



# 286 SNELLING AVENUE S RESTAURANT FOR SUBLEASE

286 Snelling Avenue S. ✦ St. Paul, MN 55105

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## BUILDING DETAILS

- 3,392 SF Interior
- 6,142 SF Total Lot
- Exclusive on-site parking
- 10-year initial term (plus 10-year renewal option)
- Built in 1919, Renovated in 2024

## SPECIALTIES

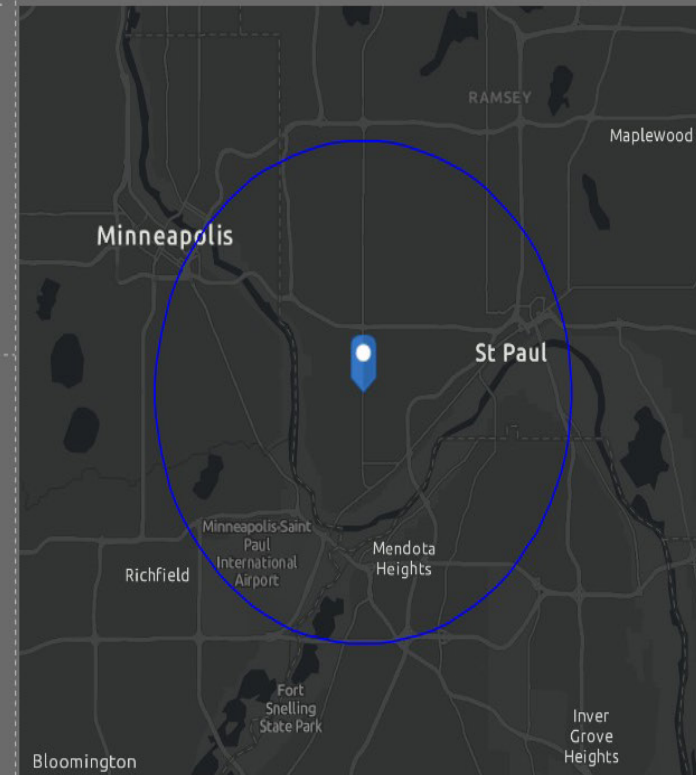
- Turnkey, second-generation restaurant with exceptional buildout
- Prime Snelling Avenue corridor in Saint Paul
- Rare full-site control with ~3,392 SF building on ~6,142 SF parcel
- Highly flexible use: restaurant, bar, and retail permitted Labs & Imaging
- Beautiful outdoor patio + strong curb appeal
- Attractive rent structure with built-in growth
- True plug-and-play opportunity in a high-demand submarket







SNELLING AVENUE S.  
15,983 VPD



## DEMOGRAPHIC SUMMARY

286 Snelling Ave S, Saint Paul, Minnesota, 55105

Ring: 5 mile radius

### KEY FACTS

399,893

Population

34.8

Median Age



165,223

Households

\$61,620

Median Disposable Income

### EDUCATION

7.4%

No High School Diploma



16.8%

High School Graduate



21.6%

Some College/  
Associate's Degree



54.1%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$77,826

Median Household Income



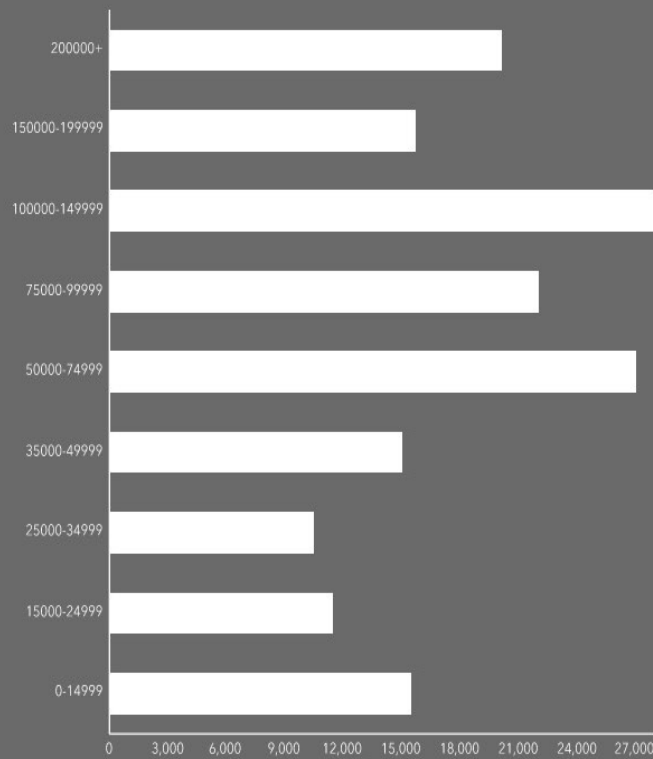
\$44,905

Per Capita Income



\$120,486

Median Net Worth



HOUSEHOLD INCOME

### EMPLOYMENT



74.0%

White Collar



13.4%

Blue Collar



16.7%

Services

4.6%

Unemployment Rate