

FOR SUBLEASE

TOCA TRAINING CENTER

45,000 SF Available Rec/Flex Space

3601 W 145th Street
Burnsville, Minnesota

TOCA
S O C C E R

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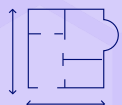
Property Highlights



**State-of-the-Art
Sports Facility**



**Two Full-Size Indoor
Turf Fields with Glass
Dasher Boards**



**45,000 SF Available
for Sublease**



**Concessions/Bar
Area for Visitors**



**6-Year Lease
Remaining**



Options to Renew



**Desirable
Minneapolis Location**

Property Information

Parcel ID	02-15385-01-081
Total Square Footage	± 85,000 SF
Available Square Footage	± 47,000 SF
Acres	4.52
Field Dimensions	185' X 85' Boarded Fields
# of Fields	2
Year Built/Renovated	1999/2008
Parking Spaces	± 85
Zoning	Industrial
Grade Level Doors	1 (12' x 14')
Clear Height	25'
Lease Rate	Contact Brokers

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Property Photos

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Property Aerial

W 145th Street

W Burnsville Pkwy

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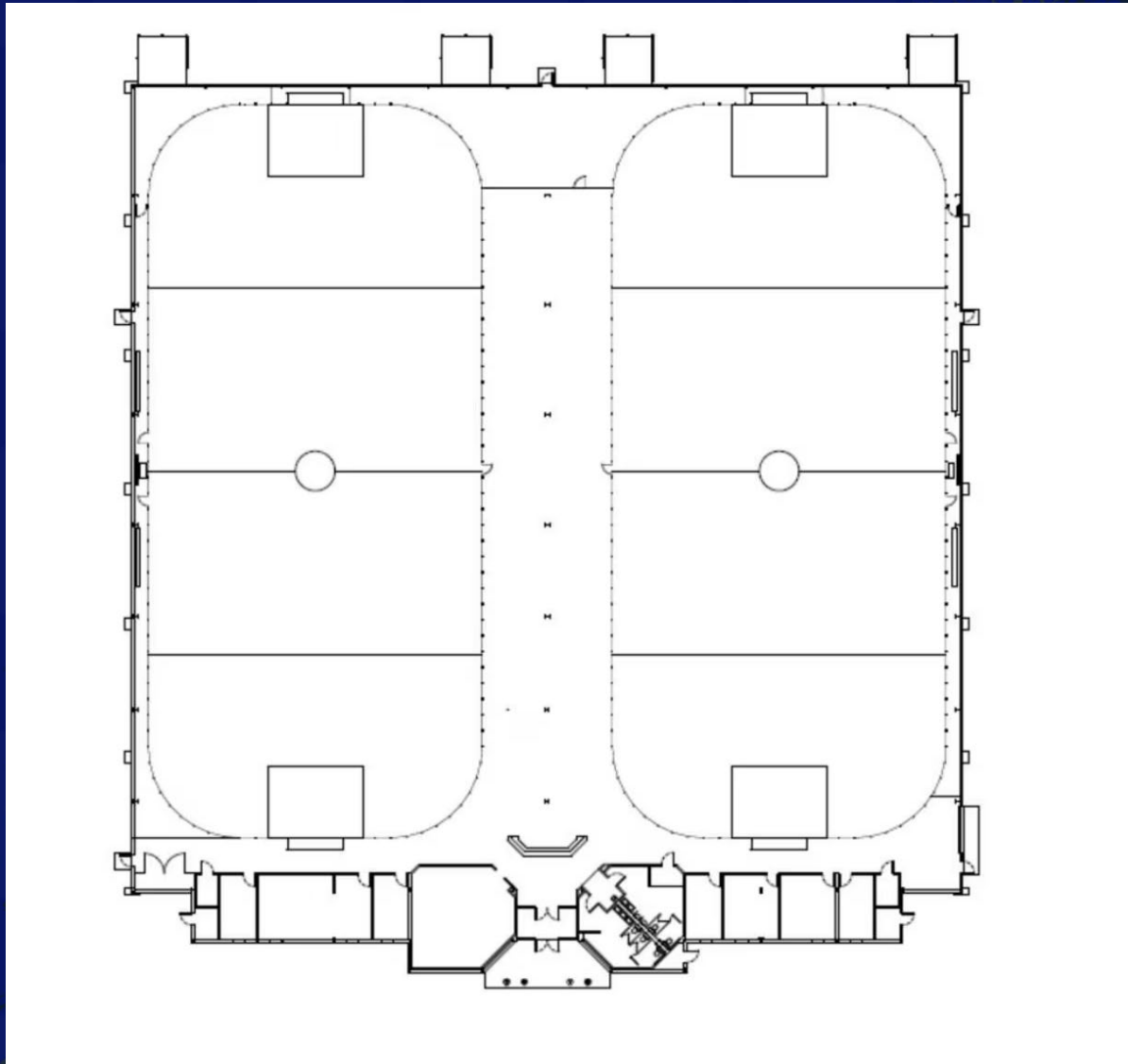
Merchant Map

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Toca Training Center

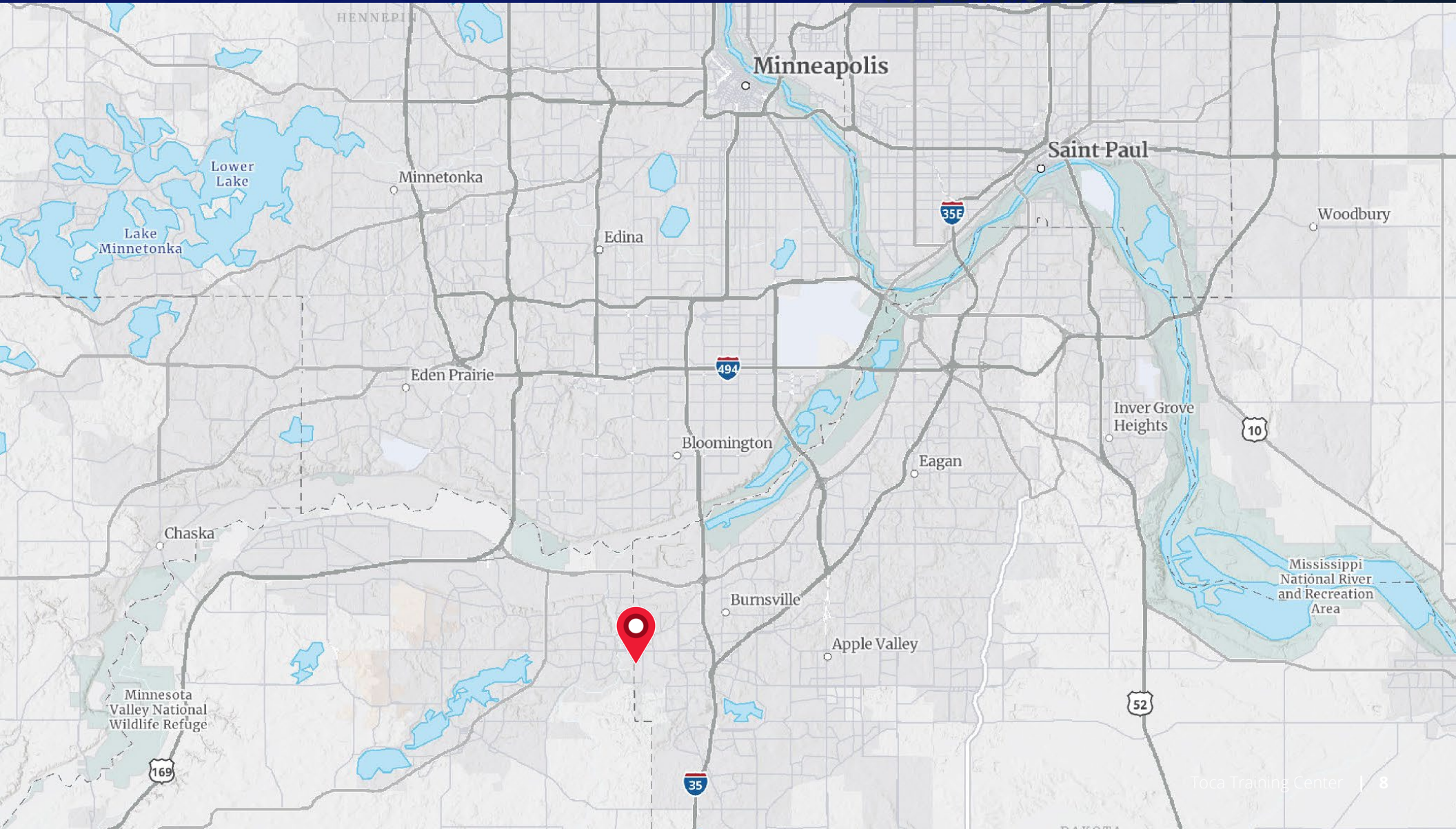
Site Plan



TOCA TRAINING CENTER

Location Map

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TOCA TRAINING CENTER

Demographics

POPULATION SUMMARY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2000 Total Population	7,337	52,034	118,084
2010 Total Population	7,434	55,696	127,213
2020 Total Population	8,118	63,039	141,610
2025 Total Population	7,779	64,563	145,963
2025 Group Quarters	10	333	1,370
2030 Total Population	7,635	65,305	148,258
2010 – 2020 Population: Annual Growth Rate (CAGR)	0.5%	1.0%	0.9%
2010 – 2020 Population: Annual Growth Rate (CAGR)	0.9%	1.3%	1.1%
2020 – 2025 Population: Annual Growth Rate (CAGR)	-0.8%	0.5%	0.6%
2025 – 2030 Population: Annual Growth Rate (CAGR)	-0.2%	0.2%	0.3%
2025 Total Daytime Population	10,159	61,172	132,777
Workers	6,359	30,709	64,088
Residents	3,800	30,463	68,689
2025 Workers % of Daytime Population	62.6%	50.2%	48.3%
2025 Residents % of Daytime Population	37.4%	49.8%	51.7%
Household Summary			
2000 Households	2,316	18,778	42,628
2010 Households	2,382	20,857	47,460
2025 Households	2,585	24,419	55,180
2025 Average Household Size	3.01	2.63	2.62
2030 Households	2,580	24,973	56,703
2000-2020 Growth Rate: Households (CAGR)	0.5%	1.1%	1.1%
2010-2020 Growth Rate: Households (CAGR)	0.8%	1.1%	1.0%
2020-2025 Growth Rate: Households (CAGR)	0.1%	0.8%	0.9%
2025-2030 Growth Rate: Households (CAGR)	-0.0%	0.5%	0.6%
2010 Families	1,929	14,701	34,118
2025 Families	2,051	16,638	38,194
2030 Families	2,037	16,860	38,934
2025-2030 Annual Rate	-0.14%	0.27%	0.38%

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Demographics (continued...)

Housing Unit Summary	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Housing Units	2,629	25,087	56,817
Owner Occupied Housing Units	82.7%	69.1%	73.4%
Renter Occupied Housing Units	17.3%	30.9%	26.6%
Vacant Housing Units	1.7%	2.7%	2.9%
Owner Occupied Median Home Value			
2025 Median Home Value	\$392,023	\$406,789	\$427,141
2030 Median Home Value	\$439,905	\$456,198	\$478,332
Income			
2025 Per Capita Income	\$46,704	\$46,423	\$50,298
2025 Median Household Income	\$111,924	\$98,706	\$103,827
2025 Average Household Income	\$140,984	\$123,075	\$132,689
Household Income Base	2,585	24,417	55,178
<\$15,000	6.5%	5.1%	4.2%
\$15,000 - \$24,999	1.7%	3.6%	3.3%
\$25,000 - \$34,999	6.0%	3.6%	3.8%
\$35,000 - \$49,999	4.5%	7.8%	7.8%
\$50,000 - \$74,999	16.2%	16.8%	14.7%
\$75,000 - \$99,999	9.9%	13.7%	14.0%
\$100,000 - \$149,999	17.4%	21.1%	21.1%
\$150,000 - \$199,999	15.2%	13.5%	13.0%
\$200,000+	22.6%	14.8%	18.2%
Median Age			
2010	32.7	35.2	37.0
2020	34.8	36.8	38.5
2025	36.2	37.6	39.2
2030	37.0	38.3	40.0

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Demographics (continued...)

2025 Population by Age	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total	7,777	64,564	145,966
0-14	22.8%	20.4%	19.7%
15-29	18.8%	18.4%	17.8%
30-44	22.0%	22.0%	20.9%
45-59	17.7%	17.3%	18.0%
60-74	15.5%	15.7%	16.6%
75-79	1.7%	2.9%	3.4%
80-85+	1.4%	3.3%	3.9%
2025 Population by Race/Ethnicity			
Total	7,779	64,562	145,963
White Alone	58.2%	64.1%	68.7%
Black Alone	14.1%	14.6%	11.9%
American Indian Alone	0.9%	0.6%	0.7%
Asian Alone	8.0%	7.1%	6.6%
Pacific Island Alone	0.1%	0.1%	0.1%
Some Other Race Alone	11.2%	5.7%	4.7%
Two or More Races	7.5%	7.8%	7.5%
Hispanic Origin	16.7%	10.2%	8.7%
Diversity Index	72.3	63.5	58.1
2025 Population 25+ by Educational Attainment			
Total	5,043	43,696	100,258
Less than 9 th Grade	5.0%	2.6%	2.0%
9 th – 12 th Grade, No Diploma	3.8%	2.1%	1.7%
High School Graduate	19.4%	16.9%	16.1%
GED/Alternative Credential	3.0%	2.8%	2.2%
Some College, No Degree	14.4%	17.5%	17.1%
Associate Degree	12.7%	13.3%	14.1%
Bachelor's Degree	31.6%	31.1%	32.4%
Graduate/Professional Degree	10.1%	13.8%	14.5%

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FOR MORE INFORMATION

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We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.