

656 GRAND AVE

ST. PAUL, MN 55105



MONARCH
COMMERCIAL REAL ESTATE



FOR LEASE

PROPERTY HIGHLIGHTS:

For Lease: [Second Generation Restaurant / Bar](#) Rate: [Negotiable](#)

- **Turn-key restaurant & bar** — high-quality full buildout completed approximately 16 months ago.
- **3,900 SF** on the 1st floor, Seating up to 150 guests
- **Large basement** for office, coolers, freezers & storage. Approximately 2000 SF.
- **Interiors designed by Aaron Wittkamper Studio**; ready for immediate operation by a new operator.
- **Prime Grand Avenue location** — one of St. Paul's most recognizable, walkable retail corridors.
- **11,399+ VPD on Grand Ave**; surrounded by national retailers, local boutiques, restaurants and cafés
- **Affluent surrounding demographics** — average HH income of \$167,101 within 0.5 miles.
- **Dedicated Restaurant Parking** located in the rear of the building
- **Zoned B2 – Community Business**; supports restaurant, retail, and a wide range of commercial uses

CONTACT

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DINING & BAR

A turn-key, full buildout — main dining room, full bar, and intimate private dining.



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KITCHEN

Fully equipped commercial kitchen



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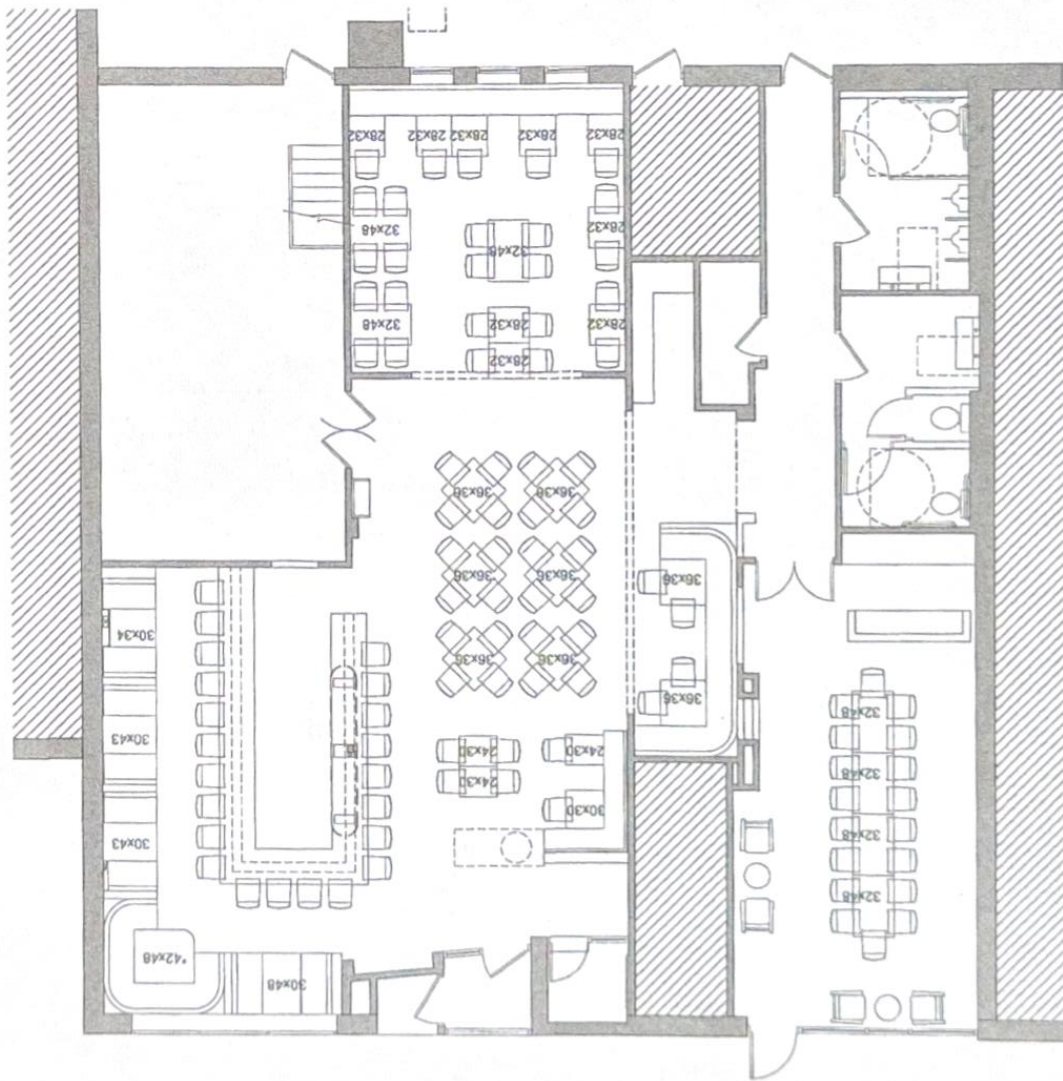
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Floor Plan

3,900 SF on the 1st floor



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AREA DEMOGRAPHICS

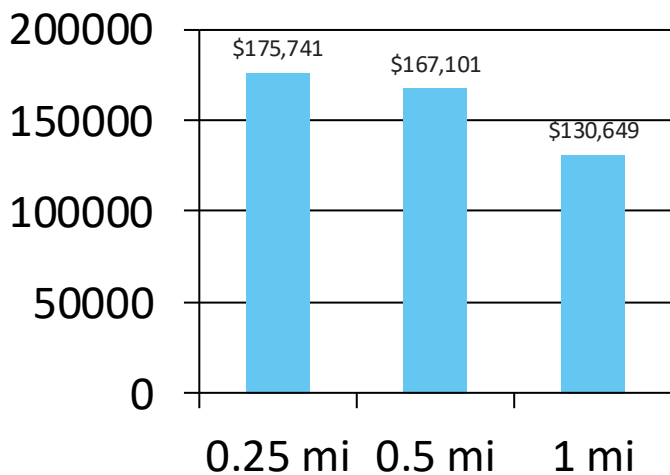
Population, household, and income profile within 0.25, 0.5, and 1 mile of the property.

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,878	6,442	23,925
Average Age	39.6	39.3	37.2
Average Age (Male)	40.4	39.4	36.9
Average Age (Female)	39.4	39.4	38.1

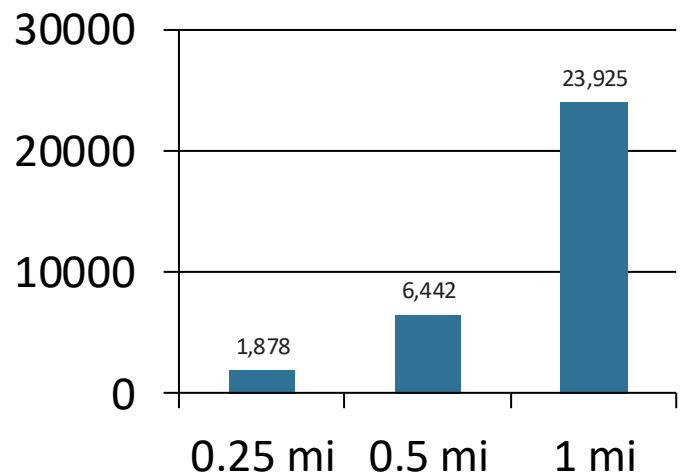
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,012	3,234	11,482
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$175,741	\$167,101	\$130,649
Average House Value	\$559,495	\$523,539	\$424,609

Source: 2023 American Community Survey (ACS)

Average HH Income by Radius



Total Population by Radius



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LOCATION & AREA HIGHLIGHTS

One of St. Paul's most recognizable retail corridors — walkable, established, and affluent.



GRAND AVE AREA HIGHLIGHTS

- **Premier walkable corridor** blending historic charm with vibrant retail activity
- **23,925 residents** within a 1-mile radius
- **Anchored by Macalester College** and minutes from the University of St. Thomas
- **11,399+ VPD on Grand Ave** with consistent foot traffic year-round
- **Established retail mix:** Punch Pizza, Sweetgreen, Caribou, Café Latte, Bruegger's, Red Rabbit, Chipotle, Walgreens
- **Cultural & dining destination** — Summit Hill, Mac-Groveland, and Crocus Hill neighborhoods
- **Strong investment fundamentals** — limited supply, durable demand, premier St. Paul corridor

NEARBY RETAILERS



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