



LOFTS
FLATS

HISTORIC GREEN
APARTMENTS

RETAIL **FOR LEASE**

2400 University Avenue West | St. Paul, MN 55114



TRANSWESTERN

REAL ESTATE
SERVICES



FOR MORE INFO CONTACT:

Brad Kaplan CCIM | 612.359.1625 | brad.kaplan@transwestern.com
Mark Kampmeyer | 612.359.1684 | mark.kampmeyer@transwestern.com

Member of:

REALTY
RESOURCES

SITE INFORMATION



LOCATION

2400 University Avenue West
St. Paul, MN 55114



SPACE AVAILABLE

2,758 sf



EST. CAM & TAX (2024)

CAM: \$2.78 psf
RE Tax: \$5.73 psf
Total: \$8.51 psf



CO-TENANTS

SPICY FETA



NEIGHBORHOOD TENANTS



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	10,938	185,700	503,900
Daytime Pop	17,321	201,949	589,859
Avg HH Income	\$91,423	\$85,816	\$88,656

** Sources: ESRI 2021 est & MN Dept of Transportation 2018 Study avgs are per day total cars*



TRAFFIC COUNTS

17,800 vpd University Avenue West



METRO GREEN LINE TRANSIT

18,271 average weekday rides (2020)

Operates from Union Depot in St. Paul to Target Field in Minneapolis



FOR MORE INFO CONTACT:

Brad Kaplan CCIM | 612.359.1625 | brad.kaplan@transwestern.com
Mark Kampmeyer | 612.359.1684 | mark.kampmeyer@transwestern.com



Member of:
**REALTY
RESOURCES**

SITE PLAN



HIGHLIGHTS

- Last retail space available in the development
- 223 apartments
- Along the Metro Green Line Light Rail Transit (LRT)
- Exterior pedestrian signage
- Windowed street frontage
- 15-foot ceiling heights

FOR MORE INFO CONTACT:

Brad Kaplan CCIM | 612.359.1625 | brad.kaplan@transwestern.com
 Mark Kampmeyer | 612.359.1684 | mark.kampmeyer@transwestern.com



Member of:
REALTY RESOURCES



FOR MORE INFO CONTACT:

Brad Kaplan CCIM | 612.359.1625 | brad.kaplan@transwestern.com
Mark Kampmeyer | 612.359.1684 | mark.kampmeyer@transwestern.com



Member of:
**REALTY
RESOURCES**



FOR MORE INFO CONTACT:

Brad Kaplan CCIM | 612.359.1625 | brad.kaplan@transwestern.com
Mark Kampmeyer | 612.359.1684 | mark.kampmeyer@transwestern.com



Member of:
REALTY
RESOURCES