
# BMO HARRIS BANK

522 Snelling Ave South | St. Paul, MN | 55116

**CONTACT THE BELOW TO RECEIVE FULL MARKETING PACKAGE WITH BUILDING PHOTOS & AERIALS.**

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## INVESTMENT SUMMARY

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|---|---|
| **PRICE** | $2,995,000 |
| **CAP** | 8.44% |
| **NOI** | $252,887.04 |
| **RENT/SF** | $48.43 |
| **RENT ADJUSTMENTS** | |
| **YEARS 16-20:** | $252,887.04 |
| **OPTION 1:** | $283,233.48 |
| **OPTION 2:** | $317,221.49 |
| **OPTION 3:** | $355,288.06 |
| **OPTION 4:** | $397,922.62 |

## LEASE INFORMATION

| | |
|---|---|
| **LEASE TYPE** | Ground |
| **LEASE TERM REMAINING** | 3 Years, 7 Months |
| **RENT COMMENCEMENT** | 03/10/2010 |
| **LEASE EXPIRATION** | 02/28/2030 |
| **RENEWAL OPTIONS** | Four 5-Year |

**LEASE NOTES**:

Ground Lease. No landlord responsibilities.

**Strong Corporate Tenant**: BMO, headquartered in Chicago, operates over 1,000 U.S. branches and 40,000+ ATMs nationwide. S&P Rated A+ with Revenues exceeding $31 Billion. Recently recognized by *Fast Company* as one of the World's Most Innovative Companies of 2024.

**Legacy Asset Advantage**: BMO Bank is a rare legacy asset featuring a large lot and **grandfathered drive-thru facility**, providing significant competitive advantages in St. Paul's restrictive zoning environment.

**Premier Location**: Strategically positioned in Highland Park, one of St. Paul's most desirable neighborhoods—ranked #2 Best Neighborhood to Raise a Family in St. Paul by Niche.

**Education Hub**: Located within blocks of prestigious higher educational institutions including St. Catherine University, University of St. Thomas, and Macalester College.

**Strong Demographics**: Serves a robust 5-mile population of 371,376 residents with an affluent average household income of $166,154 within a 1-mile radius.

**High-Traffic Corridors**: Prime exposure on two major arterials—Highway 51 (20,975 vehicles per day) and Randolph Avenue (11,100 vehicles per day).

**Capital City Market**: Located in St. Paul, Minnesota's capital city (population 319,465)—the state's second-largest city and home to major attractions including Xcel Energy Center, Allianz Field, University of Minnesota East Campus, and multiple higher education institutions.

## PROPERTY INFORMATION

| | |
|---|---|
| **ADDRESS** | 522 Snelling Ave South<br>St. Paul, MN 55116 |
| **BUILDING SIZE** | 5,222 SQ.FT. |
| **LOT SIZE** | 0.79 Acres |
| **COUNTY** | Ramsey |
| **YEAR BUILT** | 2009 |

## DEMOGRAPHIC INFORMATION

| | 1-MILE RADIUS | 3-MILE RADIUS | 5-MILE RADIUS |
|---|---|---|---|
| **2026 POPULATION** | 22,102 | 152,931 | 371,376 |
| **2031 POPULATION** | 22,177 | 155,404 | 377,296 |
| **2026 MEDIAN HOUSEHOLD INCOME** | $111,185 | $86,091 | $80,200 |
| **2026 AVERAGE HOUSEHOLD INCOME** | $166,154 | $127,095 | $115,497 |

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2026 and 2031.

| | |
|---|---|
| **PROPERTY** | BMO Harris Bank, N.A. |
| **TENANT** | BMO Harris Bank, N.A. successor by merger to M&I Marshall & Ilsley Bank |
| **REVENUES** | $31.2 Billion |
| **NET WORTH** | $77 Million |
| **S&P RATING** | A+ |
| **WEBSITE** | https://www.bmo.com/ |

**Based in Chicago, Illinois, BMO currently has over 1,000 branches in the United States and 40,000+ ATMs. *Fast Company* recently named BMO one of the World's Most Innovative Companies of 2024.**

BMO is a leading North American bank driven by a single purpose: to Boldly Grow the Good *in business and life*. Their Purpose informs their strategy, drives ambition, and reinforces their commitments to progress: for a thriving economy, a sustainable future and an inclusive society.

As the 8th largest bank in North American by assets, BMO provides personal and commercial banking, global markets and investment banking services to 13 million customers. BMO Harris Bank offers a variety of personal and business banking services including checking and savings accounts, mortgages, credit cards, and loans.

BMO's long-standing reputation for financial strength is complemented by its forward-looking strategy centered on innovation, disciplined risk management, and sustainable growth. The bank is deeply committed to advancing economic progress through initiatives in sustainable finance, digital transformation, and inclusive community investment. Supported by a resilient balance sheet and strong credit profile, BMO continues to deliver consistent performance while creating long-term value for its shareholders, clients, and stakeholders.

BMO Harris Bank is located in the Highland Park neighborhood of St. Paul, MN. Highland Park is St. Paul's little slice of small town within a big city, and lies along the Mississippi River between Minneapolis and St. Paul. This property is located on Highway 51 where traffic counts average 20,975 vehicles per day and 12,100 vehicles per day on Randolph Ave.

Highland Park, located in the southwest corner of St. Paul, is home to several amenities including the Highland National Golf Course (18 holes), Highland Bridge, Hidden Falls Regional Park, and much more. This family-friendly neighborhood also offers a variety of restaurants, coffee shops, bars, parks, and bike paths for all ages. Highland Bridge, located approximately 3 miles from this property, is an ongoing development project creating 3,800 housing units, 150,000 SF of retail space, 55+ acres of parks, recreation fields, open spaces, and waterways, 265,000 SF of office space, and 14,500 construction jobs.

Located within 2 miles of this property are 4 college universities, University of St. Thomas, St. Catherine University, Concordia University, and Macalester College. The University of St. Thomas currently enrolls approximately 9,000 students, while St. Catherine University enrolls 2,915 + students, Macalester College enrolls 2,175+ students and Concordia University enrolls 5,500+ students.

St. Paul, the capital of Minnesota, is known as the Historic River City and flows deep with tradition and culture. As of 2023, the population of St. Paul is 319,465 and is the 2nd largest city in Minnesota and 64th largest city in the United States. St. Paul is home to a wide variety of events and activities, restaurants, bars, breweries, and much more including Xcel Energy Center and Allianz Field. Formerly Xcel Energy Center, The Grand Casino Arena is a multi-purpose sports and entertainment facility and is regarded as one of the finest arenas in the world.  Home to the NHL Minnesota Wild, the Center hosts more than 150 sporting, concert, and entertainment events and approximately 1.7 million visitors each year.

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