

Suburban Ave. Retail/Showroom Lease Space

ST. PAUL/MAPLEWOOD
RETAIL/SHOWROOM LEASE
SPACE

FOR LEASE

1885 Suburban Ave
St. Paul, MN 55119



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T.Schwartz
Group
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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



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Building Summary | Suburban Ave. Retail/Showroom Lease Space

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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	Seested's Carpet and Flooring
LEASE TYPE	NNN



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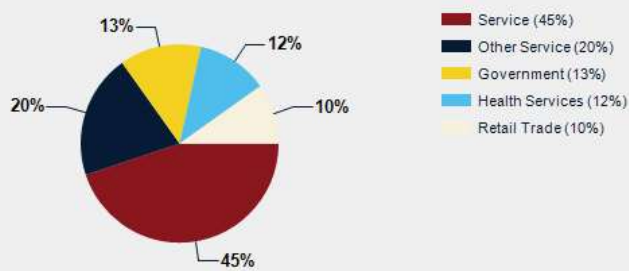
Property Features | Suburban Ave. Retail/Showroom Lease Space

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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

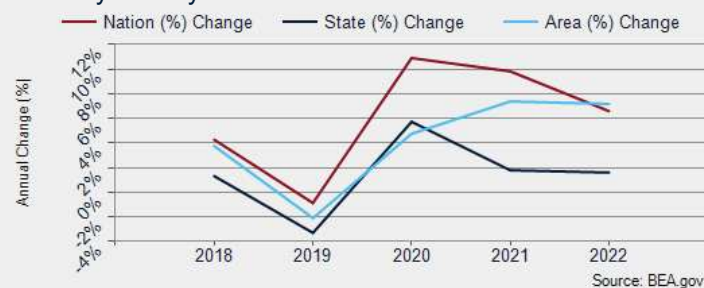
Major Industries by Employee Count



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

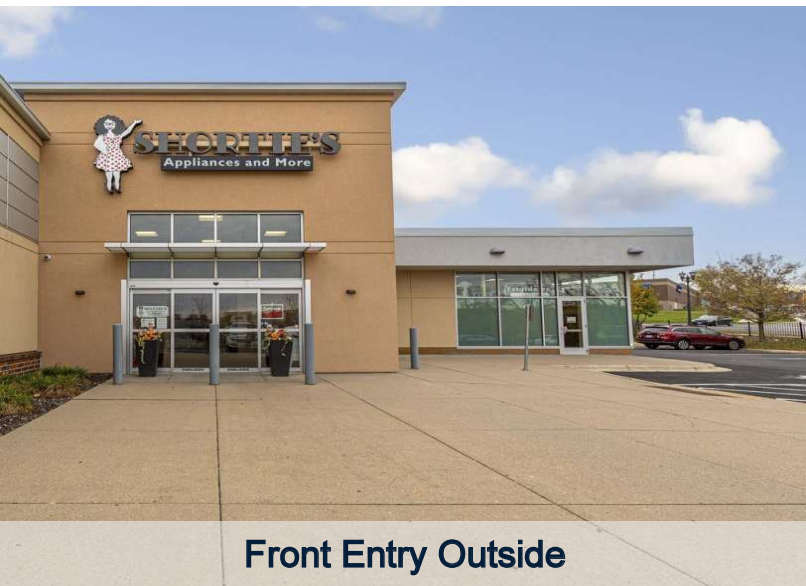


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Location Summary | Suburban Ave. Retail/Showroom Lease Space

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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

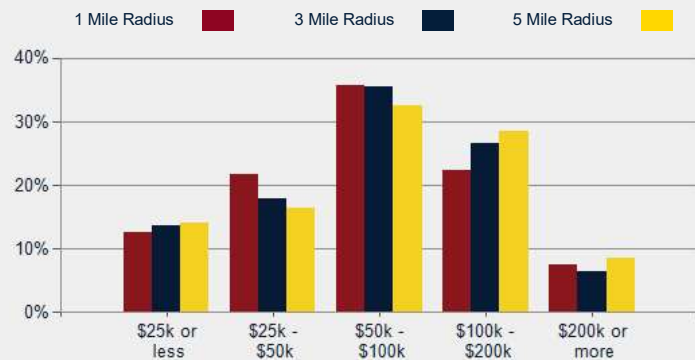


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,087	101,084	267,644
2010 Population	15,284	100,994	270,459
2025 Population	16,614	111,433	299,931
2030 Population	16,748	112,792	305,288
2025 African American	2,711	18,145	46,359
2025 American Indian	156	1,243	3,208
2025 Asian	5,514	34,008	66,739
2025 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%

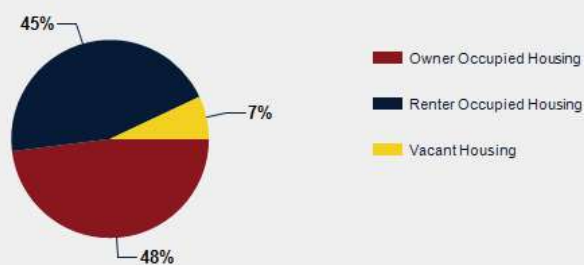
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	410	2,740	8,434
\$15,000-\$24,999	352	2,464	7,371
\$25,000-\$34,999	568	2,825	7,745
\$35,000-\$49,999	735	4,009	10,858
\$50,000-\$74,999	1,233	7,630	19,854
\$75,000-\$99,999	924	5,829	16,831
\$100,000-\$149,999	1,029	6,999	21,844
\$150,000-\$199,999	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



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri



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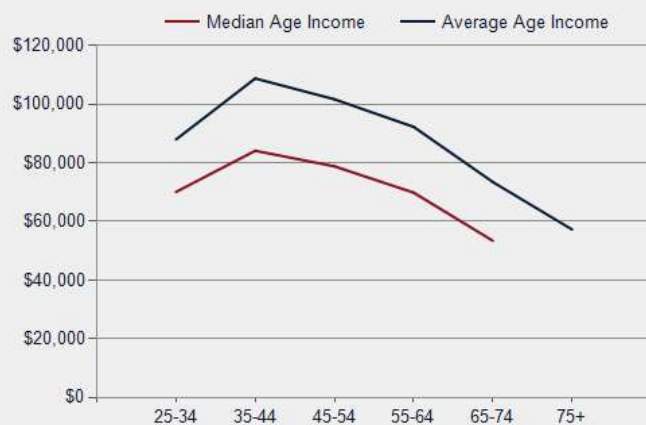
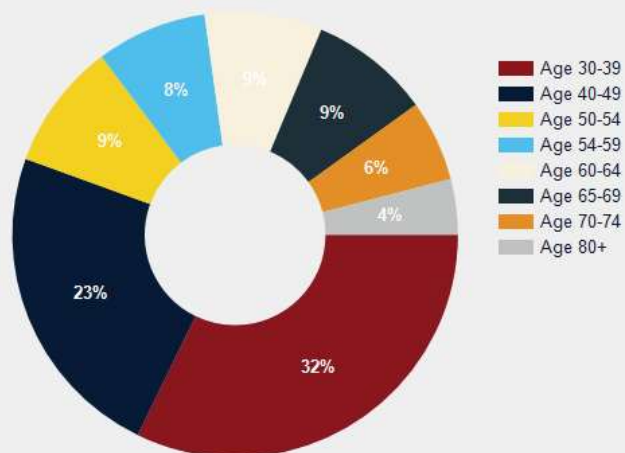
General Demographics | Suburban Ave. Retail/Showroom Lease Space

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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



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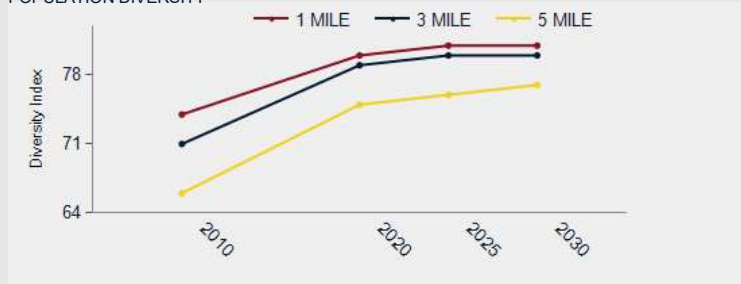
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	81	80	77
Diversity Index (current year)	81	80	76
Diversity Index (2020)	80	79	75
Diversity Index (2010)	74	71	66

POPULATION BY RACE



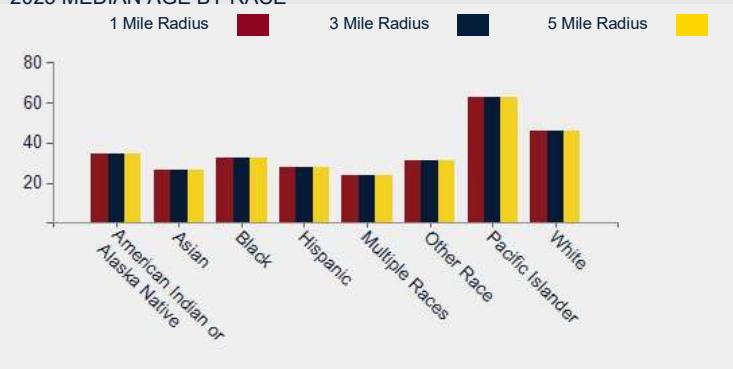
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	14%	14%	14%
American Indian	1%	1%	1%
Asian	29%	27%	20%
Hispanic	13%	12%	11%
Multiracial	7%	7%	7%
Other Race	7%	7%	6%
White	29%	32%	42%

POPULATION DIVERSITY



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

2025 MEDIAN AGE BY RACE



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Race Demographics | Suburban Ave. Retail/Showroom Lease Space

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Anthony (Tony) Schwartz
Associate Broker | ICON Agent | Certified Mentor & Trainer
Licensed in Minnesota • Wisconsin • Florida
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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



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Advisor Profile | Suburban Ave. Retail/Showroom Lease Space

Suburban Ave. Retail/Showroom Lease Space

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Exclusively Marketed by:



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