

FOR SUBLEASE



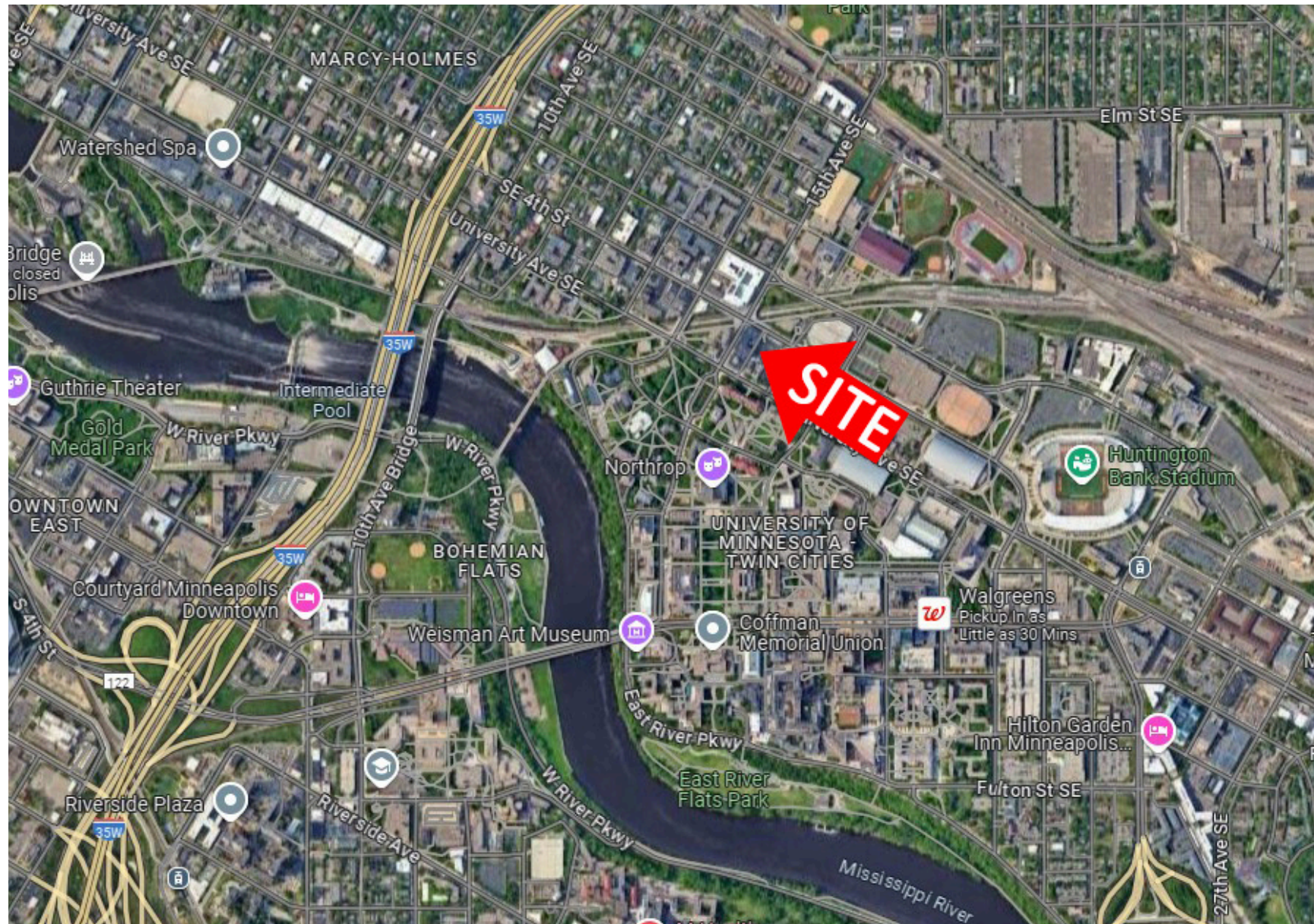
UNIVERSITY OF MN CAMPUS CVS

316 15TH AVENUE SOUTHEAST - MINNEAPOLIS, MN 55414

Bloom Commercial Real Estate
800 LaSalle Avenue | Suite 1250
Minneapolis, MN 55402
www.bloomcommercial.com



AERIAL VIEW



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PROPERTY HIGHLIGHTS

- 11,542 SF (space can't be demised)
- Rate mixed use opportunity
- Built out as food hall, has 6 new hood systems in place and dining room finished in place
- Located right in the middle of the University of MN campus
- Bike and pedestrian friendly
- Across from large Mixed Use Apartment project under construction now
- Located directly above the Dinkytown Greenway Bike Path

AREA TENANTS

Target, Lund's & Byerly's, Steel Toe Brewing, LA Fitness, Goodwill, St. Louis Park Rec Center, Hazelwood, Xfinity, Trader Joe's, Core Power Yoga, Fresh Thyme Market, Sherwin Williams, Hoigaards, McDonalds, Chipotle, Microcenter, & Park Nicollet

DEMOGRAPHICS

Radius	1 Mile	3 Miles	5 Miles
EMPLOYEES	53,745	357,128	652,535
POPULATION	63,065	309,859	822,652
AVERAGE INCOME	\$46,958	\$64,708	\$75,334

Traffic Counts

UNIVERSITY AVE SE	11,038 VPD
4TH STREET SE	10,508 VPD
15TH AVENUE	9,191 VPD



FOR MORE INFORMATION:

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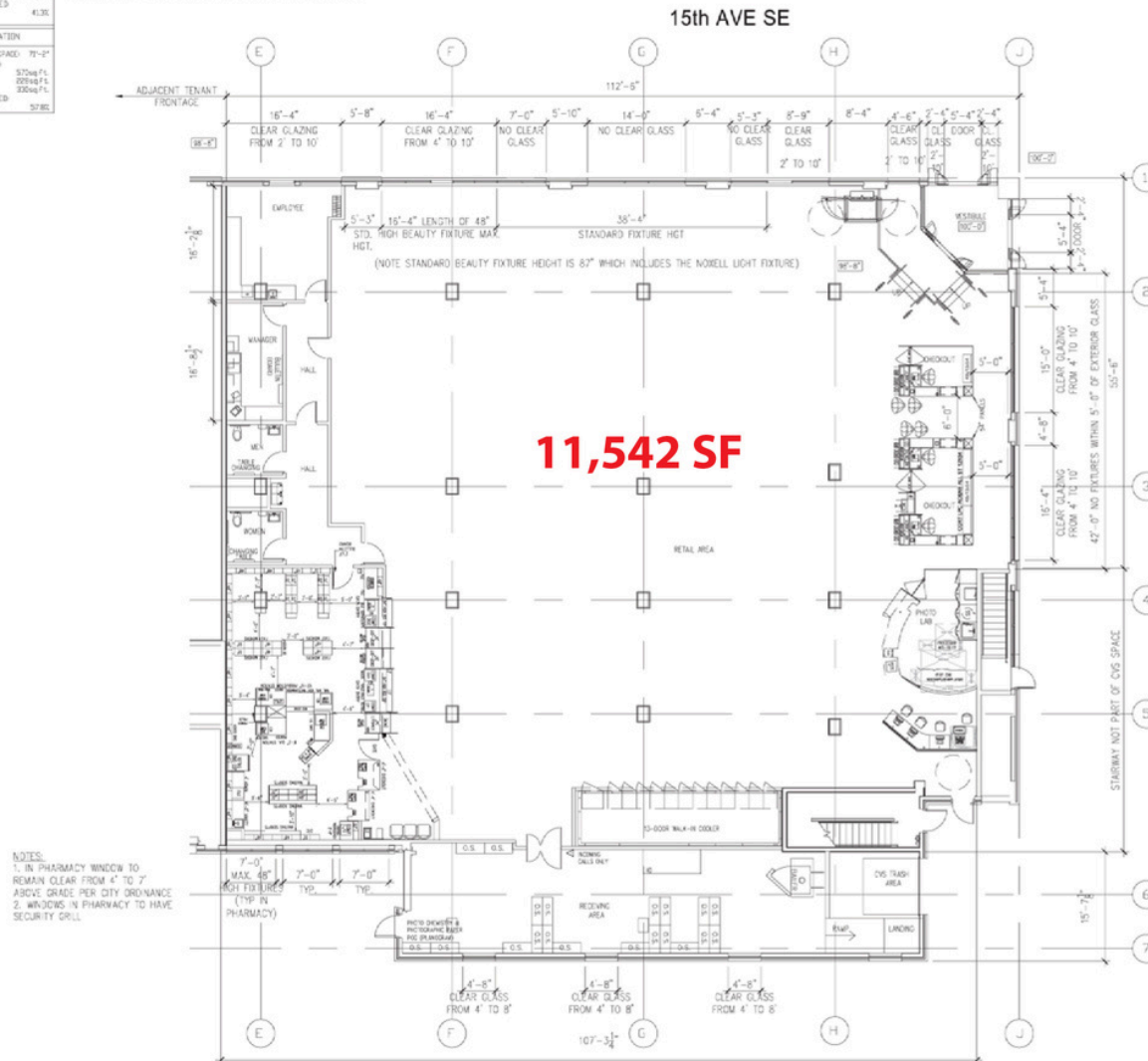


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SITE PLANS

GLAZING AREA CALCULATIONS	
15th AVENUE ELEVATION	
TOTAL LENGTH	112'-6"
MIN. CLEAR GLASS REQUIRED:	
12'-6" x 8'	960sq Ft.
9'-0" x 4'-0"	360sq Ft.
CLEAR GLASS PROVIDED	375sq Ft.
EASE CLEAR GLASS PROVIDED	41.30
4th STREET ELEVATION	
TOTAL LENGTH OF FRONT SPAC	77'-2"
MIN. CLEAR GLASS REQUIRED:	
77'-2" x 8'	570sq Ft.
3'-0" x 4'-0"	200sq Ft.
CLEAR GLASS PROVIDED	330sq Ft.
EASE CLEAR GLASS PROVIDED	57.80

FIXTURE NOTE:
PER VARIANCE GRANTED NOV 9-09 BY THE MINNEAPOLIS CITY PLANNING COMMISSION SIDNEY APARTMENTS /
DINKY DOME REDEVELOPMENT 9622-4558, WARD 2) THE FLOOR SPACE, THE NON-RESIDENTIAL WINDOWS IN THE
TENANT SPACE, NO SHELVEING, SIGNAGE, MERCHANDISE, NEWSPAPER RACKS OR OTHER MECHANISMS SHALL BE PLACED
IN FRONT OF THE WINDOWS THAT BLOCK VIEWS INTO AND OUT OF THE BUILDING AT EYE LEVEL (EYE LEVEL SHALL
REFER TO THE AREA 4 TO 7 FEET ABOVE THE SIDE WALK LEVEL)



TOTAL STORE AREA 11,542 SF	RETAIL AREA PHARMACY AREA INCLUDE CD 9,250 SF	RECEIVING AREA 1,815 SF PHARMACY AREA 1,258 SF
SERVICE AREA 304 SF		
CVS TRASH ROOM 180 SF		

THIS SQUARE FOOTAGE IS FOR CVS MERCHANDISE PURPOSES ONLY AND IS NOT TO BE USED TO CALCULATE REQUIRED EGRESS OR CODE REQUIREMENTS

NOTE: THIS PROTOTYPICAL FIXTURE PLAN IS FOR PRICING PURPOSES ONLY. A SITE SPECIFIC FIXTURE PLAN (FFP) WILL BE PROVIDED FOR EACH PROJECT.

OVERSTOCK SHELVING TO BE SEALED WITH
CLEAR POLYURETHANE RE: A53

NOTE: ALL DOORS TO HAVE 12" CLEARANCE ON PUSH SIDE OF DOOR AND 18" CLEARANCE ON PULL SIDE.

<u>ARCHITECT INFO:</u>	<u>CVS STORE LAYOUT INFO:</u>
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