

FREESTANDING HEALTH CLUB

OAKDALE, MN

OFFERING MEMORANDUM

Glaze



I-694 | 81,000 VPD



INVESTMENT OVERVIEW

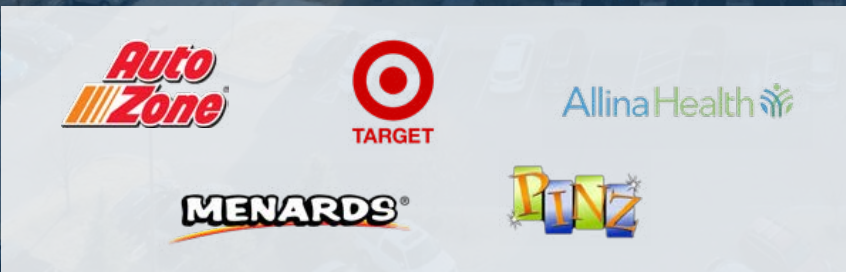
AVAILABLE FOR LEASE OR SALE

CONFIDENTIAL LISTING

OFFERING DETAILS

PRICE	\$5,500,000
ADDRESS	7360 33RD ST N, OAKDALE, MN 55128
GLA	42,348 SF
LOT SIZE	4.60 AC
YEAR BUILT	2009
PARCEL NUMBER	17-029-21-31-0011
PARKING	±377 Spaces

NEARBY TENANTS:



INVESTMENT HIGHLIGHTS

Prime Location with Exceptional Exposure & Accessibility

Located just off Highway 694 with 81,000+ vehicles passing daily, this 42,348 sq. ft. health club offers unmatched visibility and accessibility. Its proximity to Highway 36 provides direct connections to Downtown Minneapolis and Saint Paul, while the surrounding retail corridor, anchored by national brands and a new 16.7-acre medical and retail development, drives strong consumer traffic.

Versatile Asset with Repositioning Potential

Constructed in 2009, this well-built 42,348 sq. ft. building offers flexible space suitable for a variety of future uses, making it ideal for repositioning or adaptive reuse. Located in a rapidly growing suburb with strong infrastructure and high demand for service-oriented spaces, it presents significant long-term value potential.

Strong Demographics & Robust Market Growth

Oakdale, with a population of over 28,000, is experiencing strong residential growth and increased demand for retail and service-oriented businesses. The property's location along a major traffic artery, with 81,000 VPD on Highway 694, provides excellent exposure and access to both local residents and regional commuters. The surrounding affluent demographic and expanding market ensure this location will remain a key retail and service hub in the Twin Cities metro.

DEMOGRAPHICS

1 MILE POP	1 MILE AHHI	3 MILE POP	3 MILE AHHI	5 MILE POP	5 MILE AHHI
6,189	\$112,205	53,291	\$104,090	168,021	\$103,248

WILLOWBROOKE
DEVELOPMENT
1,400 UNITS

I-694 | 81,000 VPD

MINNESOTA
DEPARTMENT OF
TRANSPORTATION

**SUBJECT
PROPERTY**

NEW MEDICAL + RETAIL
8.7+ AC



34TH ST N | 18,640 VPD

MENARDS

Allina Health



\$112,205
1-Mile Ave. HHI

MARKET AERIAL



SITE PLAN

42,348 SF
GLA

4.60 AC
LOT SIZE

±377 SPACES
PARKING

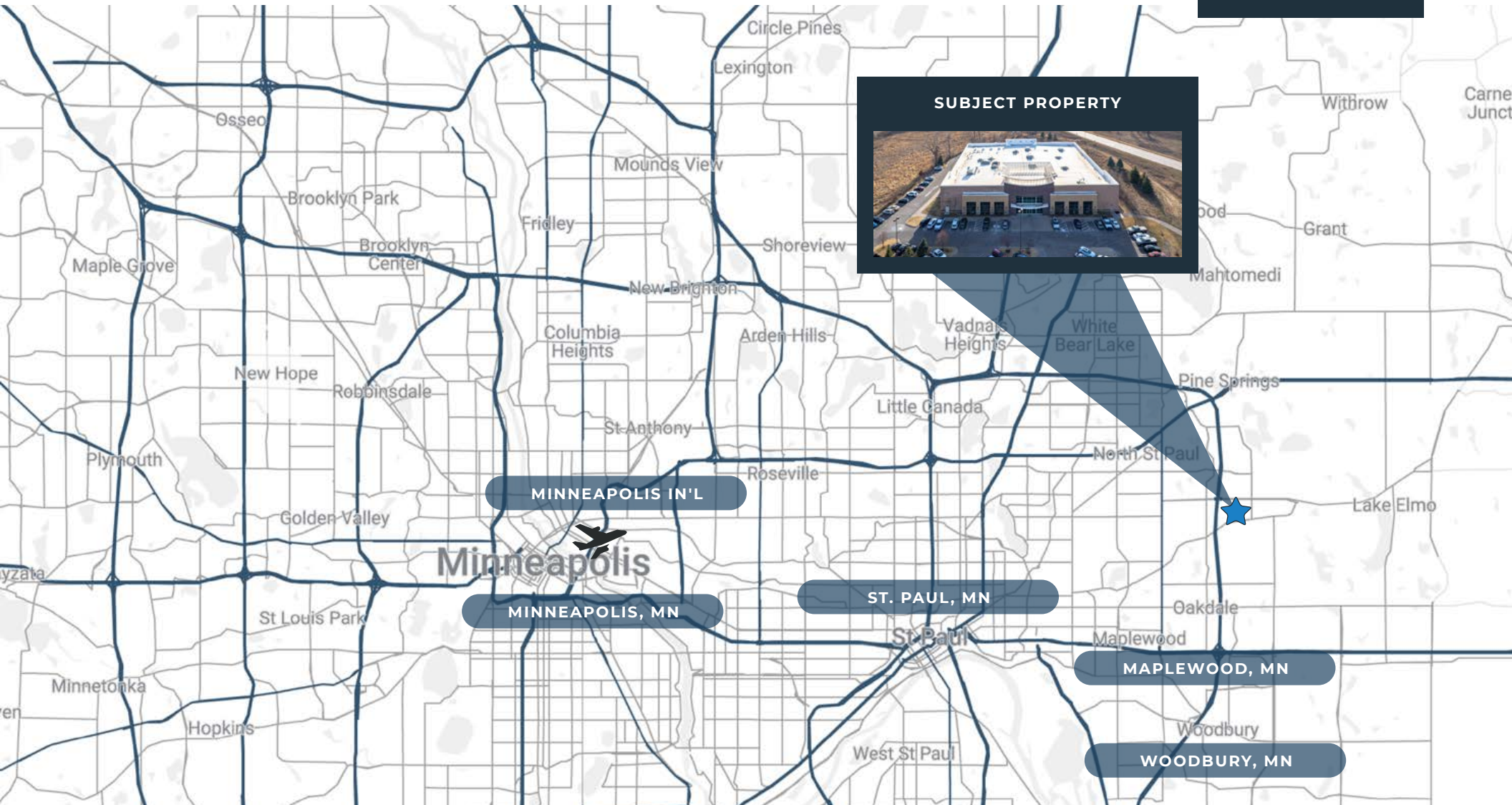


PROPERTY PHOTOS

Marcus & Millichap
NNN FITNESS



REGIONAL OVERVIEW



TRAVEL DISTANCES

FREESTANDING HEALTH CLUB

MINNEAPOLIS-ST. PAUL INT'L

18 MILES

WOODBURY, MN

10 MILES

MINNEAPOLIS, MN

12 MILES

MAPLEWOOD, MN

3 MILES

SAINT PAUL, MN

10 MILES



OAKDALE, MN

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	6,189	53,291	168,021
2029 Projection	6,725	55,189	170,766
HOUSEHOLDS			
2024 Households	2,124	20,642	62,299
2029 Projection	2,306	21,387	63,416
HOUSEHOLD INCOME			
Avg Household Income	\$112,205	\$104,090	\$103,248
Median Household Income	\$93,616	\$81,267	\$77,665
EDUCATION			
Some College, No Degree	288	2,891	11,257
Associate Degree	325	2,344	7,352
Bachelor's Degree	841	8,085	26,392
Advanced Degree	467	3,885	13,259
EMPLOYMENT			
Civilian Employed	3,416	28,634	88,948
Civilian Unemployed	140	898	2,668
Civilian Non-Labor Force	1,200	10,606	29,190
U.S. Armed Forces	0	6	17

LOCATION SUMMARY



Population: 28,303
2020 Census



Households: 11,357
2020 Census



Minneapolis-St. Paul-Bloomington MSA
Ranked 16th MSA in 2015 based on population

Oakdale, Minnesota, located in Washington County, is a growing suburb in the eastern part of the Minneapolis-Saint Paul metropolitan area. With a population of 28,303 as of the 2020 census, Oakdale covers approximately 6.7 square miles and offers easy access to Interstate 694 and Highway 36, providing convenient connections to both Downtown Saint Paul and Minneapolis. Known for its family-friendly environment, excellent parks, and strong residential appeal, Oakdale is an ideal location for both families and businesses.

The city is experiencing significant growth, with developments like a 16.7-acre medical and retail complex enhancing its regional prominence. Oakdale is part of a larger retail corridor in the east metro, benefiting from proximity to major employers and retail hubs in nearby cities like Woodbury and Maplewood. With a mix of residential neighborhoods and expanding commercial opportunities, Oakdale offers a strategic location within the Twin Cities metro.



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Marcus & Millichap
NNN FITNESS

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7,546 Closed
Transactions in 2023

\$43.6B Total
Volume Closed in 2023

30 Transactions
Every Business Day

80+ Offices
Across the U.S. & Canada