

# 2429 University Avenue West

St Paul, MN 55114

1,000-12,000 RSF Available



# 2429 University Ave W

St Paul, MN 55114

For Lease



## Property Overview

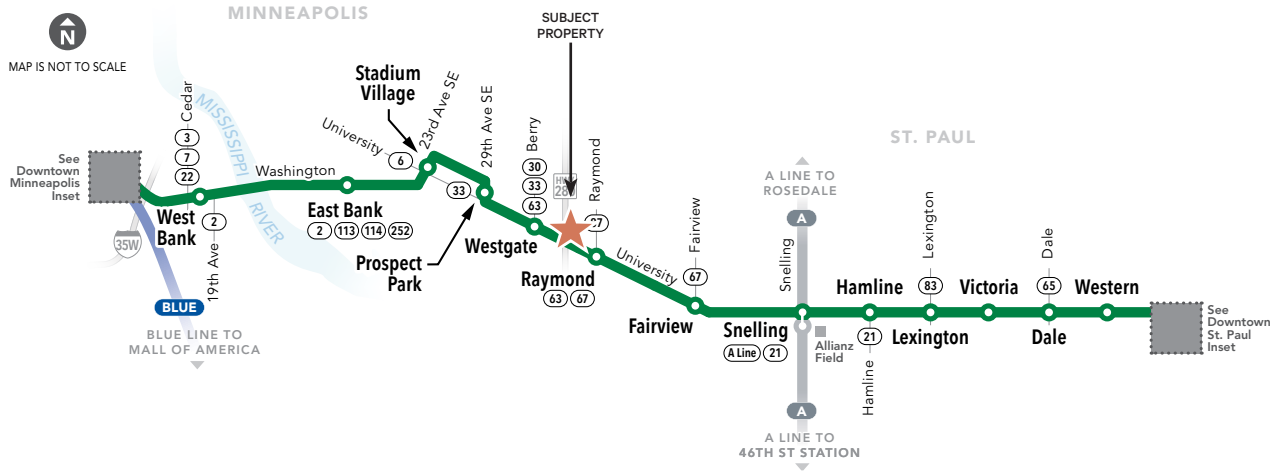
- + \$25.00 Modified Gross/RSF/Yr - Includes utilities/ tax/cam. In suite cleaning is extra
- + Zoned T3 - Traditional Neighborhood
- + Building Area: 15,199 SF
- + 19 parking stalls
- + Under new ownership - local and responsive
- + Newly renovated building
- + Move-in condition suites
- + Near Light Rail and MTC bus stop
- + Easy access to Hwy 280, University Ave and I-94

## Property Highlights

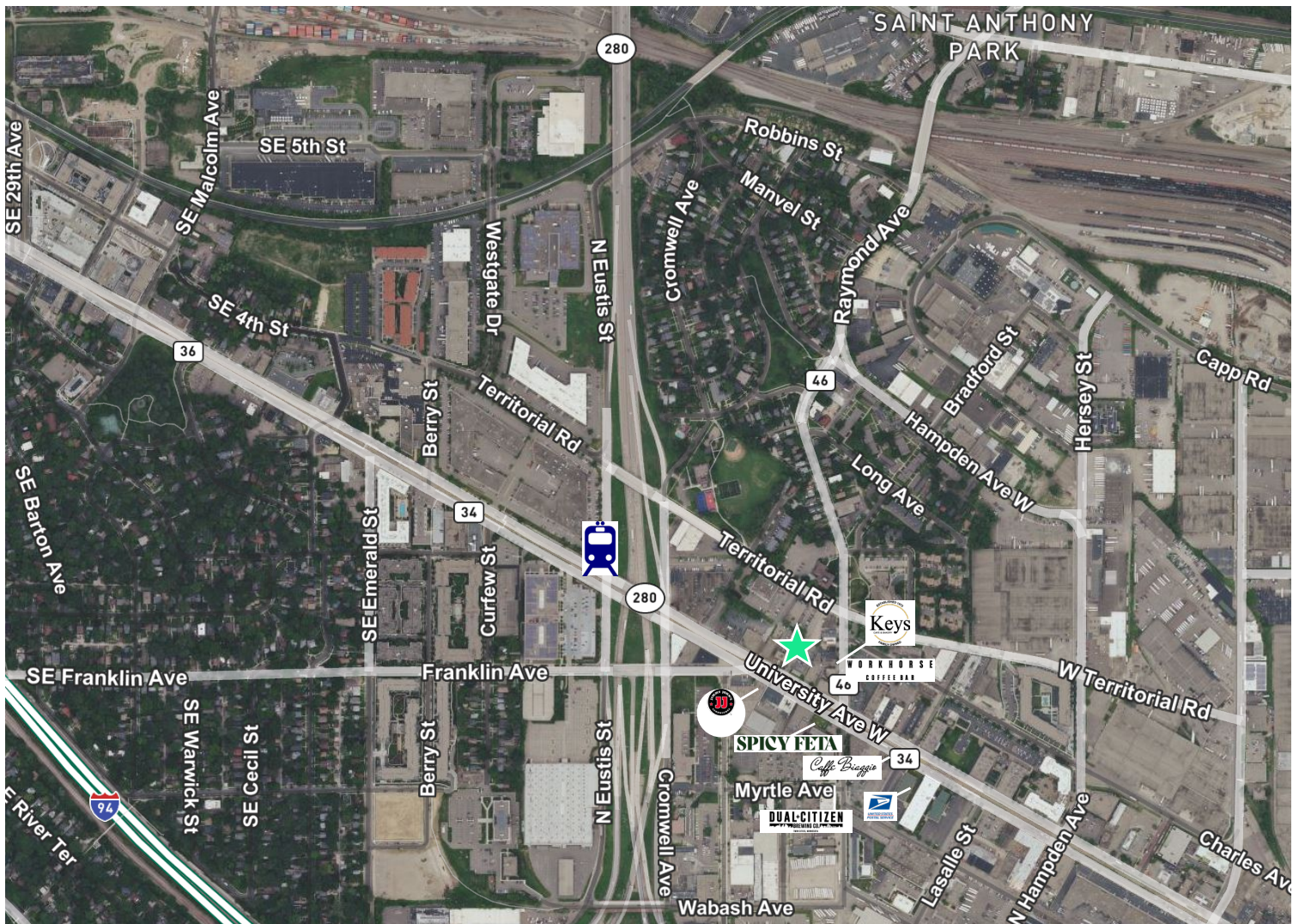
- + Historic building constructed in 1909
- + Located in the University-Raymond Commercial Historic District and the Creative Enterprise Zone
- + Walking distance to numerous coffe shops and restaurants
- + Near several college and university campuses
- + Close proximity to multiple newly constructed apartment buildings
- + 1.15 common area factor
- + New common area restrooms
- + Monument signage opportunity



Effective 3/18/23



### Area Map



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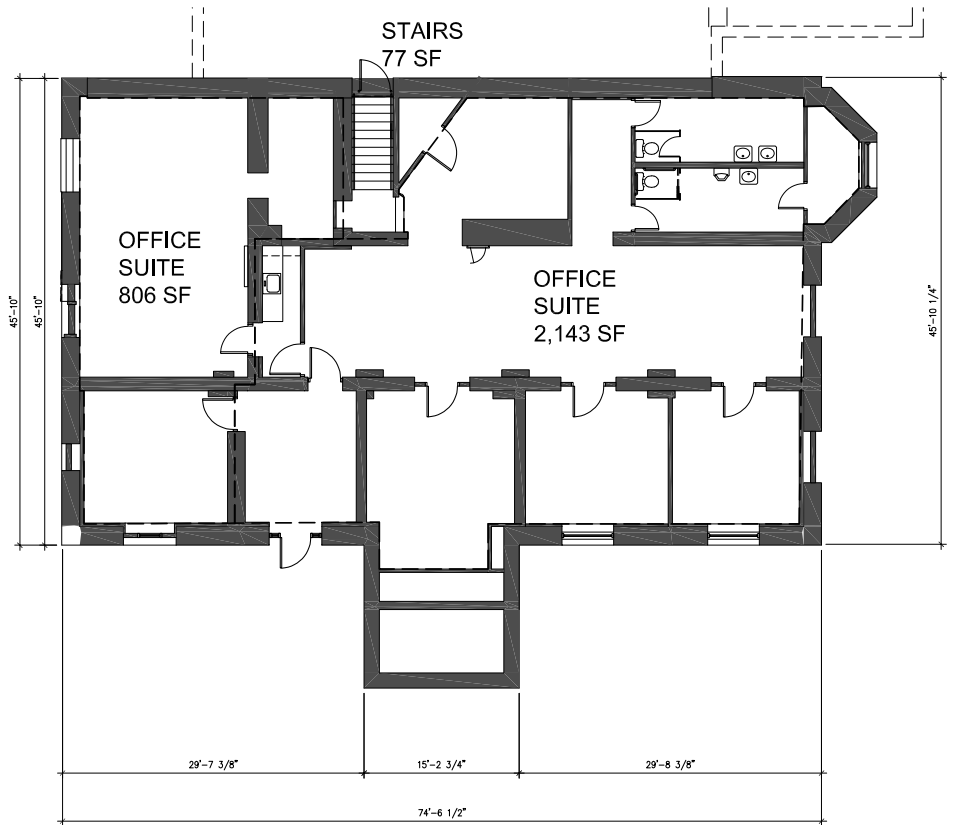
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# Property Photos

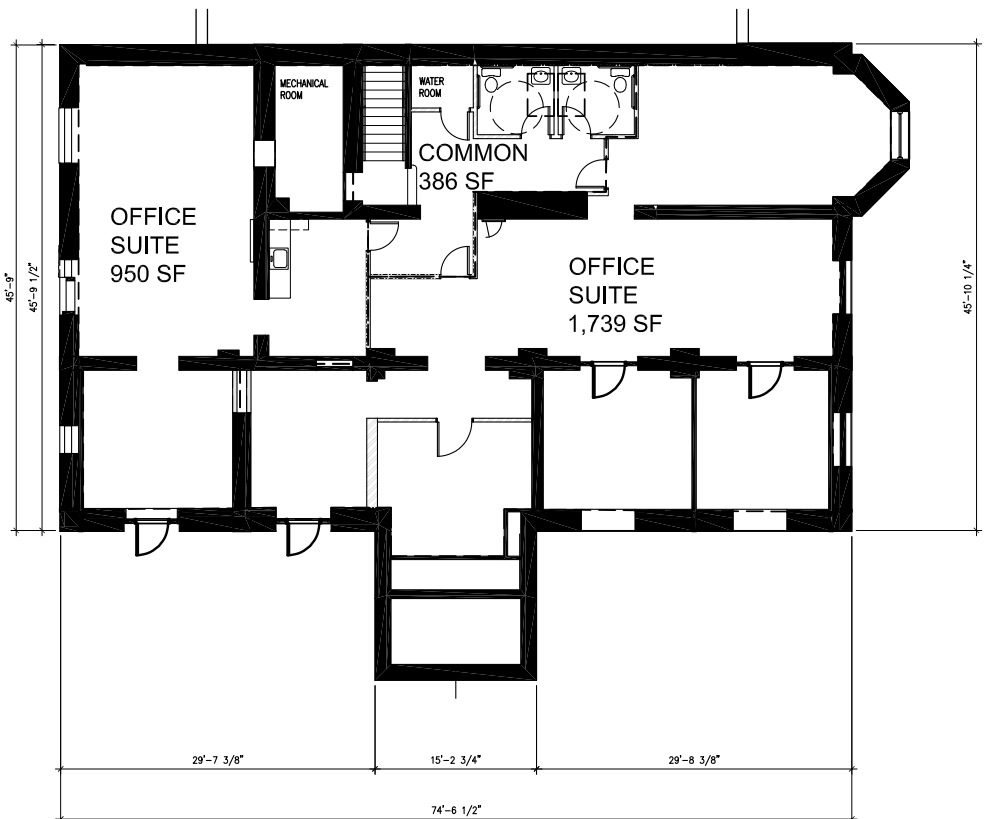


# Floor Plans - Lower Level

## Lower Level - Current Layout

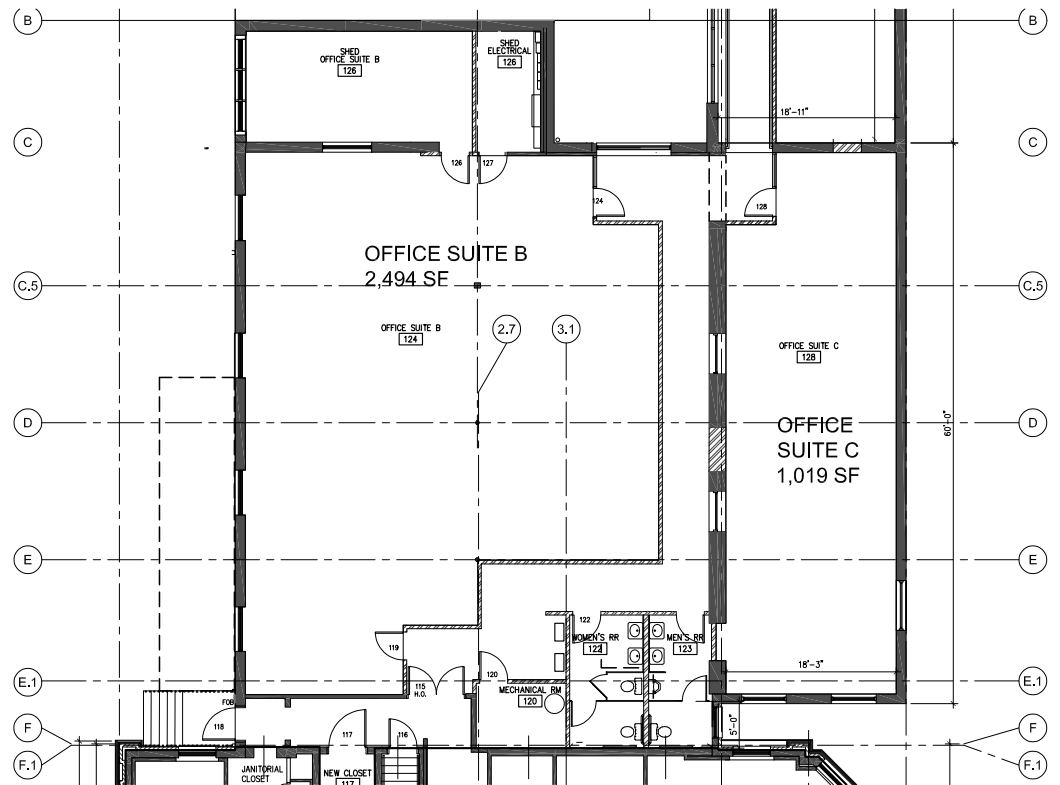


## Lower Level - Future Layout

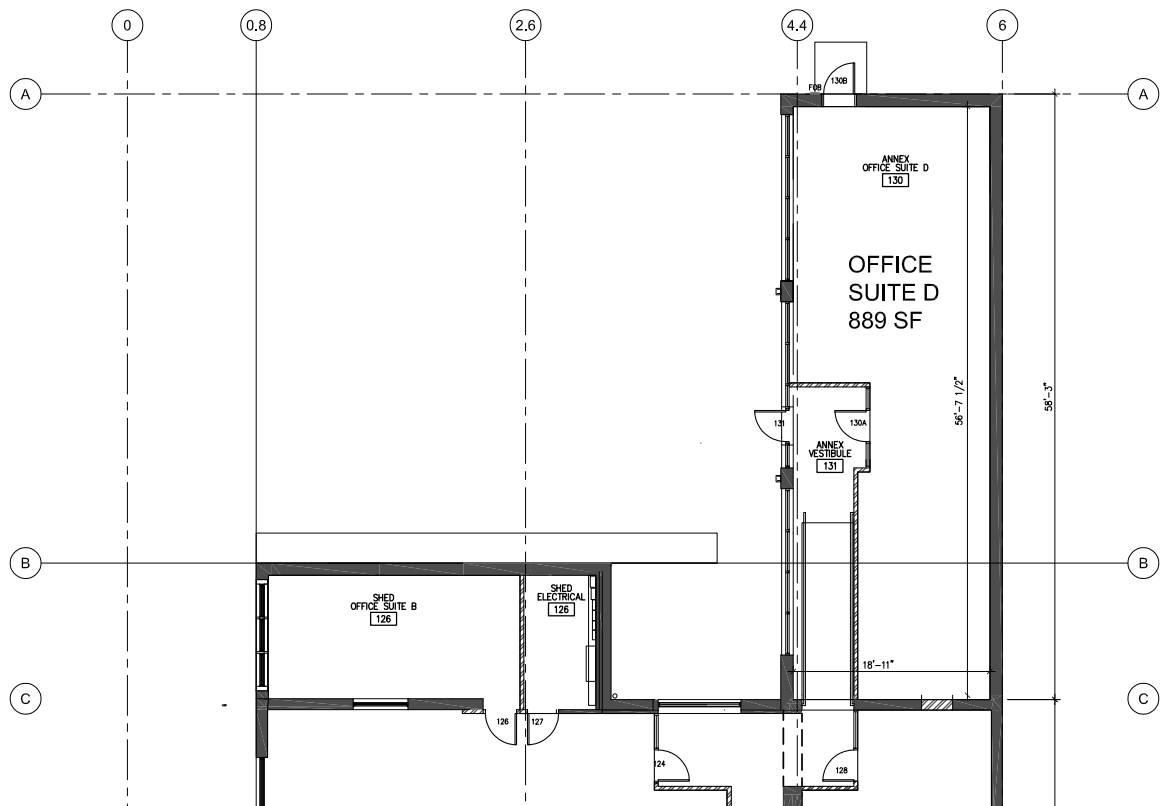


# Floor Plans - 1st Floor

## Offices B & C

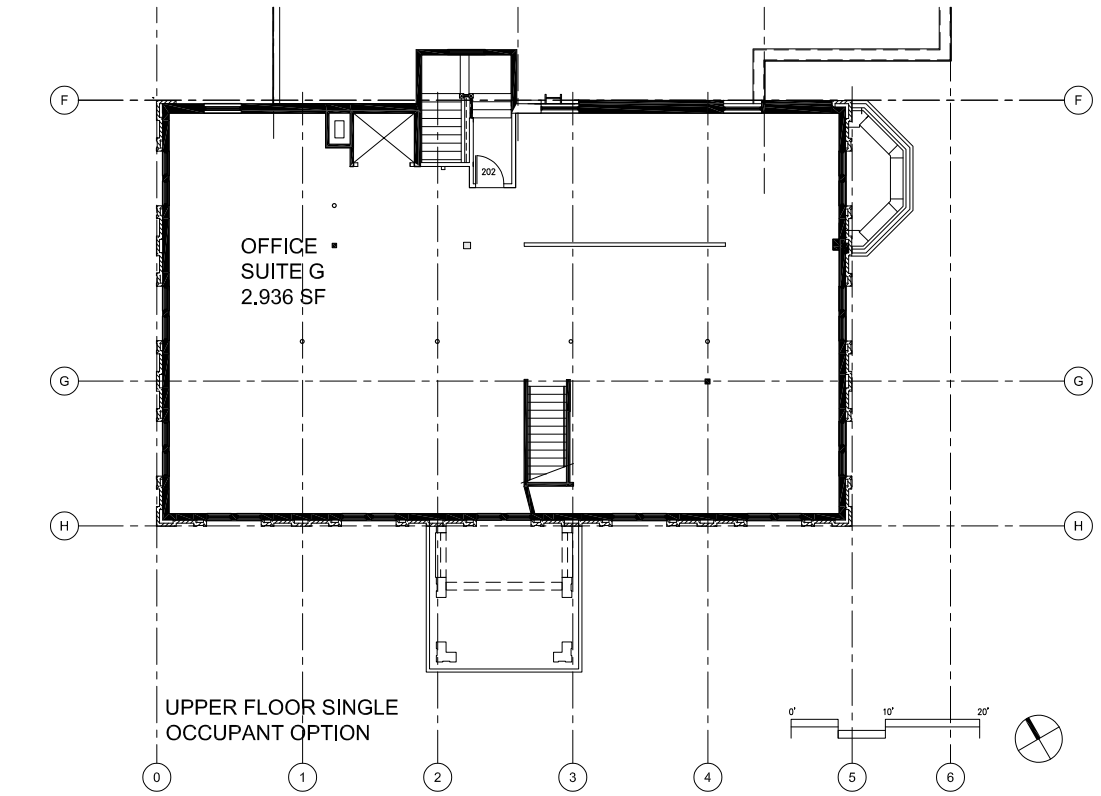


## Office D

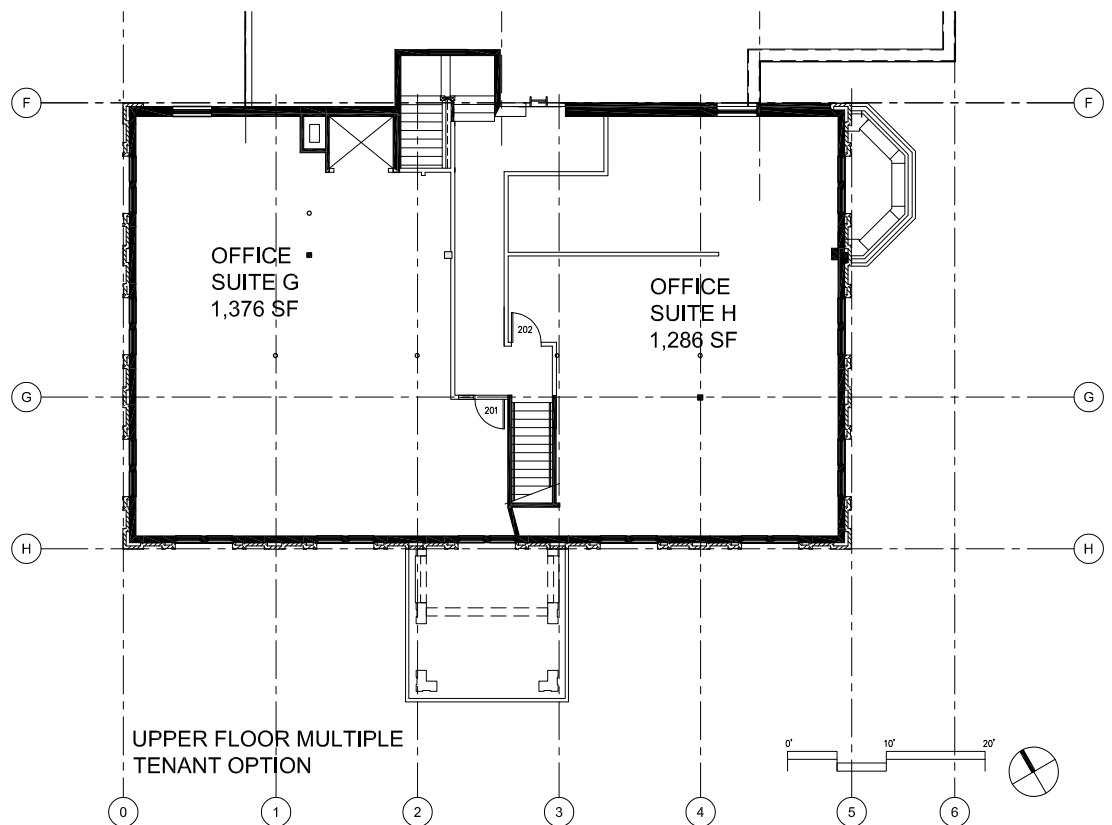


## Floor Plans - 2nd Floor

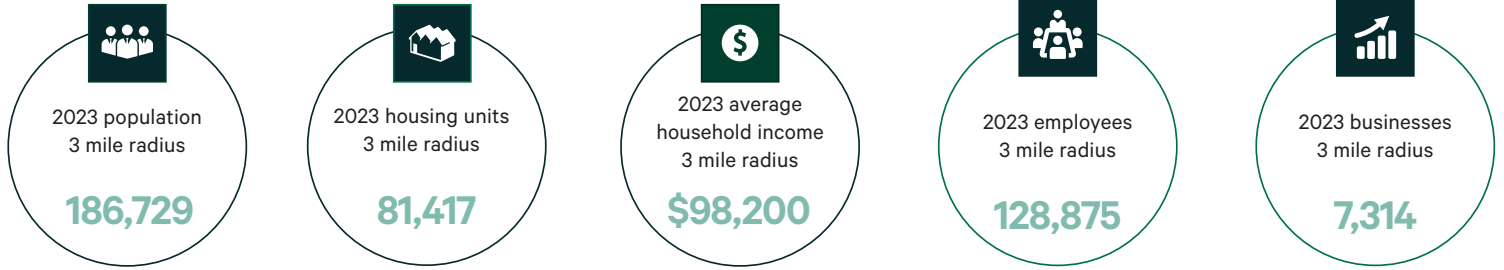
### Office G Single Tenant



### Offices G & H - Sample Subdivision



## Demographics



### POPULATION

	1 MILE	3 MILES	5 MILES
2023 Population - Current Year Estimate	12,918	186,729	514,817
2028 Population - Five Year Projection	14,169	189,420	526,204
2020 Population - Census	12,293	185,442	508,536
2010 Population - Census	9,145	164,942	457,776
2020-2023 Annual Population Growth Rate	1.54%	0.21%	0.38%
2023-2028 Annual Population Growth Rate	1.87%	0.29%	0.44%



### HOUSEHOLDS

2023 Households - Current Year Estimate	6,352	76,120	227,952
2028 Households - Five Year Projection	6,969	77,519	234,632
2010 Households - Census	4,203	64,676	197,314
2020 Households - Census	6,009 93.9%	75,402 94.8%	224,513 94.4%
2020-2023 Compound Annual Household Growth Rate	1.72%	0.29%	0.47%
2023-2028 Annual Household Growth Rate	1.87%	0.36%	0.58%
2023 Average Household Size	1.97	2.22	2.13



### HOUSEHOLD INCOME

2023 Average Household Income	\$99,647	\$98,200	\$102,196
2028 Average Household Income	\$114,188	\$112,597	\$117,867
2023 Median Household Income	\$67,313	\$63,611	\$68,294
2028 Median Household Income	\$74,644	\$72,486	\$78,649
2023 Per Capita Income	\$47,775	\$40,598	\$45,418
2028 Per Capita Income	\$54,768	\$46,628	\$52,714



### HOUSING UNITS

<b>2023 Housing Units</b>	<b>7,071</b>	<b>81,417</b>	<b>244,579</b>
2023 Vacant Housing Units	719 10.2%	5,297 6.5%	16,627 6.8%
2023 Occupied Housing Units	6,352 89.8%	76,120 93.5%	227,952 93.2%
2023 Owner Occupied Housing Units	2,404 34.0%	35,106 43.1%	105,549 43.2%
2023 Renter Occupied Housing Units	3,948 55.8%	41,014 50.4%	122,403 50.0%



### EDUCATION

<b>2023 Population 25 and Over</b>	<b>8,708</b>	<b>111,130</b>	<b>346,276</b>
HS and Associates Degrees	1,866 21.4%	36,217 32.6%	128,799 37.2%
Bachelor's Degree or Higher	6,554 75.3%	66,962 60.3%	192,825 55.7%



### PLACE OF WORK

2023 Businesses	1,122	7,314	22,873
2023 Employees	18,045	128,875	446,511



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## Contact Us

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