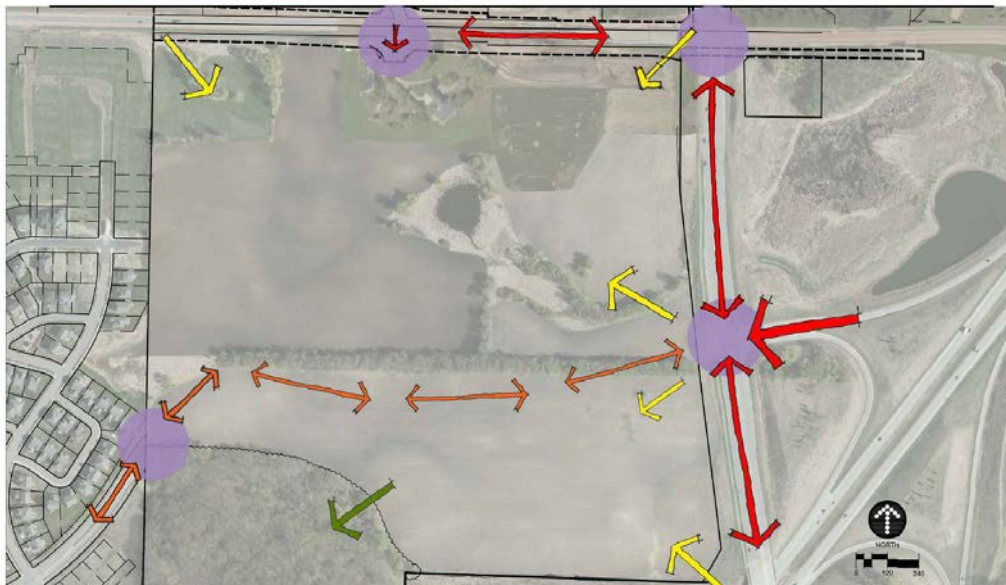
AERIAL



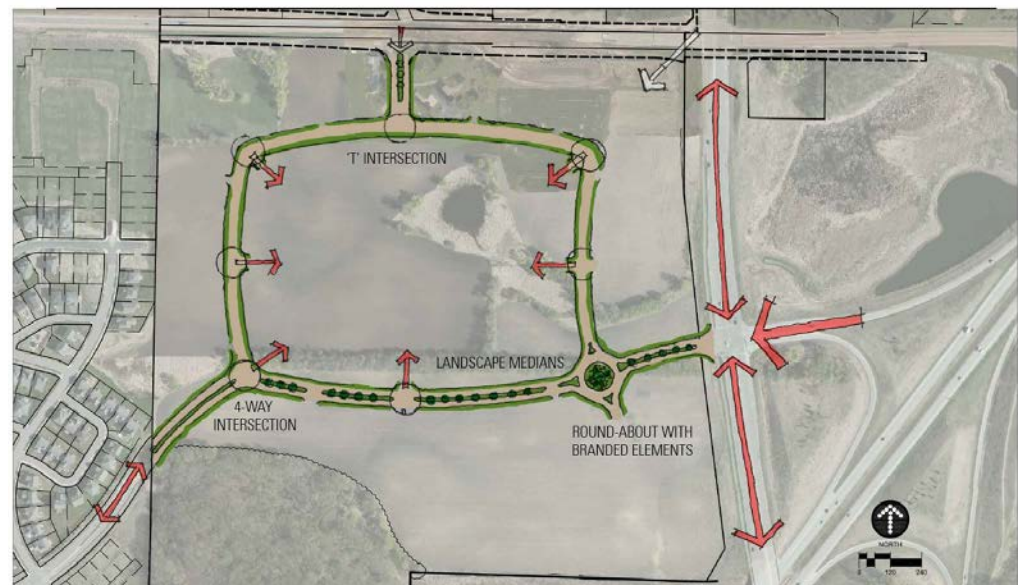
SITE LOCATION + INFORMATION

SITE CONNECTIONS

Site Diagram

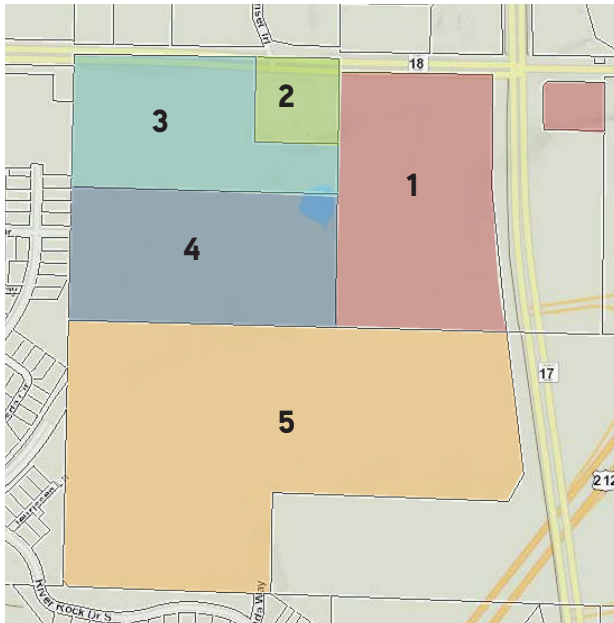


Roadways



SITE LOCATION + INFORMATION

PARCEL DETAIL



	PID	Gross Acres	Net Acreage
1	250230500	24.55	17
2	250230420	4	4
3	250230430	16.08	13
4	250230410	20	16
5	250230300	54.07	36
Totals		114	86

Currently Zoned: Agricultural

Property is: Guided, Regional Commercial / Office

Site Control: The developer has fee simple interest in entire property without any debt.

MARKET FEASIBILITY

MARKET STUDY PROVIDED BY:



The market study was created in 2014. The full market study with key trade area demographics and demographic comparisons for the Minneapolis-St. Paul MSA is available upon request.

MARKET STUDY HIGHLIGHTS

Avienda is strategically located at an interchange on Highway 212, a new freeway in the southwest Minneapolis-St. Paul Metropolitan Area. Factors that support retail development of this 91-acre site include:

- The Avienda trade area population of 407,361 in 2014 is expected to increase to 438,533 in 2019, an annual growth rate of 1.49 percent.
- Households are expected to increase at an annual growth rate of 1.5 percent from 157,810 in 2014 to 169,997 in 2019.
- The Avienda trade area includes Carver and Scott counties, the two fastest growing counties in Minnesota. Between 2010 and 2013, population in Carver and Scott counties grew at annual rates of 1.6 and 1.8 percent, respectively.
- The Avienda trade area average household income of \$103,006 in 2014 is 20 percent above the Minneapolis-St. Paul MSA average household income of \$85,611 and 41 percent above the United States average of \$72,869.

- The Avienda trade area average household income is expected to increase to \$110,603 in 2019, while median household income is expected to rise to \$91,761.
- The Avienda trade area median household income of \$83,841 in 2014 is 55 percent above the national median household income of \$53,958.
- In 2014, 60,100 households (38.1 percent) are estimated to have household income above \$100,000 and is expected to increase to 71,000 (41.8 percent) in 2019. One-quarter of the households (42,113) are expected to have incomes above \$150,000 in 2019.
- Families comprise 70 percent of all households in 2014 compared to 64.7 percent in the Minneapolis-St. Paul MSA and 66.6 percent in the United States.
- The Avienda trade area population age 25 plus is well educated with 30.4 and 13.1 percent that hold college and graduate degrees, respectively. This is well above the United States rates of 20.8 and 12.2 percent, respectively.
- The Avienda trade area population in 2014 is 89.9 percent Caucasian followed by Asian/Pacific Islander (4.0 percent), African American (2.3 percent), Native American (0.4 percent), and Other (3.4 percent). Hispanic (any race) is 4.3 percent.

The trade area's many economic attributes, population, and upper income households provide support for retail stores, restaurants, and services.

MARKET FEASIBILITY

SITE LOCATION

Avienda is ideally located in Chanhassen, Minnesota, one of the fastest growing cities in the Minneapolis-St. Paul Metropolitan Area. The 114-acre site, shown on the map to the right, occupies the northwest quadrant of the interchange of Highway 212 and Powers Boulevard. The westbound exit ramp connects to the site's main entrance street. The eastbound exit ramp is a short distance to the south. Highway 212 is a new freeway connecting southwest Minnesota with the metro area. Highway 212 traffic counts were 50,000 vehicles per day in 2012, a 37 percent increase from 36,500 in 2010.

DEMOGRAPHIC HIGHLIGHTS

Chanhassen is an ideal location for a major retail development:

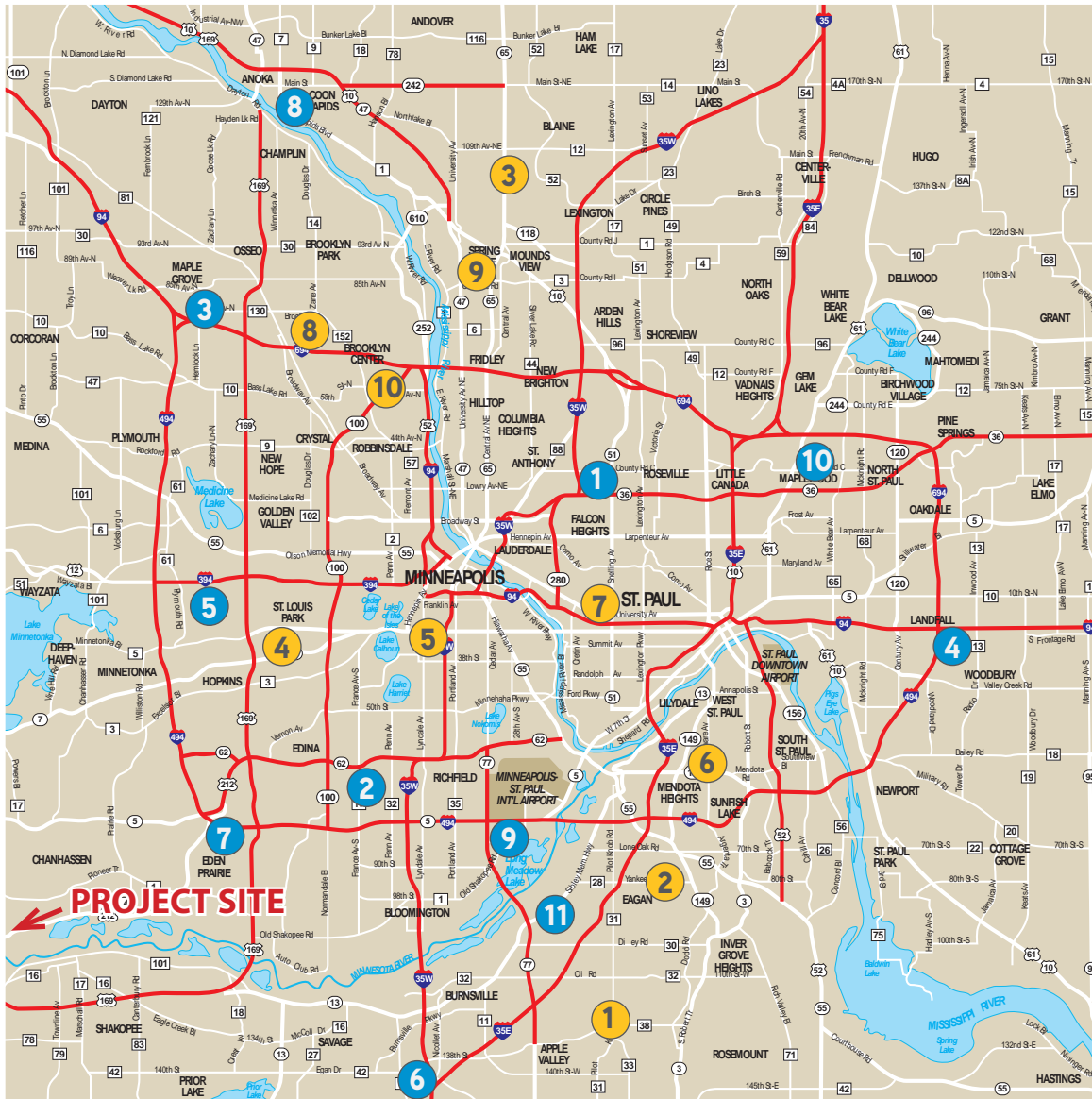
- The city's average household income was \$147,642 in 2015 within a 3 mile radius, and is projected to increase to \$164,428 in 2020.
- Median household income was \$113,640 in 2015 within a 3 mile radius and is double the United States median household income of \$53,217.
- In 2014, two-thirds of Chanhassen households had incomes above \$75,000 and 54.2 percent had incomes above \$100,000.
- In 2014, one-third of the households had incomes above \$150,000. Chanhassen's adult population is well educated with 59.0 percent having a college or graduate degree.
- Money Magazine ranked Chanhassen 4th in its Best Place to Live list in 2013.



Source: Google and McComb Group, Ltd.

Chanhassen's average household income was \$147,642 in 2015, and is projected to increase to \$164,428 in 2020.

MINNEAPOLIS/ST. PAUL MINNESOTA



Regional Trade Areas

- 1 Rosedale Mall, Roseville
- 2 Southdale Mall, Edina
- 3 Arbor Lakes, Maple Grove
- 4 Woodbury
- 5 Ridgedale Mall, Minnetonka
- 6 Burnsville Center, Burnsville
- 7 Eden Prairie Center, Eden Prairie
- 8 Riverdale, Coon Rapids
- 9 Mall of America, Bloomington
- 10 Maplewood Mall, Maplewood
- 11 Eagan Outlet Mall

Community Trade Areas

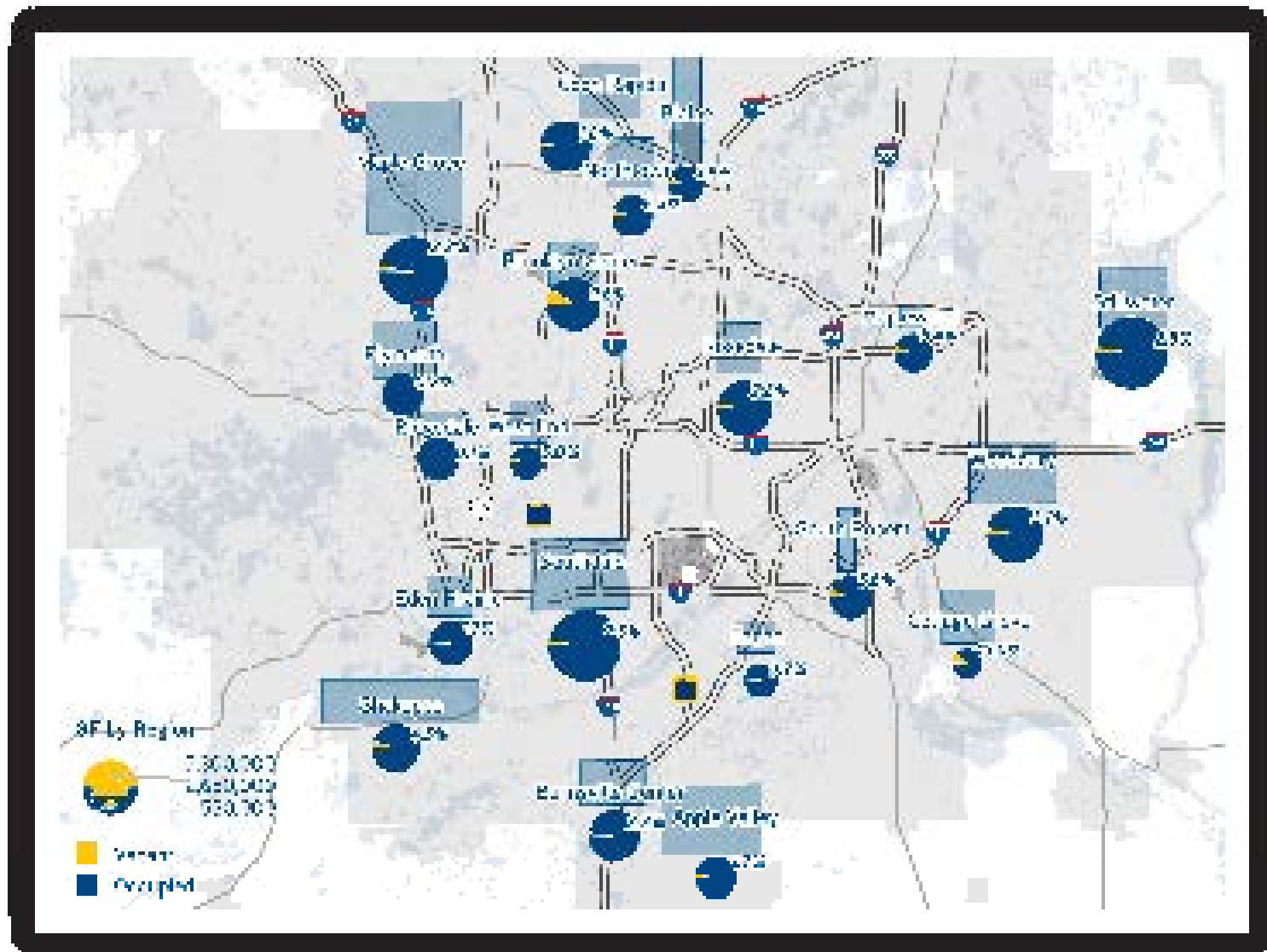
- 1 Apple Valley
- 2 Eagan
- 3 National Sports Center, Blaine
- 4 Knollwood, St. Louis Park
- 5 Uptown, Minneapolis
- 6 South Robert, West St. Paul
- 7 Midway, St. Paul
- 8 Brooklyn Park
- 9 Northtown, Blaine
- 10 Brooklyn Center

MINNEAPOLIS-ST. PAUL



MARKET FEASIBILITY

MINNEAPOLIS / ST PAUL RETAIL TRADE AREAS



Source: Colliers International Minneapolis / St. Paul Q2 2016 Retail Market Report

MARKET FEASIBILITY

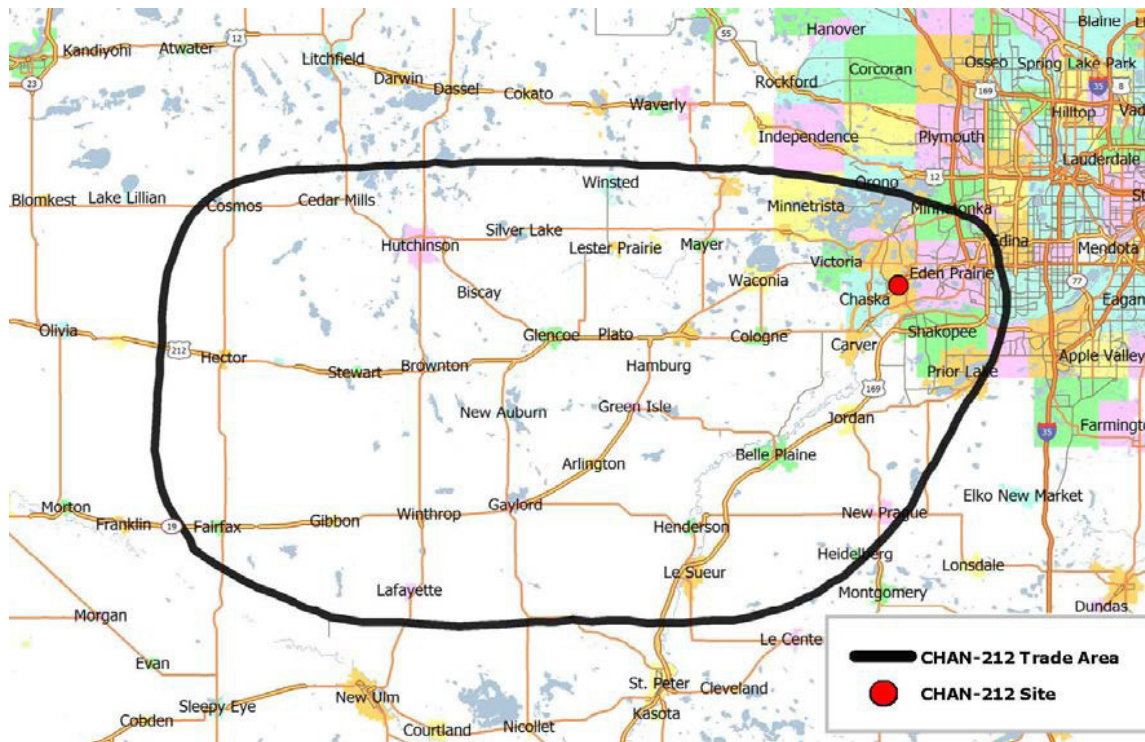
MINNEAPOLIS / ST PAUL RETAIL MARKET STATISTICS

SUBMARKET	TOTAL SF	DIRECT VACANT SF	% VACANT DIRECT	SUBLEASE VACANT SF	% VACANT W/SUBLEASE	4TH QUARTER ABSORPTION	YTD ABSORPTION
MINNEAPOLIS CBD							
CBD of Minneapolis	781,287	115,240	11.8%	0	11.8%	(1,402)	(3,247)
NORTHEAST							
Community Center	4,235,108	174,353	4.1%	0	4.1%	(29,216)	(84,964)
Neighborhood Center	5,058,437	249,572	4.9%	0	4.9%	12,941	6,882
Regional Center	2,914,077	37,973	1.3%	0	1.3%	(1,935)	(960)
Totals:	12,207,622	461,989	3.8%	0.0%	3.8%	(18,210)	(79,042)
NORTHWEST							
Community Center	5,595,590	340,504	6.1%	0	6.1%	25,832	68,850
Neighborhood Center	10,659,586	593,708	5.6%	4,964	5.6%	(20,125)	(20,768)
Outlet Mall	430,000	0	0.0%	0	0.0%	0	0
Regional Center	3,900,369	68,933	1.8%	0	1.8%	15,911	24,229
Totals:	20,585,545	1,003,145	4.9%	4,964	4.9%	21,618	72,311
SOUTHEAST							
Community Center	4,323,116	167,916	3.9%	61,736	5.3%	(15,137)	(9,784)
Neighborhood Center	7,172,786	496,981	6.9%	1,500	6.9%	231,457	217,755
Outlet Mall	409,000	0	0.0%	0	0.0%	0	409,000
Regional Center	6,015,202	99,480	1.7%	3,003	1.7%	(316)	36,443
Totals:	17,920,104	764,377	4.3%	66,239	4.6%	216,004	244,414
SOUTHWEST							
Community Center	3,550,912	192,777	5.4%	0	5.4%	16,266	14,971
Neighborhood Center	6,641,480	376,840	5.7%	0	5.7%	188,308	200,568
Regional Center	5,934,679	103,060	1.7%	0	1.7%	(24,967)	(23,617)
Totals:	16,127,071	672,677	4.2%	0	4.2%	179,607	191,922
TOTAL ALL MARKETS							
CBD of Minneapolis	980,041	115,240	11.8%	0	11.8%	(1,402)	3,247
Community Center	17,704,726	875,550	4.9%	61,736	5.3%	(2,255)	(10,927)
Neighborhood Center	29,532,289	1,717,101	5.8%	6,464	5.8%	412,581	404,437
Outlet Mall	839,000	0	0.0%	0	0.0%	0	0
Regional Center	18,764,327	309,446	1.6%	3,003	1.7%	(11,307)	36,095
Totals:	67,820,383	3,017,337	4.4%	71,203	4.6%	397,617	432,852

Source: Colliers International Minneapolis / St. Paul Q2 2016 Retail Market Report

MARKET FEASIBILITY

MARKET STUDY TRADE AREA



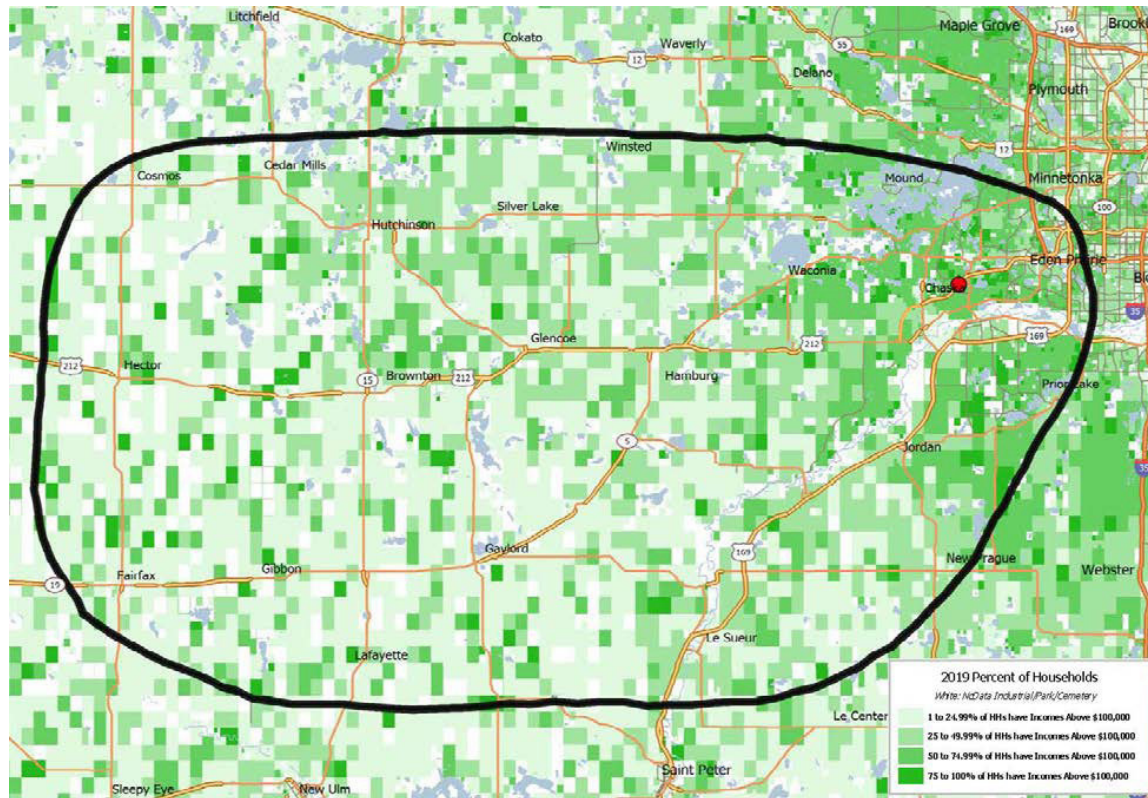
Population is expected to increase from 407,361 in 2014 to 438,533 in 2019.

Trade area households are expected to increase from 157,810 in 2014 to 169,997 in 2019.

Source: Scan/US, Inc and McComb Group, Ltd.

MARKET FEASIBILITY

ESTIMATED 2019 HOUSEHOLD INCOME: PERCENT ABOVE \$100,000



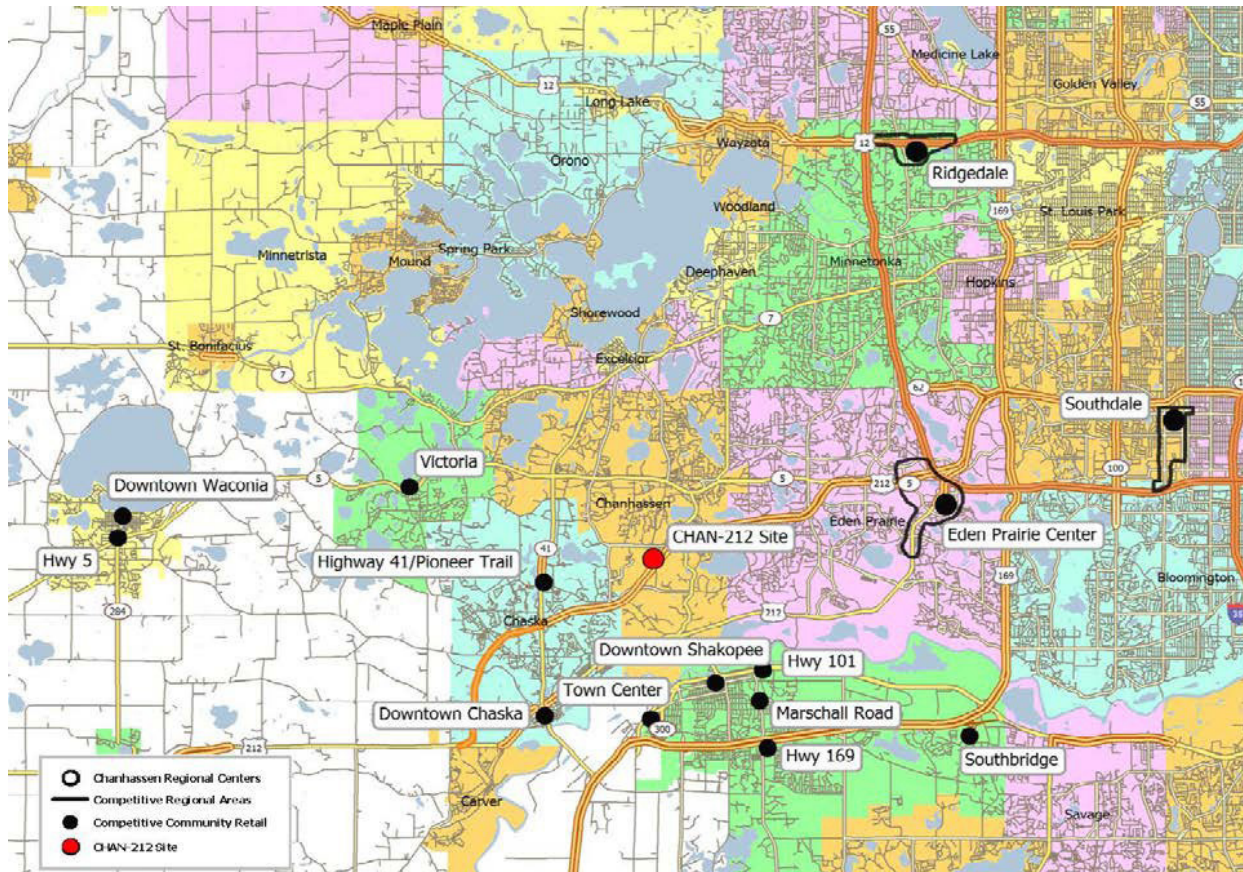
Source: Scan/US, Inc and McComb Group, Ltd.

Average 2014 household income is \$103,006 and is expected to increase to \$110,603 in 2019.

Households with incomes above \$100,000 in 2019 are distributed throughout the trade area with higher concentrations in the northeast portion.

MARKET FEASIBILITY

COMPETITIVE SHOPPING AREAS

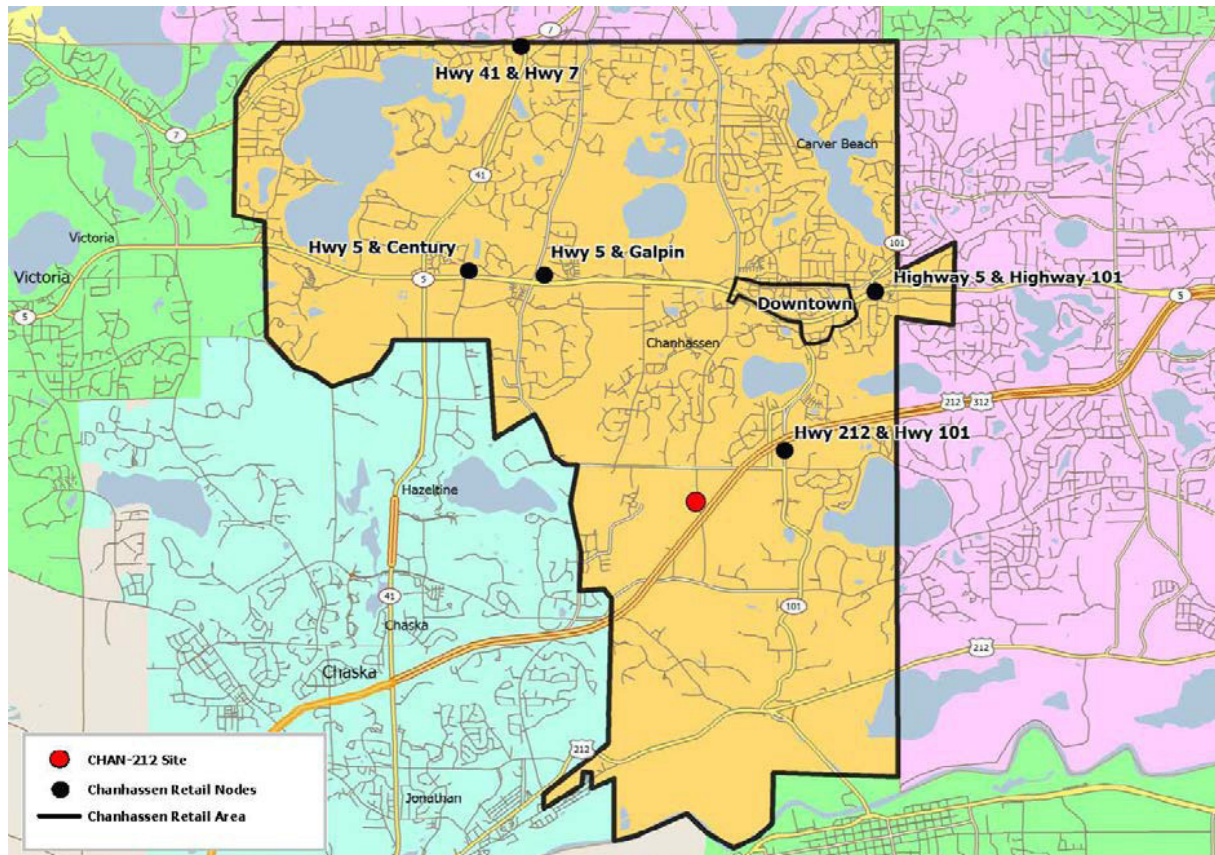


The market study identifies three competitive regional shopping centers near the trade area.

Source: Scan/US, Inc and McComb Group, Ltd.

MARKET FEASIBILITY

CHANHASSEN RETAIL NODES

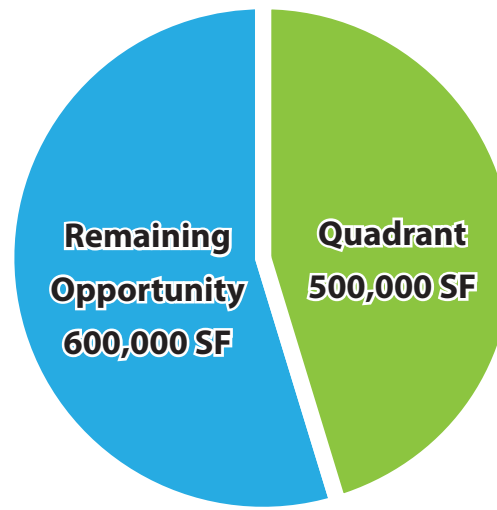
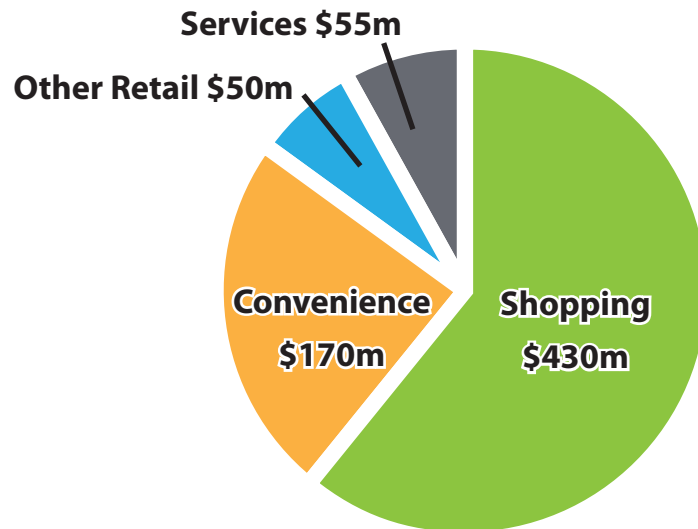


Source: Scan/US, Inc and McComb Group, Ltd.

MARKET FEASIBILITY

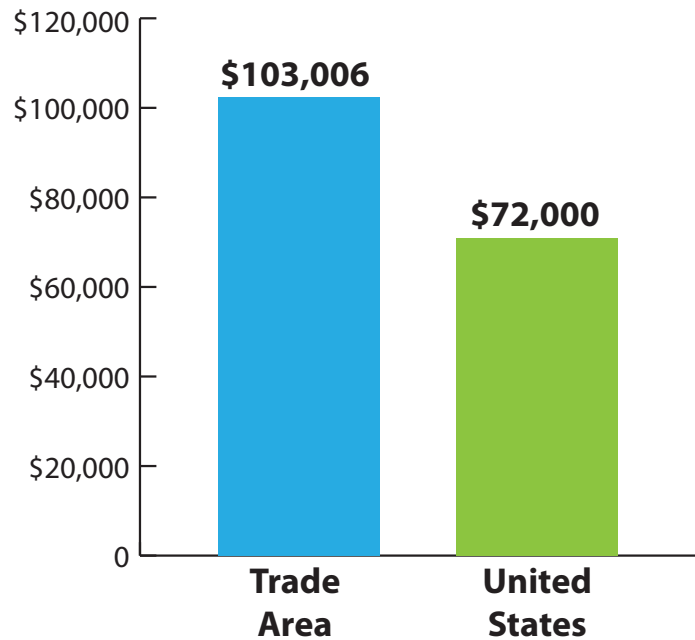
MARKET OPPORTUNITY: TRADE AREA

Shopping	\$430,000,000
Convenience	\$170,000,000
Other Retail	\$50,000,000
Services	\$55,000,000
<hr/>	
Retail Opportunity	\$705,000,000 or 1,100,000 SF
Avienda Proposed	387,000 SF (Retail)



DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME



Average household income of \$103,006 is significantly higher than the United States average household income of \$72,000.

TRADE AREA DEMOGRAPHICS

	2015	2020
Population	407,361	438,533
Households	157,810	169,997
Average Household Income		
Trade Area	\$103,006	
Minneapolis	\$85,611	
United States	\$72,000	
Median Household Income		
Trade Area	\$83,841	\$91,761
Minneapolis	\$66,941	\$71,838
United States	\$53,958	\$57,860
Household Income \$100,000+	60,102 (38.1%)	71,104 (41.8%)
Household Income \$150,000+	31,857 (20.2%)	42,113 (24.8%)

DEMOGRAPHICS

CHANHASSEN, MINNESOTA IS CONSISTENTLY RATED AS A GREAT PLACE TO LIVE



Money Magazine
Best Places to Live



Family Circle Top 10 Town
to Raise a Family



Business Journal Highest
Quality of Life



Minneapolis St. Paul Magazine
Best Places to Live

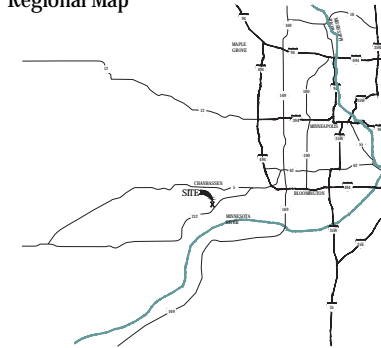


Movoto Real Estate Blog
#1 Place to Live in Minnesota

PROJECT CONCEPTS



Regional Map



Legend

- Future Traffic Signal
- Existing Traffic Signal
- Stall Count
- Public Right Of Way
- Ponding
- Preservation
- Wetland and Buffer
- Regional Commercial
- Office
- High Density Residential
- Medium Density Residential

Notes

Development plan shown for schematic purposes only and subject to change.



Development Data

Section	Gross Area (Acres)	Net Developable Area (Acres)	Building Area (S.F.)	Parking Stalls	Units/ Beds	Parking Ratio (Stalls per 1,000 S.F. or per Unit)
1	8.32	8.32	90,000	434		4.8
2	1.23	1.23	10,000	50		5.0
3	6.90	6.90	183,000	365	225	1.6
4	9.30	6.46	76,000	n/a	38	
5	5.29	4.11	50,000	298		6.0
6	1.58	1.58	16,000	35		2.2
7	4.00	4.00	50,000	305		6.1
8	4.40	4.40	50,000	315		6.3
9	1.46	1.37	8,000	90		11.3
10	1.51	1.21	8,000	84		10.5
11	2.13	1.90	8,000	119		14.9
12	1.89	1.89	7,000	103		14.7
13	19.67	19.67	159,000	782		4.9
14	8.53	8.53	97,500	473		4.9
15	2.21	2.21	25,000	145	100	1.5
16	6.05	6.05	79,600	375	250	1.5
17	16.64	0.00	n/a	n/a		
18	17.10	0.00	n/a	n/a		
19	1.66	0.00	n/a	n/a		
Total	119.87	79.83	917,100	3,973	613	n/a

DEVELOPMENT PLAN
JANUARY 26, 2017

AVIENDA



in collaboration with: LEVEL 7 DEVELOPMENT
RSP ARCHITECTS + WELSH AND COLLIER

INSPIRATION

Architectural Guidelines

High-quality architecture is an essential component in fulfilling the objectives of the Concept Plan. Rather than prescribing a particular style, these architectural guidelines are intended to encourage an integration of both traditional and contemporary design that ultimately create a “timeless” feel. Architectural designs should provide a consistent quality, measured, to a great degree, by the pedestrian experience along the street, sidewalk and by an architectural expression that provides character without being obtrusive, or artificial.

Guideline Recommendations

Of all the layers that combine to form the project master plan, architecture will typically be the most prominent development component. Both visually and physically, architecture will play a major role in defining the overall design character and mix of uses. It is crucial that the design and location of buildings address these architectural guidelines with specific emphasis on the following:

- Promote an animated street presence with a mix of street-level uses, interesting building facades, doors and windows on the street where appropriate, careful design of lighting, awnings, signage and other elements that animate the pedestrian experience
- Promote variety in building design, character and expression; not one theme or building style, but a thoughtful integration of many design solutions
- Promote a variety of building types, including a range of height, scale and proportion that supports an integrated mix of shopping destinations, food venues, service businesses, commercial office options, and other mixed uses
- Building location is as important as building style; special architectural elements, character, transparency and a higher level of materials and detailing should be used to highlight corridors and crossroads throughout the project
- Encourage the use of high-quality materials, suggesting a preference toward native materials, with respect for local building techniques

CLASS I:

1. brick
2. natural stone
3. glass
4. metal panels
5. specialty concrete
6. architecturally precast textured concrete panels
7. other comparable or superior materials

CLASS II:

1. opaque panels
2. ornamental metal
3. architectural rockface cmu
4. masonry stucco
5. specialty concrete
6. exterior insulating finishing system (EIFS)
7. wood
8. other comparable or superior materials

- Minimize the impact of all mechanical equipment; as viewed from ground levels at a variety of locations, all mechanical equipment located on the roof or around the perimeter of a structure shall be screened by a raised parapet, by comparable and compatible exterior building materials, or painted to complement the building materials in order to diminish its impact. Incidental rooftop equipment deemed unnecessary to be screened by the City shall be of color to match the roof or the sky, whichever is more effective.
- Equipment used for mechanical, processing, bulk storage tanks, or equipment used for suppressing noise, odors, and the like that protrudes from a side of a building or is located on the ground adjacent to a building shall be screened from public view as much as practical with materials matching the design of the building. Where miscellaneous exterior equipment cannot be fully screened with matching building materials, landscaping may be used as additional screening.

Examples

Providing a creative mix of building types, scales and expressions are critical objectives to be met. The following graphic examples illustrate the design intent for this development.



Natural Stone

stucco/EIFS
Painted EIFS



shade trellis

Steel structure and angled louvers create filtered shade



copper metal panels

Copper roof and facade panels



greenscreen

Steel structure and “greenator” mesh in fill creates living screen walls of vines



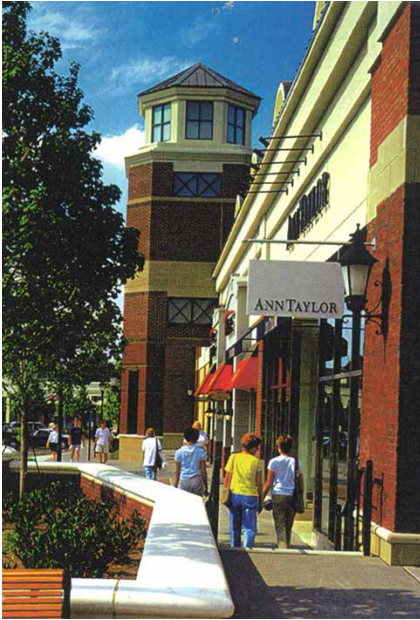
storefront system

Clear anodized aluminum storefront systems with green tinted glass and spandrel glass

ARCHITECTURAL DESIGN GUIDELINES

Chanhassen MN

INSPIRATION



CONCEPTUAL SITE DESIGN

Chanhassen MN

retail character

INSPIRATION



CONCEPTUAL SITE DESIGN

Chanhassen MN

retail character

INSPIRATION



CONCEPTUAL SITE DESIGN

Chanhassen MN

office character

INSPIRATION



CONCEPTUAL SITE DESIGN

Chanhassen MN

housing character

INSPIRATION



CONCEPTUAL SITE DESIGN

Chanhassen MN

landscape & site

INSPIRATION



CONCEPTUAL SITE DESIGN

Chanhassen MN

entry character



Natural Stone

stucco/eifs
Painted EIFS



shade trellis
Steel structure and angled louvers create filtered shade



copper metal panels
Copper roof and facade panels



greenscreen
Steel structure and "greenazeen" mesh in fill creates living screen walls of vines



storefront system
Steel structure and aluminum storefront systems with green tinted glass and spandrel glass

INSPIRATION



CONCEPTUAL SITE DESIGN

Chanhassen MN

entry character



Natural Stone

stucco/EIFS
Painted EIFS



shade trellis

Steel structure and angled louvers create filtered shade



copper metal panels

Copper roof and facade panels



greenscreen

Steel structure and "greenscreen" mesh in fill creates living screen walls of vines



storefront system

Clear shodged aluminum storefront systems with green tinted glass and spandrel glass

INSPIRATION



View toward Restaurant

CONCEPTUAL SITE DESIGN

Chanhassen MN

building character



Natural Stone

stucco/EIFS
Painted EIFS



shade trellis
Steel structure and angled louvers create filtered shade



copper metal panels
Copper roof and facade panels



greenscreen
Steel structure and "greenization" mesh in fill creates living screen walls of vines



storefront system
Clear spandrel aluminum storefront systems with green tinted glass and spandrel glass

INSPIRATION



Natural Stone

stucco/EIFS
Painted EIFS



shade trellis
Steel structure and angled louvers create filtered shade



copper metal panels
Copper roof and facade panels



greenscreen
Steel structure and "greenscreen" mesh in fill creates living screen walls of vines



storefront system
Clear modulated aluminum storefront systems with green tinted glass and spandrel glass

CONCEPTUAL SITE DESIGN

Chanhassen MN

building character

DUE DILIGENCE

DUE DILIGENCE MATERIALS AVAILABLE:

- Boundary Survey
- Title Commitment
- Phase 1 Environmental
- Geotechnical / Soil Investigation
- Wetland Delineation
- Tree Survey Inventory
- McComb Market Study and Trade Area Analysis
- Market Demographic Information
- Site Investigation Report