

Suburban Ave. Retail/Showroom Lease Space

ST. PAUL/MAPLEWOOD
RETAIL/SHOWROOM LEASE
SPACE

FOR LEASE

1885 Suburban Ave
St. Paul, MN 55119



Anthony Schwartz

TSchwartz Group/eXp Realty
Associate Broker eXp Realty
(651) 295-7550
tonys@bproperties.com

T. Schwartz
Group
eXp
REALTY
INVESTMENT | RESIDENTIAL | COMMERCIAL
Full Service Real Estate
Services Since 1992

THE SPACE

Location	1885 Suburban Ave St. Paul, MN 55119
County	Ramsey
Cross Street	White Bear Ave
Square Feet	8,695
Annual Rent PSF	\$17.00
Lease Type	NNN

Notes This is a combined rate to include main floor and upper level space

 **PROPERTY VIDEO**



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	16,614	111,433	299,931

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$89,763	\$91,117	\$98,719

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	6,029	38,040	112,913



Anthony Schwartz
Associate Broker eXp Realty
(651) 295-7550
tonys@bproperties.com

T.Schwartz Group/eXp Realty
7217 Hidden Valley LN S, Cottage Grove, 55016

Building Summary | Suburban Ave. Retail>Showroom Lease Space

2

PROPERTY FEATURES

CURRENT OCCUPANCY	100.00%
TOTAL TENANTS	1
BUILDING SF	8,695
LAND ACRES	2.85
YEAR BUILT	1974
ZONING TYPE	3A Commercial
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1

NEIGHBORING PROPERTIES

NORTH	HWY 94
SOUTH	Open Space
EAST	Mc Donalds-Tumble Fresh
WEST	Strip Mall

MECHANICAL

HVAC	Central Air and Heat
FIRE SPRINKLERS	Yes
LIGHTING	Florescent

CONSTRUCTION

FOUNDATION	Block
EXTERIOR	Stucco and Brick
PARKING SURFACE	Asphalt
ROOF	Flat

TENANT INFORMATION

MAJOR TENANT/S	Shortie's Appliances
SHADOW ANCHOR	Seestedt's Carpet and Flooring
LEASE TYPE	NNN



Anthony Schwartz
Associate Broker eXp Realty
(651) 295-7550
tonys@bproperties.com

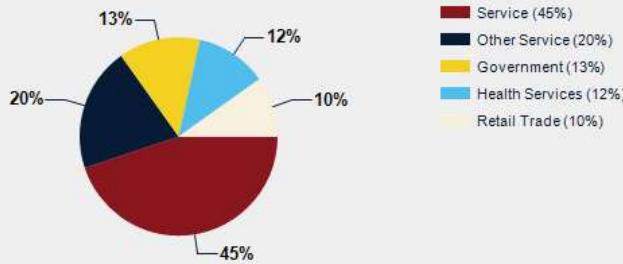
T.Schwartz Group/eXp Realty
7217 Hidden Valley LN S, Cottage Grove, 55016

Property Features | Suburban Ave. Retail>Showroom Lease Space

Suburban Ave. Right off HWY 94 Between White Bear Ave. and Ruth St.

- High traffic location right off HWY 94 Between White Bear Ave. and Ruth St.
- Tons of other businesses in this area

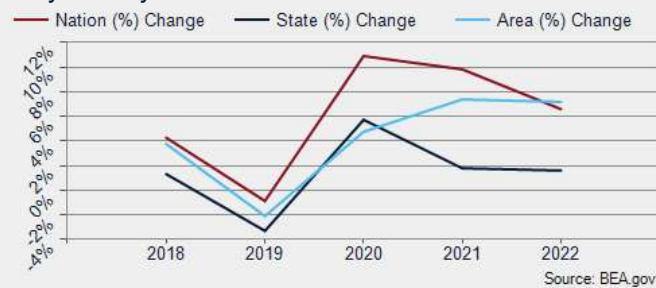
Major Industries by Employee Count



Largest Employers

HealthPartners/Regions Hospital	4,700
Travelers	2,500
Securian Financial Group	2,450
U.S. Bancorp Information Services	2,112
Ecolab	1,300
Allina Health/United Hospital	1,200
Lawson Software	800
St. Paul Pioneer Press	660

Ramsey County GDP Trend



Anthony Schwartz
Associate Broker eXp Realty
(651) 295-7550
tonys@bproperties.com

T.Schwartz Group/eXp Realty
7217 Hidden Valley LN S, Cottage Grove, 55016

Location Summary | Suburban Ave. Retail>Showroom Lease Space 4



Front Entry Outside



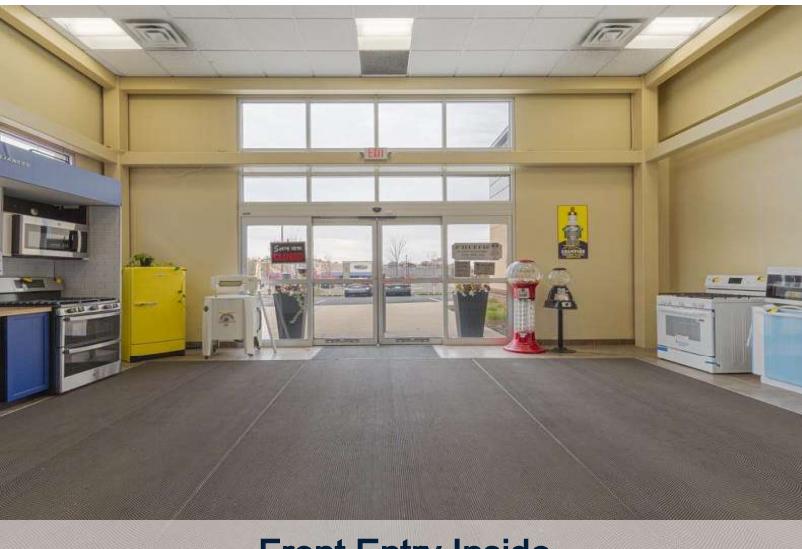
Front/Side View



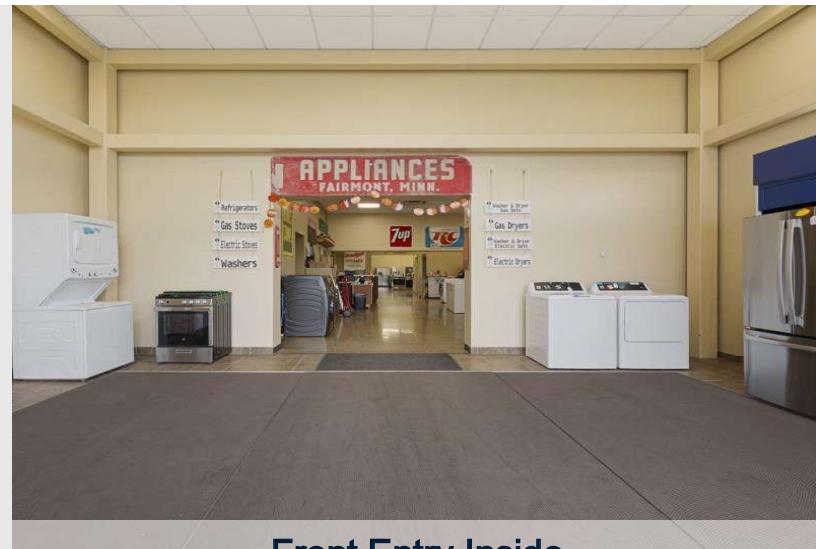
Side View



Back View



Front Entry Inside



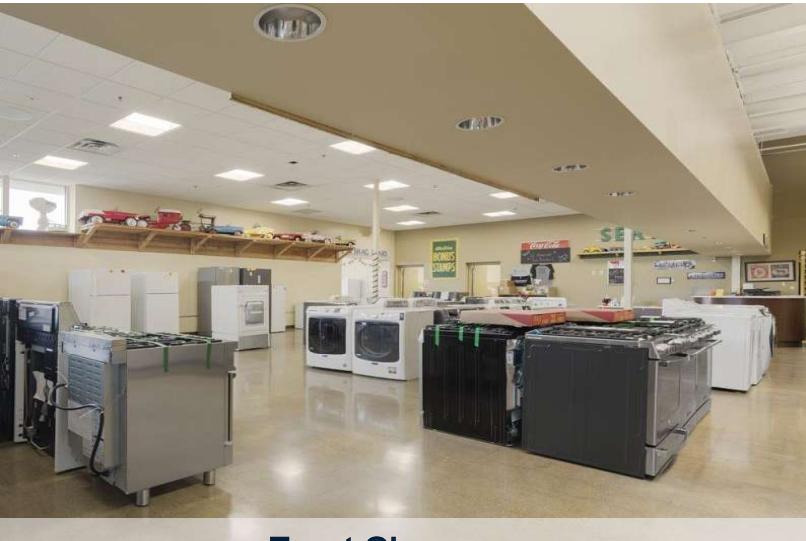
Front Entry Inside



Front Entry to Space-2 Bathrooms



Front Reception Area



Front Showroom



Front Showroom



Front Showroom



Front Showroom



Back Showroom



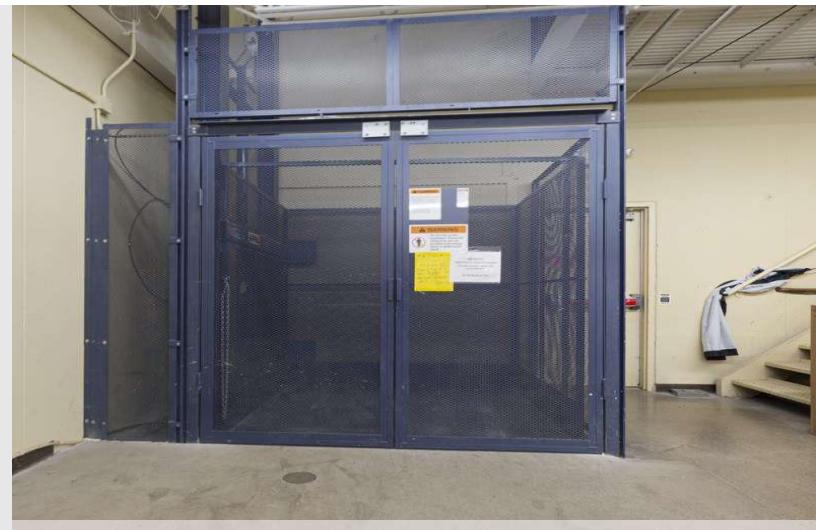
Back Showroom



Back Showroom



Back Stock-Add'l Showroom



Elevator/Steps to 2nd Floor



Electrical Room1



Electrical Room2



Upper Level Stock/Storage>Showroom



Upper Level Stock/Storage>Showroom



Upper Level Stock/Storage>Showroom-Elevator-Stairs



Upper Level Stock/Storage>Showroom



Aerial 1



Aerial 2



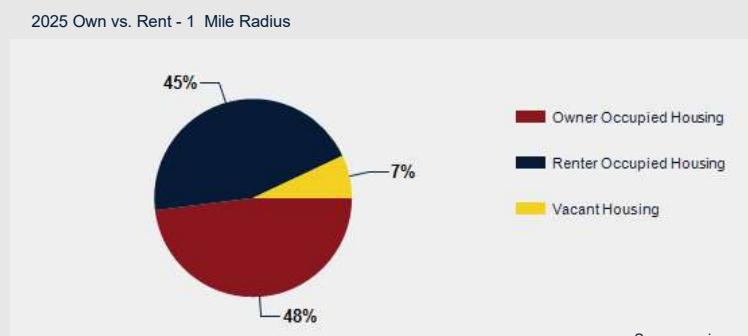
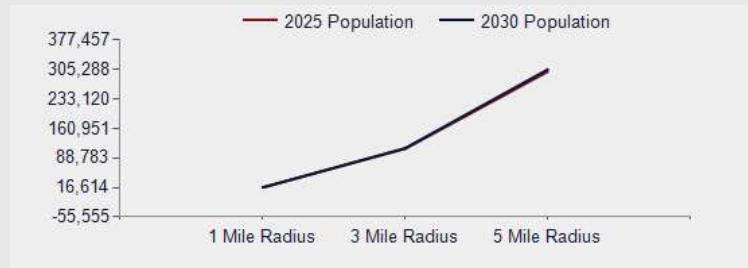
Aerial 3



Aerial 4

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,087	101,084	267,644
2010 Population	15,284	100,994	270,459
2025 Population	16,614	111,433	299,931
2030 Population	16,748	112,792	305,288
2025 African American	2,711	18,145	46,359
2025 American Indian	156	1,243	3,208
2025 Asian	5,514	34,008	66,739
2025 Hispanic	2,438	14,808	36,813
2025 Other Race	1,385	8,396	18,754
2025 White	5,446	40,820	140,381
2025 Multiracial	1,398	8,790	24,386
2025-2030: Population: Growth Rate	0.80%	1.20%	1.75%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	410	2,740	8,434
\$15,000-\$24,999	352	2,464	7,371
\$25,000-\$34,999	568	2,825	7,745
\$35,000-\$49,999	735	4,009	10,858
\$50,000-\$74,999	1,233	7,630	19,854
\$75,000-\$99,999	924	5,829	16,831
\$100,000-\$149,999	1,029	6,999	21,844
\$150,000-\$199,999	319	3,100	10,378
\$200,000 or greater	458	2,443	9,590
Median HH Income	\$67,591	\$72,281	\$77,468
Average HH Income	\$89,763	\$91,117	\$98,719



Source: esri



Anthony Schwartz
Associate Broker eXp Realty
(651) 295-7550
tonys@bproperties.com

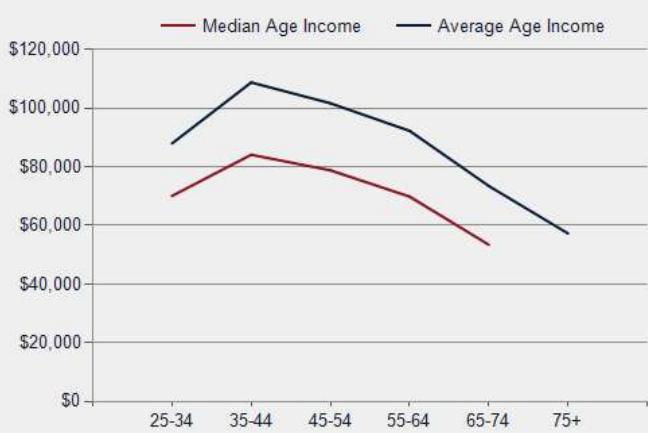
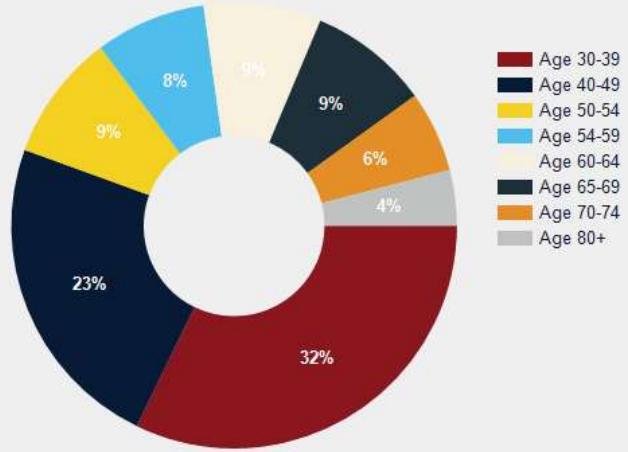
T.Schwartz Group/eXp Realty
7217 Hidden Valley LN S, Cottage Grove, 55016

General Demographics | Suburban Ave. Retail/Showroom Lease Space 12

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,500	9,163	24,153
2025 Population Age 35-39	1,325	8,684	22,843
2025 Population Age 40-44	1,139	7,691	20,710
2025 Population Age 45-49	908	6,046	16,310
2025 Population Age 50-54	810	5,496	15,807
2025 Population Age 55-59	704	5,210	15,605
2025 Population Age 60-64	748	5,246	16,222
2025 Population Age 65-69	767	4,988	15,037
2025 Population Age 70-74	516	3,588	11,757
2025 Population Age 75-79	355	2,468	8,362
2025 Population Age 80-84	208	1,494	4,921
2025 Population Age 85+	195	1,421	4,695
2025 Population Age 18+	12,283	81,310	226,317
2025 Median Age	33	33	36
2030 Median Age	34	34	37

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,068	\$76,578	\$79,426
Average Household Income 25-34	\$87,978	\$92,368	\$97,371
Median Household Income 35-44	\$84,124	\$84,031	\$91,595
Average Household Income 35-44	\$108,795	\$104,786	\$114,111
Median Household Income 45-54	\$78,812	\$84,466	\$93,706
Average Household Income 45-54	\$101,680	\$104,582	\$116,071
Median Household Income 55-64	\$69,834	\$75,066	\$83,183
Average Household Income 55-64	\$92,271	\$93,398	\$106,045
Median Household Income 65-74	\$53,407	\$58,082	\$63,409
Average Household Income 65-74	\$73,460	\$77,243	\$85,570
Average Household Income 75+	\$57,269	\$61,770	\$65,814

Population By Age



Anthony Schwartz
Associate Broker eXp Realty
(651) 295-7550
tonys@bproperties.com

T.Schwartz Group/eXp Realty
7217 Hidden Valley LN S, Cottage Grove, 55016

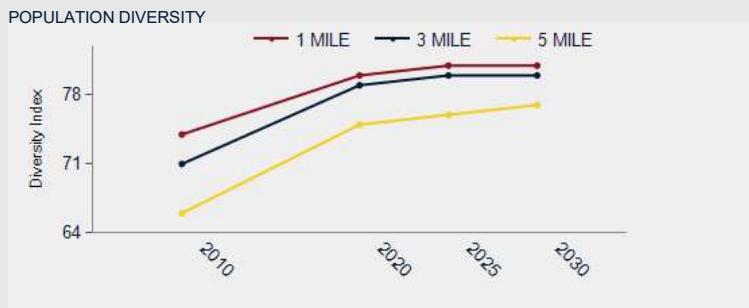
General Demographics | Suburban Ave. Retail/Showroom Lease Space 13

diversity index	1 mile	3 mile	5 mile
Diversity Index (+5 years)	81	80	77
Diversity Index (current year)	81	80	76
Diversity Index (2020)	80	79	75
Diversity Index (2010)	74	71	66

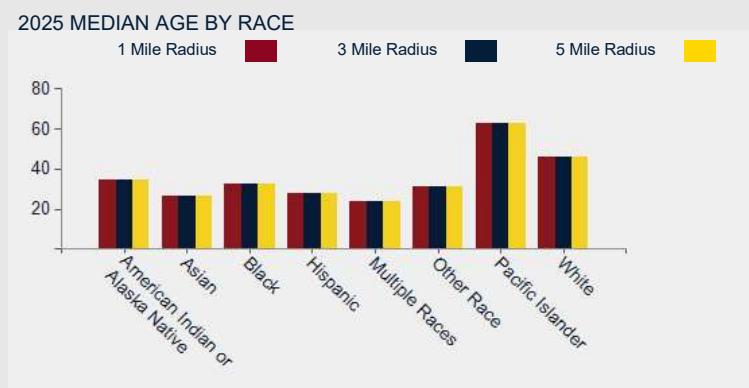
POPULATION BY RACE



2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	14%	14%	14%
American Indian	1%	1%	1%
Asian	29%	27%	20%
Hispanic	13%	12%	11%
Multiracial	7%	7%	7%
Other Race	7%	7%	6%
White	29%	32%	42%



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	34	34	34
Median Asian Age	26	26	27
Median Black Age	33	29	29
Median Hispanic Age	28	27	28
Median Multiple Races Age	24	24	24
Median Other Race Age	31	30	31
Median Pacific Islander Age	63	43	36
Median White Age	46	46	46



Anthony Schwartz
Associate Broker eXp Realty
(651) 295-7550
tonys@bproperties.com

T.Schwartz Group/eXp Realty
7217 Hidden Valley LN S, Cottage Grove, 55016

Race Demographics | Suburban Ave. Retail/Showroom Lease Space 14



Anthony Schwartz
Associate Broker eXp Realty

Anthony (Tony) Schwartz

Associate Broker | ICON Agent | Certified Mentor & Trainer
Licensed in Minnesota • Wisconsin • Florida
651-295-7550 | Tony@TSchwartz.com | www.TSchwartzRealty.com

About Me

With over 33 years in real estate, I bring deep expertise across residential, commercial, and investment property sales. Born and raised in St. Paul, I've lived and worked in the East Metro my entire life. My business is built on relationships, referrals, and results.

Professional Highlights

- ICON Agent, Certified Mentor & Trainer at eXp Realty – Recruited and lead 30+ agents in my immediate group across MN, WI, and FL.
- Broker/Owner, Beacon Properties (Past) – Full-service residential, commercial, and development brokerage.
- Owner, Best Assets – Vacation rental company with five properties in Southwest Florida.
- Investment Partnerships – Active in rehab and rental acquisitions in Minnesota and Florida.
- Community Leader – Board Member, Saint Paul Chamber of Commerce (Chair, Ambassador Committee); Board Member, Oakdale Area Chamber of Commerce; Former Board Member, Washington County HRA; Member, Allied Executives; Alumni of the Year, Tartan High School; Member, eXp Realty Agent Advisory Council (2023–Present).

What I Do

- Guide homeowners in selling for maximum value through market expertise and proven strategy.
- Help buyers find their perfect home or investment with clear, ethical advice.
- Assist commercial clients in negotiating sales and leases across office, industrial, and retail properties.
- Mentor and coach new and experienced agents to build businesses designed for long-term success.

My Commitment

Every client deserves all their options clearly explained. Whether it's a traditional listing or a fast cash sale, I ensure sellers make the best decision for their goals.

Experience • Leadership • Results



Anthony Schwartz
Associate Broker eXp Realty
(651) 295-7550
tonys@bproperties.com

TSchwartz Group/eXp Realty
7217 Hidden Valley LN S, Cottage Grove, 55016

Advisor Profile | Suburban Ave. Retail/Showroom Lease Space

15

Suburban Ave. Retail/Showroom Lease Space

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from TSchwartz Group/eXp Realty and it should not be made available to any other person or entity without the written consent of TSchwartz Group/eXp Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to TSchwartz Group/eXp Realty. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. TSchwartz Group/eXp Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, TSchwartz Group/eXp Realty has not verified, and will not verify, any of the information contained herein, nor has TSchwartz Group/eXp Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



Anthony Schwartz
TSchwartz Group/eXp Realty
Associate Broker eXp Realty
(651) 295-7550
tonys@bproperties.com



<https://cloud.creop.com/open/listing/NVDVLEUY>

powered by CREOP