



FOR LEASE

1652 GRAND AVE
ST. PAUL, MN 55105

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COMMERCIAL
RE/MAX RESULTS

PROPERTY DESCRIPTION

1652 GRAND AVENUE
ST. PAUL, MN 55105



PROPERTY DESCRIPTION

Brand New Retail Buildout – 2,623 SF Storefront at Grand & Snelling!

Exceptional retail opportunity in the heart of the highly desirable Macalester-Groveland neighborhood. This newly built-out retail storefront is located directly next to Macalester College and Patagonia, offering strong visibility and a built-in, affluent customer base of students and local residents.

Property Highlights:

- **Prime Location:** Located at Grand & Snelling, surrounded by vibrant retail, dining, and residential activity.
- **Adjacent to Macalester College Campus** – high foot traffic and strong demographics.
- **Spacious Layout:** Approx. 24' wide x 108' deep on the main level.
- **Bonus Storage:** Includes 1,323 SF of complimentary basement storage space (approx. 22' x 61'), for a total of 3,947 SF (Main + Basement).
- Two restrooms and kitchenette on the main level and a dedicated small parking lot in the rear.
- **Excellent Local Landlord:** Responsive, easy to work with, and committed to tenant success.

Lease Terms:

- **NNN Lease: Base rent of \$27/SF + CAM & Taxes of ~\$11.07/SF.**
- **Total Gross Rent:** Approximately \$38.07/SF or \$8,321/month.
- Tenant responsible for their own gas, electric, trash.

Tours & Inquiries: All tours coordinated by Listing Broker: **Hayden Hulsey, CCIM**. Please reach out for more details or to schedule a showing.

Presented By:

Hayden Hulsey, CCIM | Commercial & Investment Broker | 651.256.7404 | hayden@resultscommercial.com
Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

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LEASE SPACES

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LEASE INFORMATION

Lease Type:

NNN

Lease Term:

Negotiable

Total Space:

2,623 - 3,947 SF

Lease Rate:

\$27.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1652 Grand - 1st Floor	Available	2,623 - 3,947 SF	NNN	\$27.00 SF/yr	<p>Lease Terms:</p> <ul style="list-style-type: none">• NNN Lease: Base rent of \$27/SF + CAM & Taxes of ~\$11.07/SF.• Total Gross Rent: Approximately \$38.07/SF or \$8,321/month.• Tenant responsible for their own gas, electric, trash.

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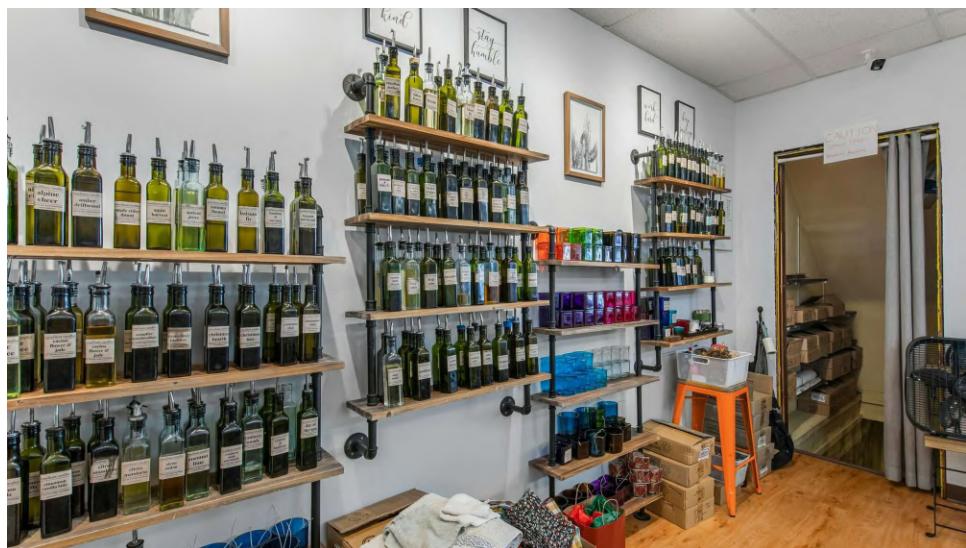
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ADDITIONAL PHOTOS

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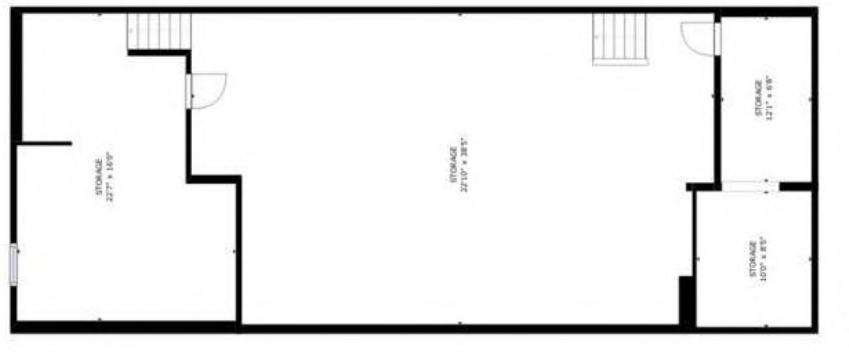
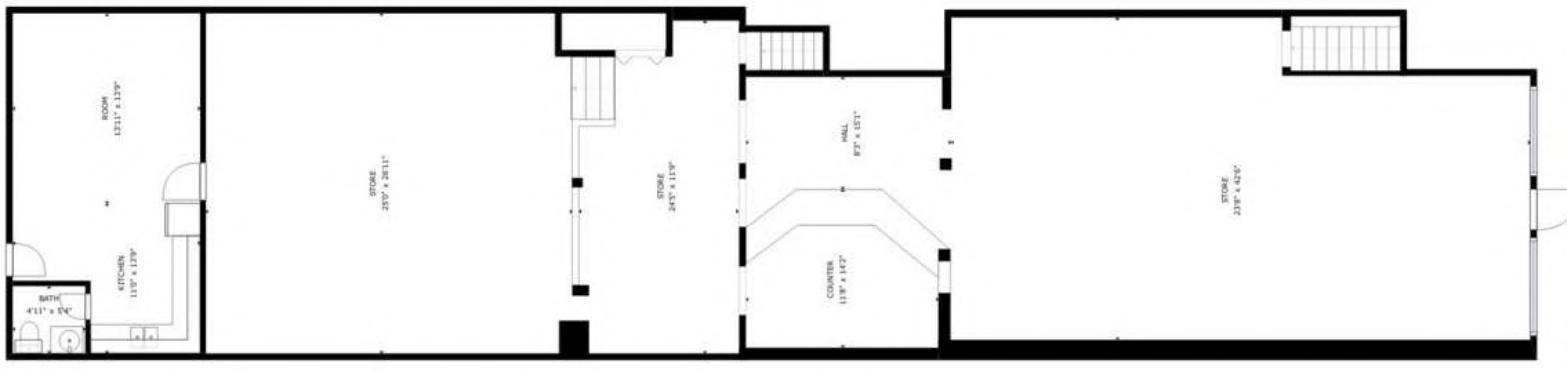
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FLOOR PLANS

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GROSS INTERNAL AREA
FLOOR 1: 1323 sq. ft. FLOOR 2: 2623 sq. ft.
TOTAL: 3947 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

THIS REFLECTS THE PREVIOUS LAYOUT, NOT THE CURRENT EXACT LAYOUT

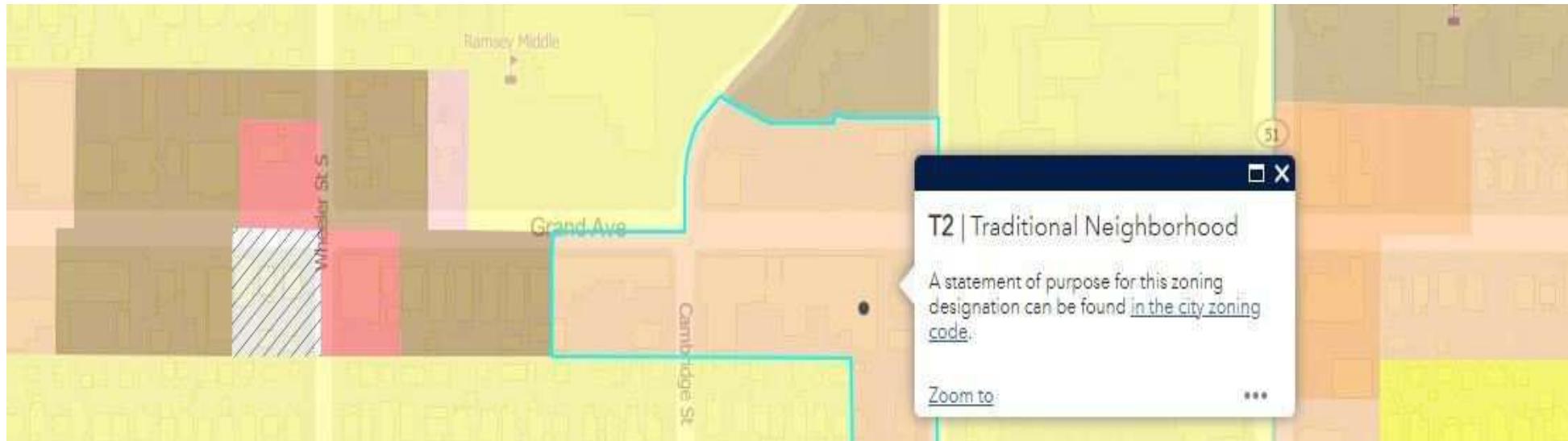
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ZONING - T2 TRADITIONAL NEIGHBORHOOD

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T2 TRADITIONAL NEIGHBORHOOD

The T2 traditional neighborhood district is designed for use in existing or potential pedestrian and transit nodes. Its intent is to foster and support compact, pedestrian-oriented commercial and residential development that, in turn, can support and increase transit usage. It encourages, but does not require, a variety of uses and housing types, with careful attention to the amount and placement of parking and transitions to adjacent residential neighborhoods.

More Information: To learn more, please visit the link below to learn more about permitted uses and more:

<https://stpaul.maps.arcgis.com/apps/instant/sidebar/index.html?appid=47ffffa61b84c4d979626c51eb5ef091c>

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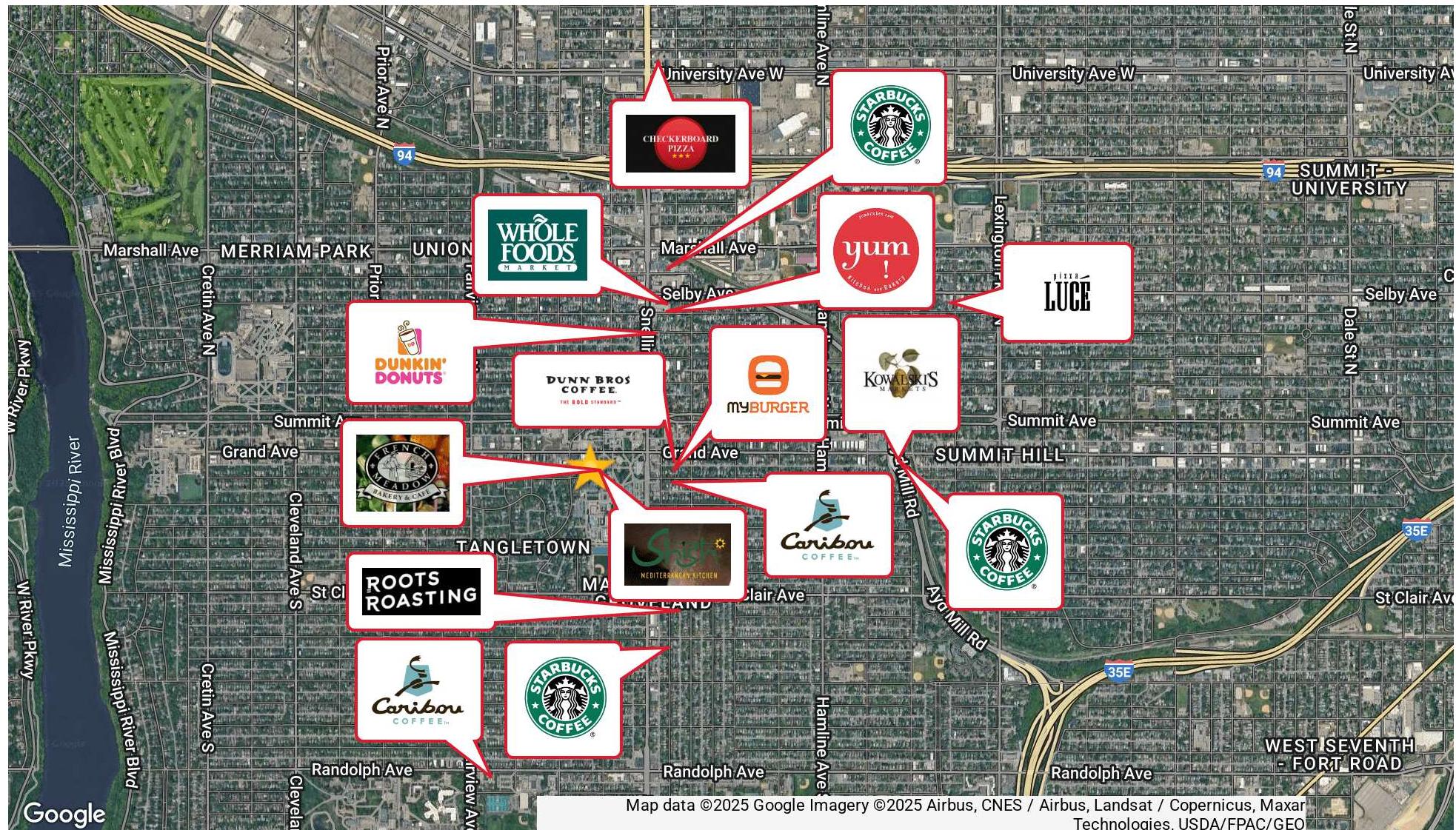
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RETAILER MAP

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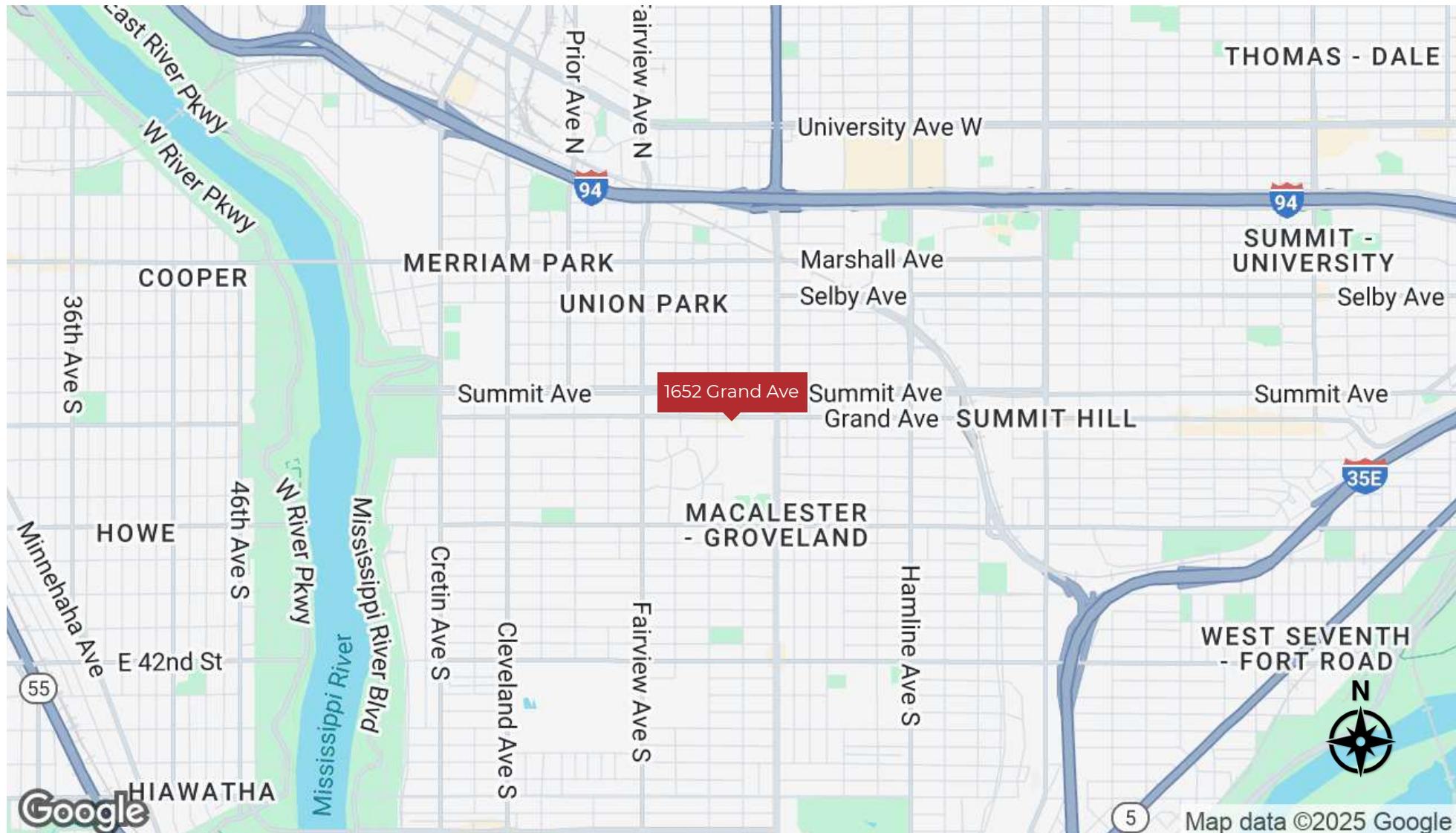
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LOCATION MAP

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DEMOCRAPHICS MAP & REPORT

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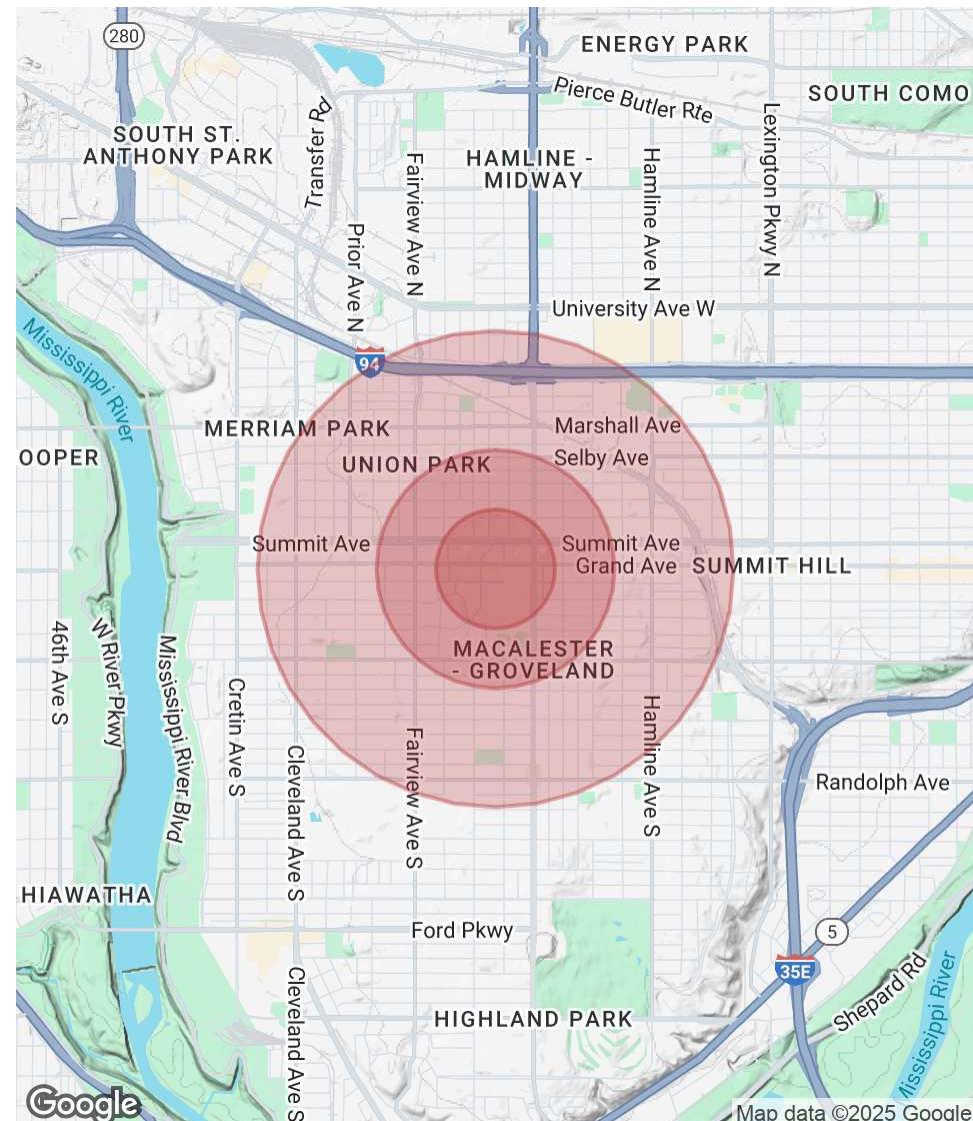
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,927	6,978	25,076
Average Age	27.9	33.2	34.2
Average Age (Male)	30.7	34.6	34.8
Average Age (Female)	26.3	31.6	34.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	456	2,551	10,687
# of Persons per HH	4.2	2.7	2.3
Average HH Income	\$129,367	\$122,405	\$110,352
Average House Value	\$442,836	\$395,874	\$357,317

* Demographic data derived from 2020 ACS - US Census



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TRAFFIC COUNTS

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Grand Ave
Summit Ave
Snelling Ave (51)

7,717 Per Day
7,436 Per Day
19,257 Per Day

Source: MNDOT Traffic Mapping Application

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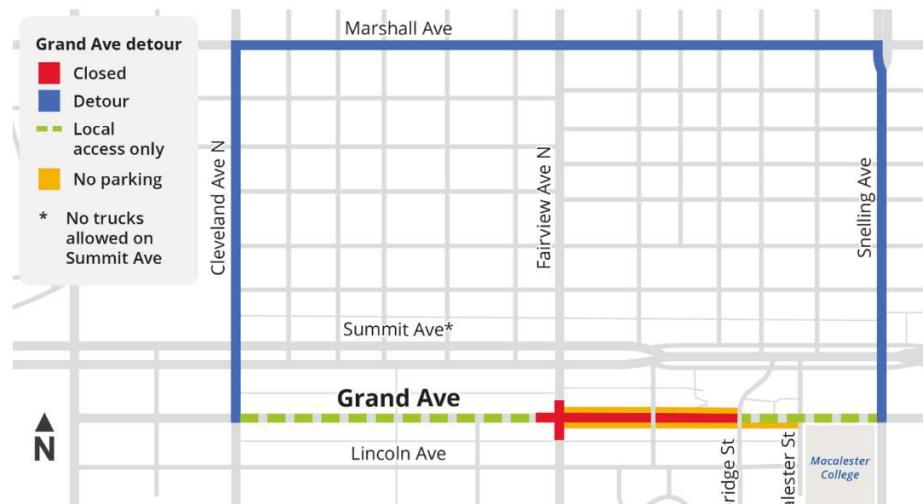
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GRAND AVE 2025 STREET RECONSTRUCTION

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Grand Avenue Detour Map during Fairview Intersection Closure



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GRAND AVE 2025 STREET RECONSTRUCTION

As of April 2025, the City of Saint Paul is actively reconstructing Grand Avenue between Fairview Avenue and Snelling Avenue. Originally slated for 2024, the project was postponed to 2025 due to scheduling considerations. This marks the first comprehensive reconstruction of this corridor in decades, aiming to modernize infrastructure and enhance accessibility for all modes of transportation.

PROJECT GOAL

- Enhance pedestrian safety, particularly at crossings.
- Modernize aging infrastructure, including pavement, sidewalks, and underground utilities.
- Improve the built environment to better serve Grand Avenue businesses.
- Enhance the transit user experience.
- Promote non-automotive transportation modes along the corridor.
- Improve pedestrian crossing interactions and placemaking through the Macalester College campus.
- **More Information:** <https://www.stpaul.gov/projects/public-works/pw2024grandavereconstruction>

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