

TRANSIT ORIENTED REDEVELOPMENT OPPORTUNITY

4.43 ±ACRES

2707 & 2821 6TH AVE., ANOKA, MN 55303

For Sale -Pricing Negotiable



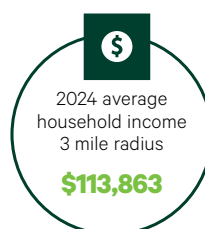
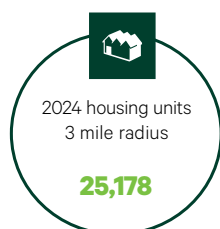
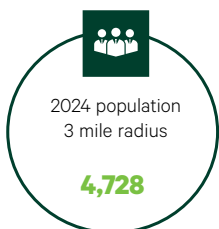


PROPERTY HIGHLIGHTS

- +/-4.43-acre redevelopment opportunity for a Transit Oriented Development
- Quick access to Highway 10 via 4th Ave and 7th Ave
- One block to Anoka Light Rail on the Northstar line
- Anoka is Halloween Capitol stop of the World
- Zoned for Transit-Oriented Development – Employee Focused, with a future use of Transit-Oriented Development
- Located in Anoka-Hennepin Independent School District #11

PID	ZONING	FUTURE ZONING	ACREAGE	TAXES
063124240054 2707 6th Ave.	TOD- Transit Orientated Development	TOD- Transit Orientated Development	1.64 Acres	\$8,129
063124240057	TOD- Transit Orientated Development	TOD- Transit Orientated Development	0.79 Acres	\$3,161
063124240055 2821 6th Ave	TOD- Transit Orientated Development	TOD- Transit Orientated Development	2 Acres	\$8,129

TRAFFIC COUNTS	
6th Ave.	331 VPD
Johnson St.	730 VPD
Hwy 10	64,327 VPD



AREA RETAIL AMENITY MAP



ZONING



TOD – R: TRANSIT ORIENTED DEVELOPMENT DISTRICT (TOD)

(a) Purpose and intent of district. The TOD districts are designed and intended to encourage a mixture of residential, commercial and civic uses in proximity to the commuter rail station at densities and intensities that support and increase transit use. The districts are also intended to: (1) Encourage a safe and pleasant pedestrian environment near the rail station and to limit conflicts between pedestrians and vehicles. (2) Maximize access to transit.(3) Encourage use of transit infrastructure. (4) Provide parking in an unobtrusive manner. (5) Reduce parking requirements by encouraging shared parking and alternative modes of transportation. (6) Encourage a sense of activity and liveliness along the street level of building facades.

TOD – E: TRANSIT ORIENTED DEVELOPMENT DISTRICT WITH AN EMPLOYMENT EMPHASIS.

This district is intended to facilitate the creation of a high employment area in relatively close proximity to the rail station area. Streets and buildings should be arranged for pedestrian circulation. This district targets office and commercial uses. Designation as a TOD-E would create a zoning district with the following characteristics:

- a. Concentrations of jobs within one-fourth mile of the rail station. b. New non-residential uses that are transit-supportive.
- b. Parking minimized by limiting the size and placement of parking lots.
- c. A highly pedestrian setting with an emphasis on pedestrian connectivity.
- d. An area of street level activity.

ANOKA TOD MASTER PLAN

“The Master Plan for the Anoka TOD Station Area represents the long-term vision for the district. Change will not happen overnight and numerous steps must occur to achieve the vision. This plan includes a graphic depiction of development form, allocation of uses, and general patterns of development. The proposed concept is intended to show what might be possible and to demonstrate how development could achieve the community’s vision and goals,” City of Anoka, MN.



Figure 6.1 Overall concept plan

MED DENSITY RESIDENTIAL - 36 UNITS

Medium-density residential is anticipated to serve as a transition along the edges of the site area between existing single family neighborhoods outside the project boundary and higher density housing in the center of the project area. Medium density residential uses are anticipated to include rowhouses or townhouses.

For additional information, review the [Anoka TOD Master Plan](#).

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	8,660	64,728	141,699
2029 Population - Five Year Projection	8,750	66,078	143,610
2020 Population - Census	8,621	63,380	139,224
2010 Population - Census	8,221	60,333	128,864
2020-2024 Annual Population Growth Rate	0.11%	0.50%	0.42%
2024-2029 Annual Population Growth Rate	0.21%	0.41%	0.27%



HOUSEHOLDS

2024 Households - Current Year Estimate	3,724	25,178	52,812
2029 Households - Five Year Projection	3,774	25,888	53,920
2010 Households - Census	3,422	22,675	46,823
2020 Households - Census	3,705 96.8%	24,526 97.2%	51,543 97.3%
2020-2024 Compound Annual Household Growth Rate	0.12%	0.62%	0.57%
2024-2029 Annual Household Growth Rate	0.27%	0.56%	0.42%
2024 Average Household Size	2.24	2.55	2.66



HOUSEHOLD INCOME

2024 Average Household Income	\$90,402	\$113,863	\$122,858
2029 Average Household Income	\$102,342	\$130,021	\$140,358
2024 Median Household Income	\$71,853	\$92,816	\$100,760
2029 Median Household Income	\$80,684	\$104,470	\$111,196
2024 Per Capita Income	\$37,630	\$44,236	\$46,049
2029 Per Capita Income	\$42,725	\$50,874	\$52,995



HOUSING UNITS

2024 Housing Units	3,831	26,189	54,455
2024 Vacant Housing Units	107 2.8%	1,011 3.9%	1,643 3.0%
2024 Occupied Housing Units	3,724 97.2%	25,178 96.1%	52,812 97.0%
2024 Owner Occupied Housing Units	2,021 52.8%	18,112 69.2%	40,648 74.6%
2024 Renter Occupied Housing Units	1,703 44.5%	7,066 27.0%	12,164 22.3%



EDUCATION

2024 Population 25 and Over	6,110	45,441	97,645
HS and Associates Degrees	4,126 67.5%	29,562 65.1%	61,762 63.3%
Bachelor's Degree or Higher	1,624 26.6%	13,959 30.7%	31,980 32.8%



PLACE OF WORK

2024 Businesses	534	1,959	3,431
2024 Employees	10,626	32,622	55,319



CONTACT US

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