

RETAIL FOR LEASE

1909-1915 SUBURBAN AVENUE

1913 SUBURBAN AVENUE, SAINT PAUL, MN 55119



Suite 1913 approx. 1300 SF



FOR LEASE 1300 SF

KW COMMERCIAL | MINNETONKA

13100 Wayzata Blvd #400
Minnetonka, MN 55305



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

1913 SUBURBAN AVENUE

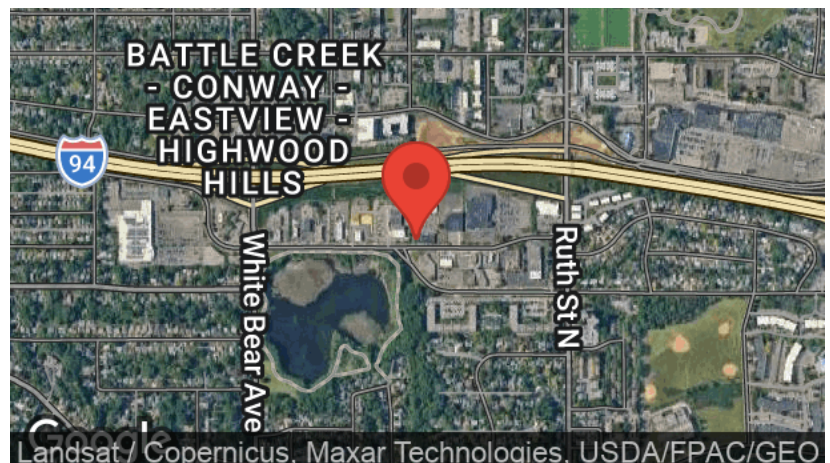


OFFERING SUMMARY

AVAILABLE SF:	approx. 1300 SF
LEASE RATE:	\$22.50/SF for 1300 SF (Triple Net)
2024 CAM/TAX:	CAM \$3.42/SF TAX \$4.78/SF
CEILING HEIGHT	12'-14'
YEAR BUILT:	1995
PARKING:	55 parking spaces
ACCESS:	Ruth St/I-94 White Bear Ave/I-94
ZONING:	T2 Traditional Neighborhood

PROPERTY HIGHLIGHTS

- Suite 1913 approximately 1300 SF
- Space had been occupied by Papa John's Pizza; has plumbing, floor drains in the area that had been Papa John's kitchen
- Co-Tenants: Theory Wellness, Metro by T-Mobile, Papa Johns, Salvation Army Family Store & Donation Center
- Area Tenants Include: Target, Aldi, O'Reilly Auto Parts, Asian Grocery, Slumberland, McDonalds, Taco Bell, Wendy's
- High traffic retail area
- Direct access from I-94 via White Bear Avenue and Ruth Street



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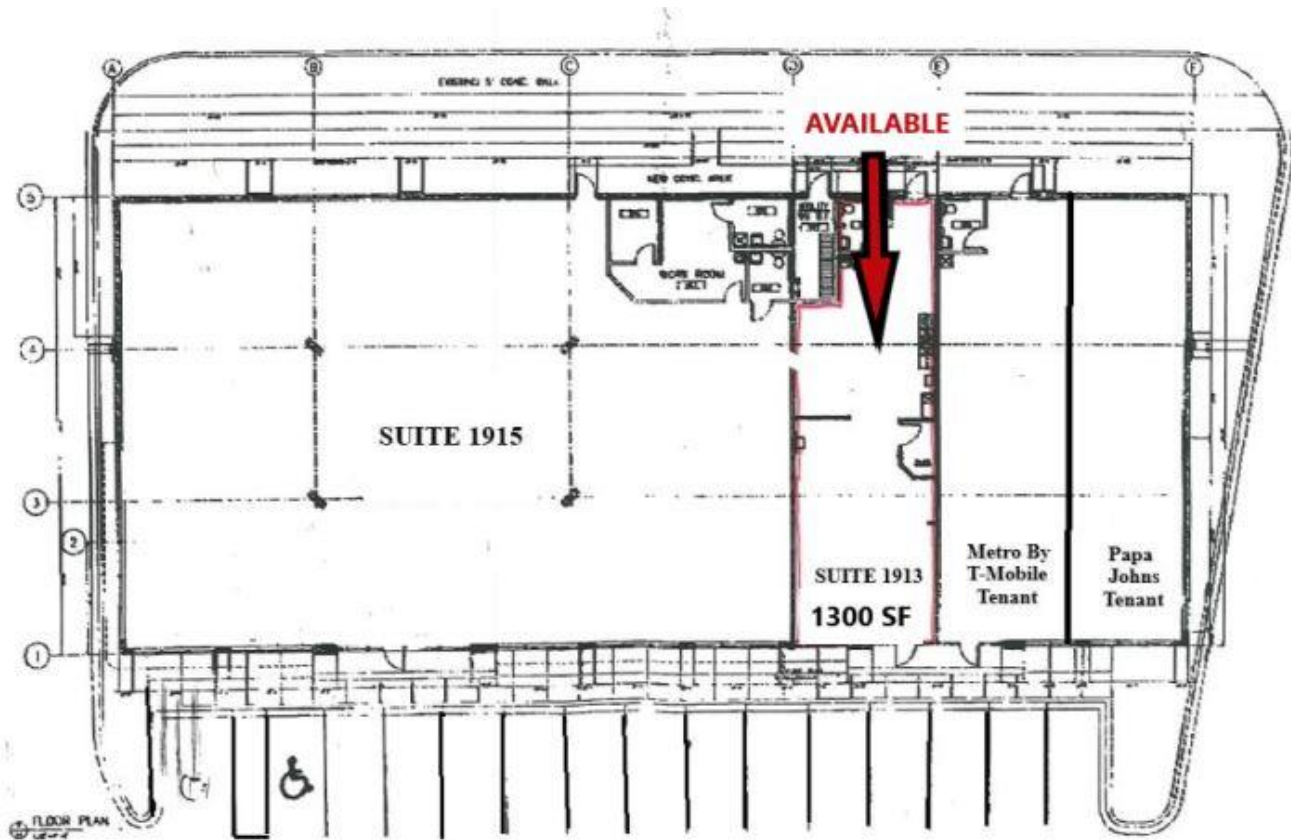
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PROPERTY PHOTOS
1913 SUBURBAN AVENUE



SITE PLAN

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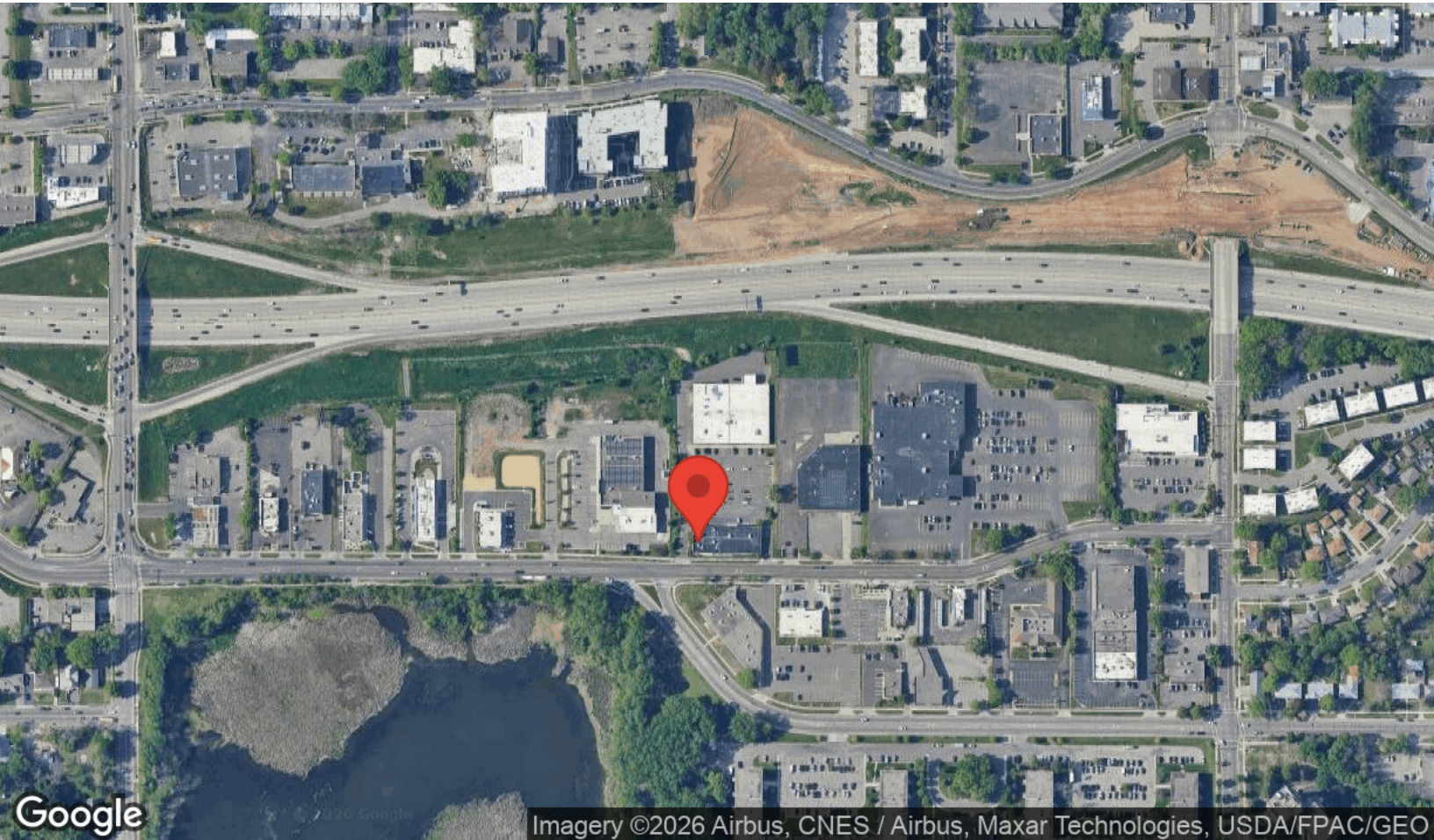
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LOCATION MAPS

1913 SUBURBAN AVENUE



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Map data ©2026 Google

FACTS-DEMOGRAPHICS

1915 SUBURBAN AVENUE



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1909 Suburban Ave, St. Paul, MN 55119

CITY, STATE

St. Paul, MN

POPULATION

170,254

AVG. HH SIZE

2.69

MEDIAN HH INCOME

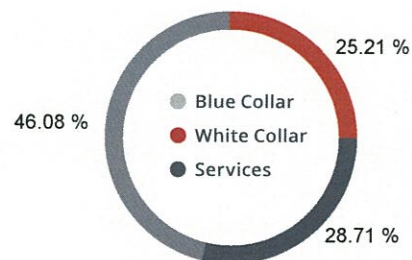
\$49,860

HOME OWNERSHIP

Renters: **30,978**

Owners: **33,796**

EMPLOYMENT



47.00 %
Employed

2.40 %
Unemployed

EDUCATION

High School Grad: **28.53 %**

Some College: **22.17 %**

Associates: **6.81 %**

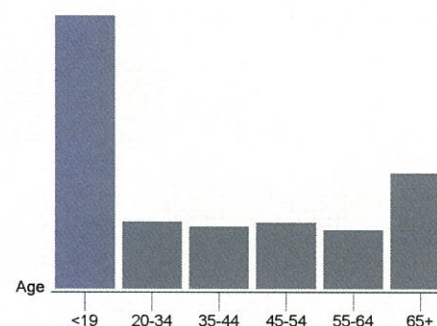
Bachelors: **25.87 %**

GENDER & AGE

49.21 %



50.79 %



RACE & ETHNICITY

White: **48.41 %**

Asian: **12.45 %**

Native American: **0.22 %**

Pacific Islanders: **0.04 %**

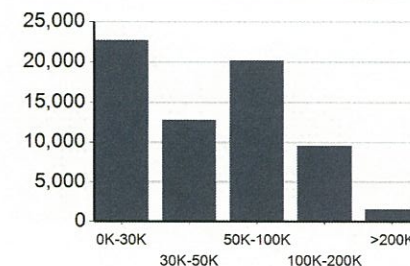
African-American: **12.65 %**

Hispanic: **14.75 %**

Two or More Races: **11.49 %**



INCOME BY HOUSEHOLD



HH SPENDING



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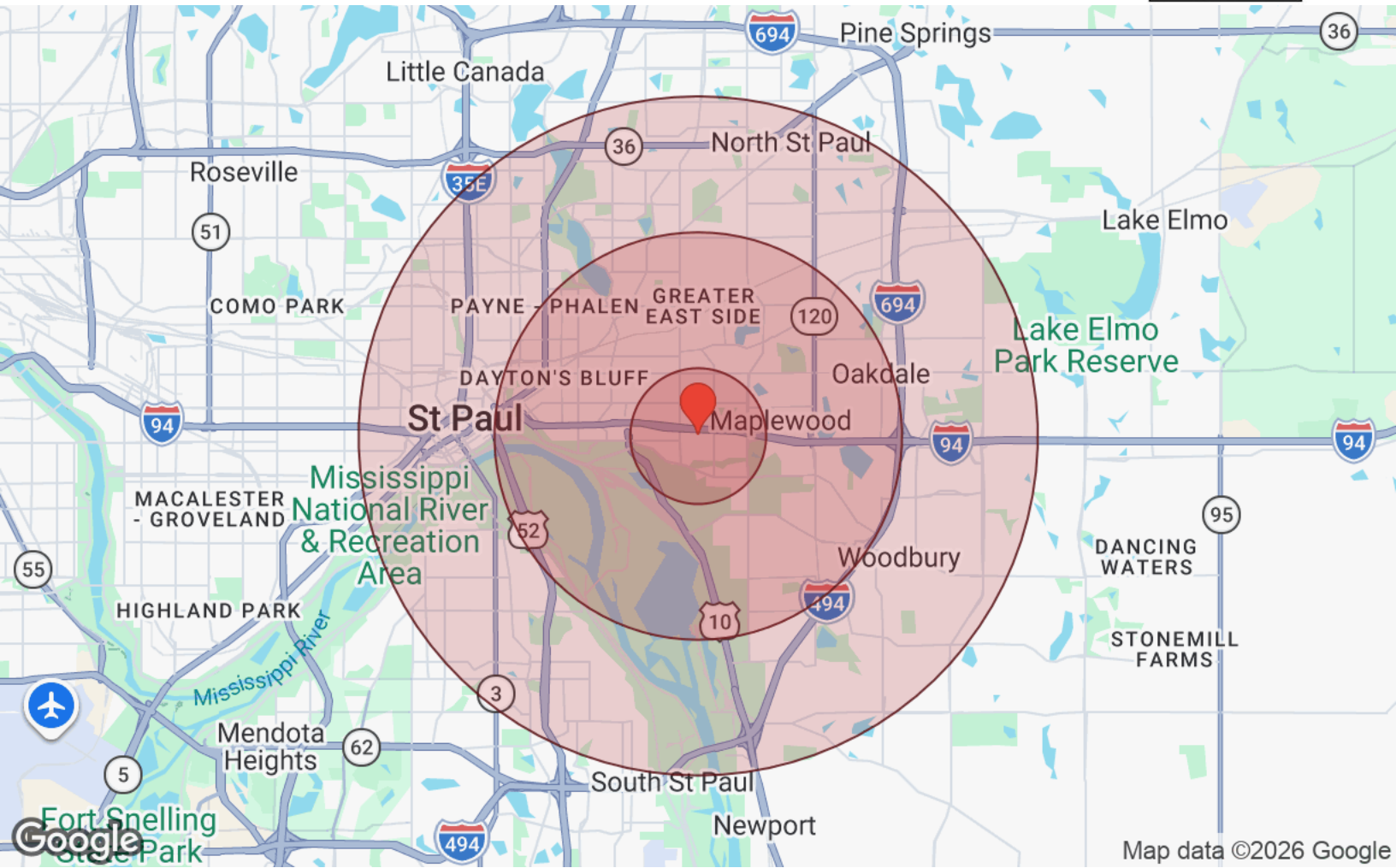
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DEMOGRAPHICS

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Map data ©2026 Google

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	8,289	53,766	143,172
Female	8,353	54,579	148,074
Total Population	16,642	108,345	291,246

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,895	42,720	141,167
Black	2,806	17,866	45,405
Am In/AK Nat	62	477	1,252
Hawaiian	2	11	58
Hispanic	2,202	13,077	32,911
Asian	5,116	30,521	60,463
Multiracial	531	3,467	9,436
Other	27	206	582

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,654	41,410	122,393
Occupied	6,097	38,079	112,858
Owner Occupied	3,093	21,747	63,004
Renter Occupied	3,004	16,332	49,854
Vacant	557	3,331	9,535

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	3,651	24,878	61,004
Ages 15 - 24	2,405	15,779	38,923
Ages 25 - 54	7,505	46,560	122,794
Ages 55 - 64	1,477	9,815	30,083
Ages 65+	1,604	11,312	38,441

Income	1 Mile	3 Miles	5 Miles
Median	\$70,097	\$74,180	\$78,646
Under \$15k	422	3,210	10,238
\$15k - \$25k	300	2,050	6,744
\$25k - \$35k	461	2,448	6,460
\$35k - \$50k	597	4,062	11,446
\$50k - \$75k	1,507	7,486	19,424
\$75k - \$100k	622	4,766	14,521
\$100k - \$150k	1,269	7,491	22,674
\$150k - \$200k	401	3,560	10,425
Over \$200k	518	3,005	10,928

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