

Sunrise CENTER



A tall, multi-section sign for the AMOCO gas station and Sunrise Liquor. The top section features the AMOCO logo. Below it, a digital display shows 'regular 3.198'. The next section is yellow and reads 'SUNRISE LIQUOR BEER WINE LIQUOR'. Below that, it says 'DIMAGGIO'S LIQUOR SALON 320-774-3377 & BOUTIQUE'. The bottom section is white and reads 'LIQUOR STORES OPEN'. The sign is supported by a metal pole.

VALUE ADD RETAIL STRIP CENTER | 7-ELEVEN CORPORATE LEASE (AMOCO) | ST. CLOUD, MN



INVESTMENT HIGHLIGHTS

Sunrise CENTER

\$2,390,000
OFFERING PRICE

\$164
PSF

\$196,936
NOI

8.25%
CAP RATE

THE OFFERING

Sunrise Center (the “Property”) is a value-add unanchored retail strip center in St. Cloud, MN. Positioned at the new signalized intersection of HWY 23 and 14th Ave NE.

Address	40 14th Ave NE St. Cloud, MN 56304
Primary Tenants:	7-Eleven (Amoco), LGS Electronics, DiMaggio’s Pizza & Pasta, Sunrise Laundry, Buddha Glass
Square Feet	14,560 SF
Land Size	1.38 Acres
Occupancy	100%
Year Built	1989
# of Tenants	5
Traffic Counts	20,352 VPD - Highway 23

MINIMAL NEAR TERM CAPITAL REQUIREMENTS

The seller has invested significantly in the Property in recent years, leaving a buyer with a well-maintained asset requiring minimal near-term capital outlay. Completed improvements include a **full mill and overlay of the parking lot** (2024), fresh exterior paint (2022), and newer HVAC units throughout. The property also benefits from a **standing seam metal roof, one of the most durable and long-lasting roofing systems available.**

HIGHLIGHTS

VALUE-ADD

Four out of the five Tenants are on modified Gross Leases (tenants cover their utilities) as their leases expire (two tenants expire in 2028, one in 2029, and one in 2030), an investor has the ability to convert these tenants to NNN lease structures and mark rents to market, **providing a clear path to NOI growth.**

INVESTMENT-GRADE ANCHOR TENANT

7-Eleven (Amoco): The anchor suite (Suite 1 — 5,584 SF) is occupied by an Amoco, that is operating on a sublease with 7-Eleven, the **world’s largest convenience store chain**, with with over 56,000 locations globally. 7-Eleven maintains an investment-grade credit rating of A- (S&P), with approximately \$80.3 billion in annual revenue and \$70.3 billion in total assets. **The NNN lease extends through March 2037, offering long-term, stable cash flow backed by a strong corporate credit.**

HIGH VISIBILITY SIGNALIZED INTERSECTION

The property benefits from direct frontage on **Highway 23**, one of the primary highways serving the Saint Cloud market. A recently completed major road construction project resulted in a new signalized intersection at this location (**20,352 VPD**), dramatically improving ingress, egress, and visibility for tenants and customers.

ENVIRONMENTAL RISK MITIGATED

Both Phase I and Phase II Environmental Reports (April 2026) identified **no recognized environmental conditions (RECs) and no evidence of contamination**, supporting a streamlined diligence process reducing execution risk. 7-Eleven is responsible for its environmental and tanks.



Highway 23

20,352 VPD

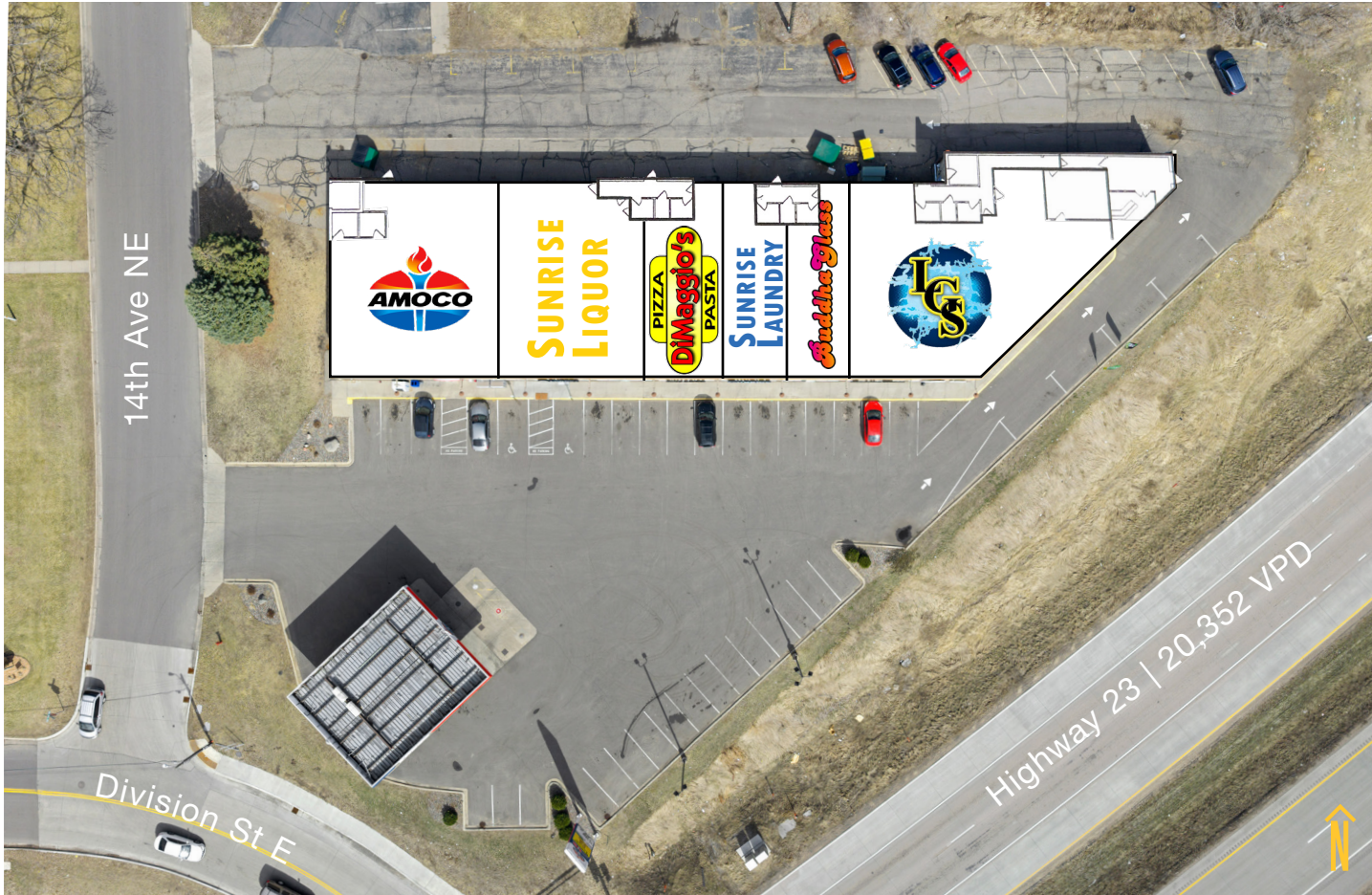
Crossroads Center, Division Place, Rivertown Village, Division St. Plaza and Surrounding Retail



OVERALL ST. CLOUD MARKET



PROPERTY SITE PLAN



Suite	Tenant	SF
1	Amoco (7-Eleven)	5,584
1	Sunrise Liquor (7-Eleven)	
2	DiMaggio's Pizza & Pasta	1,440

Suite	Tenant	SF
3	Sunrise Laundry	1,100
4	Buddha Glass	1,073
5	LGS Electronics	4,703

For further information contact owner's exclusive representatives.



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