

The Pitch Retail

431-439 Snelling Avenue North
St. Paul, MN 55104

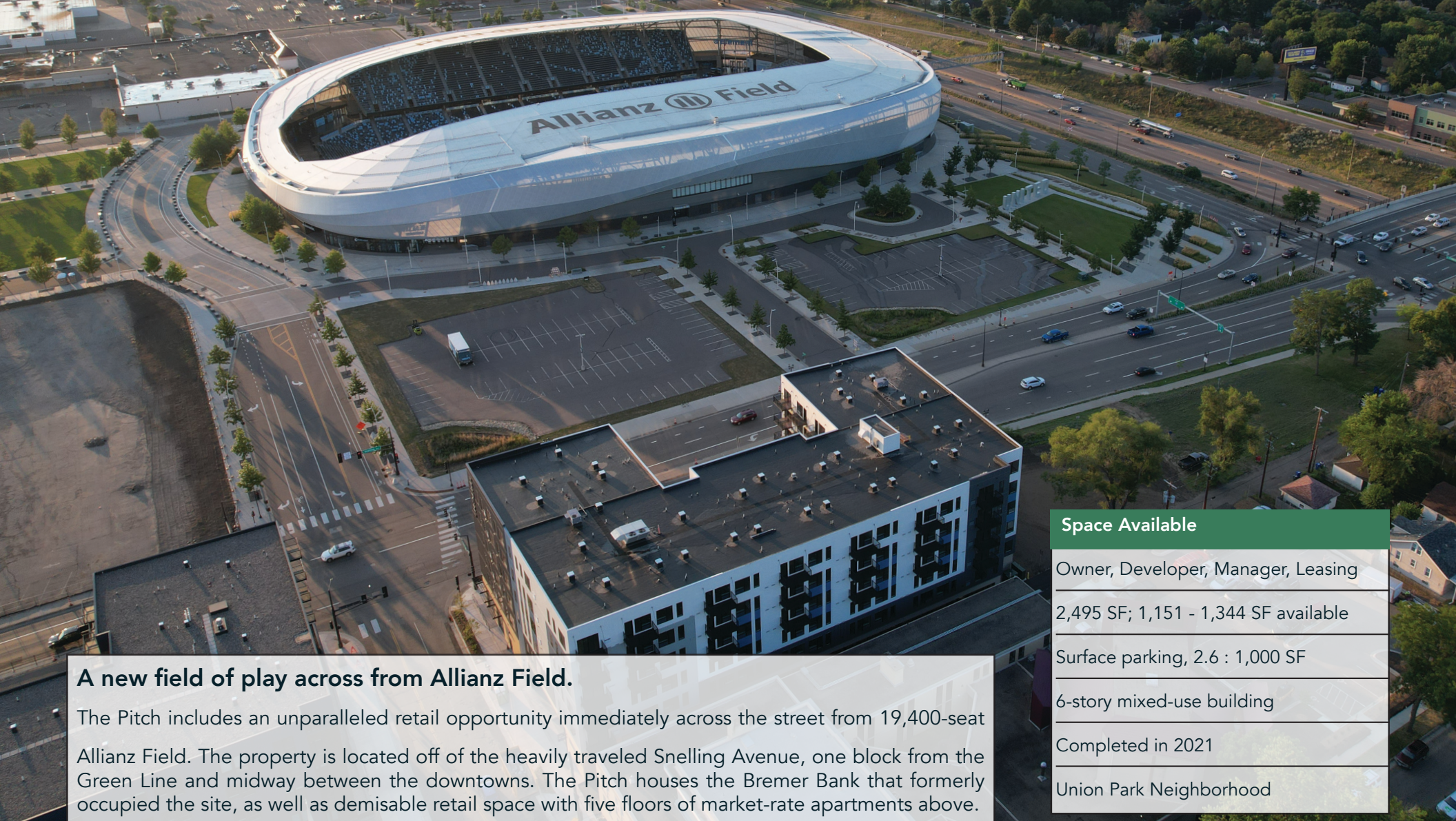
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WELLINGTON
MANAGEMENT

THE PITCH STP





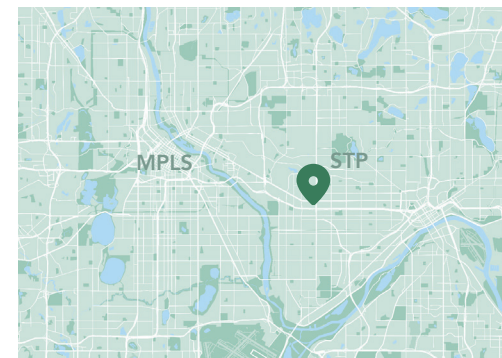
A new field of play across from Allianz Field.

The Pitch includes an unparalleled retail opportunity immediately across the street from 19,400-seat Allianz Field. The property is located off of the heavily traveled Snelling Avenue, one block from the Green Line and midway between the downtowns. The Pitch houses the Bremer Bank that formerly occupied the site, as well as demisable retail space with five floors of market-rate apartments above.

| Space Available |
|--------------------------------------|
| Owner, Developer, Manager, Leasing |
| 2,495 SF; 1,151 - 1,344 SF available |
| Surface parking, 2.6 : 1,000 SF |
| 6-story mixed-use building |
| Completed in 2021 |
| Union Park Neighborhood |

HIGHLIGHTS

- Upper five floors house market-rate apartment community (160 units)
- Across the street from 19,400-seat Allianz Field, home of the Minnesota United (14,500 season-ticket holders)
- On the Metro Transit Bus Rapid Transit A line and one block from Snelling & University station on the Green Line light rail
- Prime building signage opportunity on Snelling Avenue (42,500 VPD)



Availability



Suite 435-439 - 1,151 - 1,344 SF **3D Tour** [▶](#)



Site Plan

- Building Common Areas
- Available Space
- Occupied Space



The Neighborhood

| Demographics | 1 MILE | 3 MILES | 5 MILES |
|--------------|-----------|-----------|-----------|
| POPULATION | 24,000 | 176,000 | 441,000 |
| HOUSEHOLDS | 10,000 | 74,000 | 183,000 |
| AVG. INCOME | \$111,000 | \$133,000 | \$120,000 |



- Hot Spots**
1. The Pitch
 2. Snelling/University LRT station
 3. Turf Club
 4. The Naughty Greek
 5. Zait & Za'atar
 6. French Meadow Bakery & Cafe
 7. Blue Door Pub St. Paul
 8. Ghebre's Coffee & Tea
 9. Can Can Wonderland
 10. CrossFit St. Paul
 11. Grand Avenue shopping destination

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PROPERTY MANAGER
LEASING AGENT
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WELLINGTON
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St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

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