

# HUMBOLDT SQUARE RETAIL CENTER

6800-6840 HUMBOLDT AVENUE N., BROOKLYN CENTER, MN 55430

RETAIL FOR LEASE



## OFFERING SUMMARY

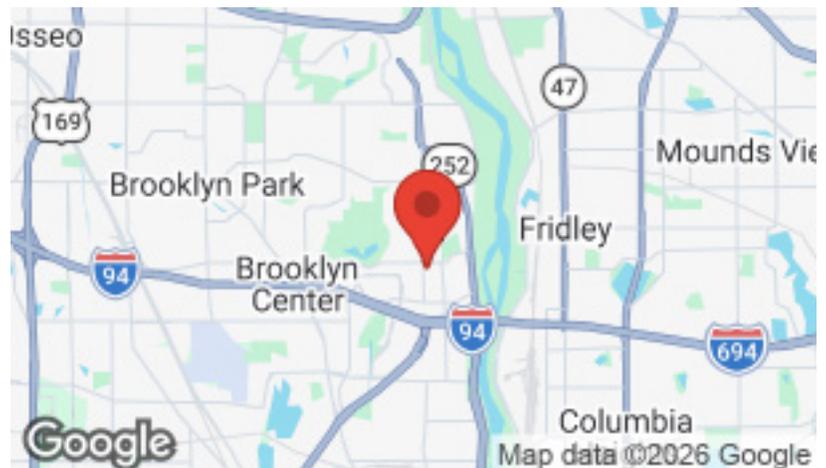
<b>AVAILABLE SF:</b>	1,355 SF up to 6,910 SF
<b>LEASE RATE:</b>	Negotiable
<b>TAX/CAM:</b>	\$8.44 PSF (2026)
<b>BUILDING SIZE:</b>	40,390 SF
<b>SIGNAGE:</b>	Pylon and Building
<b>PARKING:</b>	255 Spaces / Surface Lot
<b>LOT SIZE:</b>	4.11 Acres
<b>ZONING:</b>	C2- Commercial District

## PROPERTY OVERVIEW

Humboldt Square retail center is located at the highly visible and busy intersection of Humboldt Avenue N and 69th Avenue N. Current tenants include: Value Foods, Giant Wash Laundromat, House of Hui Restaurant, Taste of Africa, along with several other neighborhood retailers. Area employers: FBI, Medtronic, Brooklyn Center Community Schools, Earle Brown Heritage Center, and Top Golf.

## PROPERTY OVERVIEW

- Established Neighborhood Retail Center
- Pylon and Building Signage Available
- Abundant Parking



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Suntide Commercial Realty  
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St. Paul, MN 55114  
651-603-0321

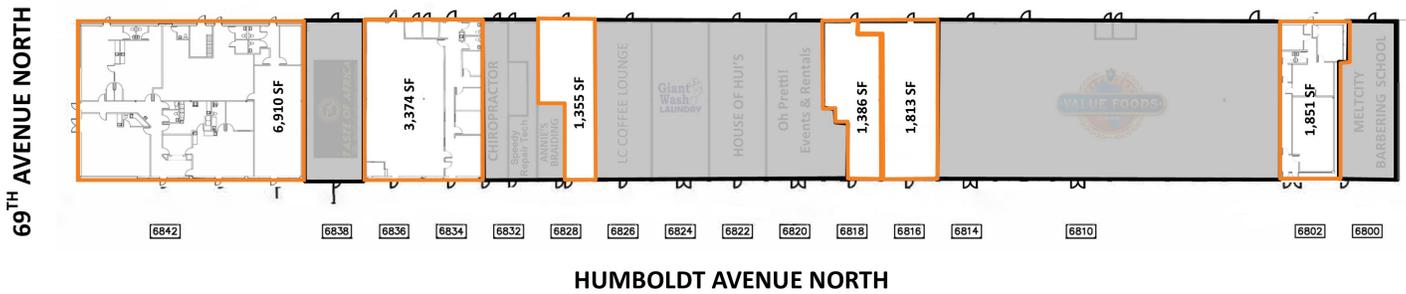
**DAVID LUND**  
Senior Associate  
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# AVAILABLE SPACE

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# HUMBOLDT SQUARE



## SUITE

## SIZE (SF)

## DESCRIPTION

- Suite 6802 1,851 SF In-line
- Suite 6816 1,813 SF - 3,199 SF 2nd Generation Pizza Shop, Combine for up to 3,199 SF
- Suite 6818 1,386 SF - 3,199 SF Can be Combined for up to 3,199 SF
- Suite 6828-A 1,355 SF In-line
- Suite 6834 3,374 SF In-line
- Suite 6842 6,910 SF End Unit, Daycare Build Out w/Playground



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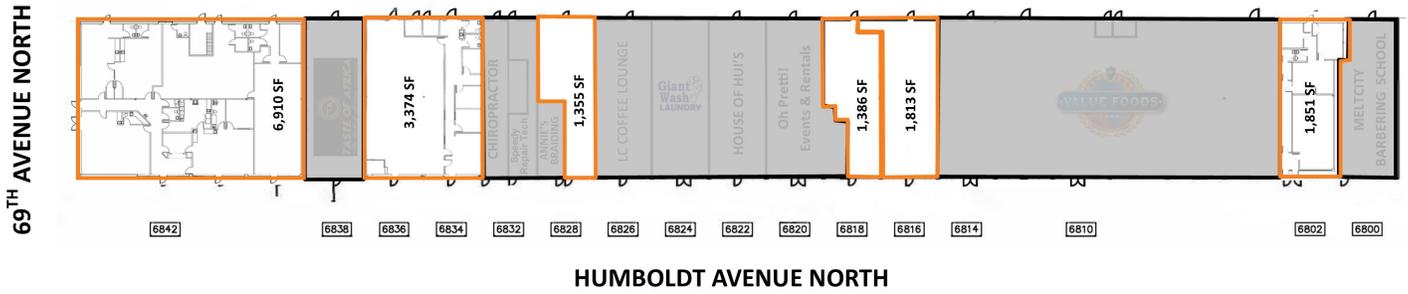
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# SUITE 6802

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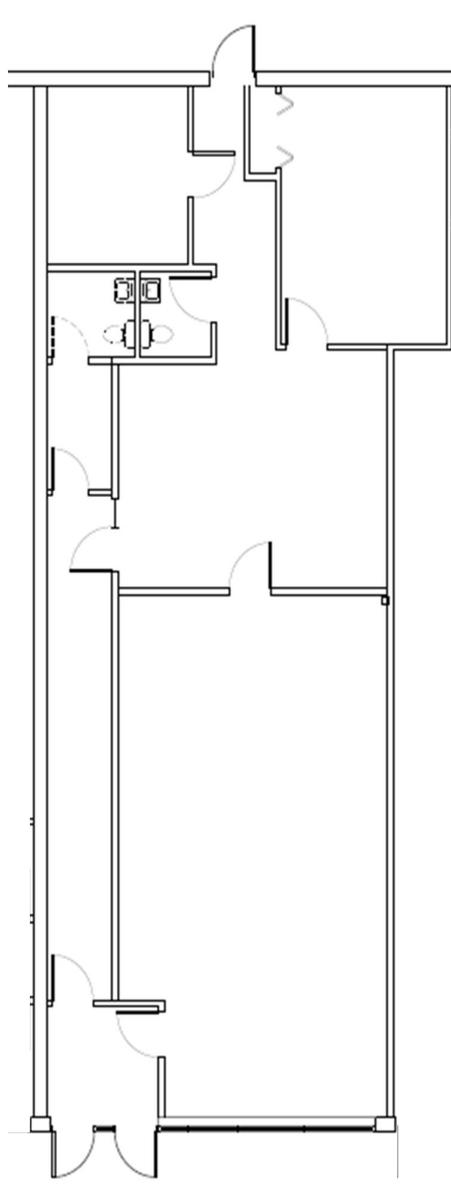
1,851 SF



HUMBOLDT AVENUE NORTH

## SUITE 6802

1,851 SF



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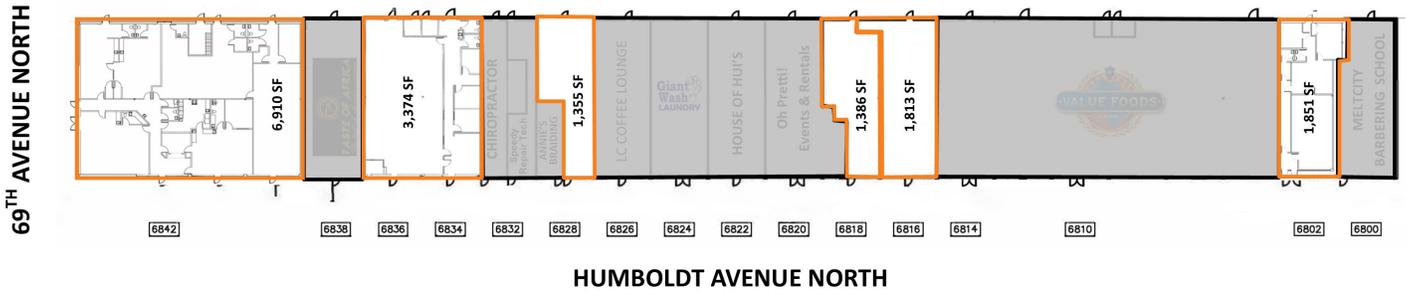
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# SUITE 6816

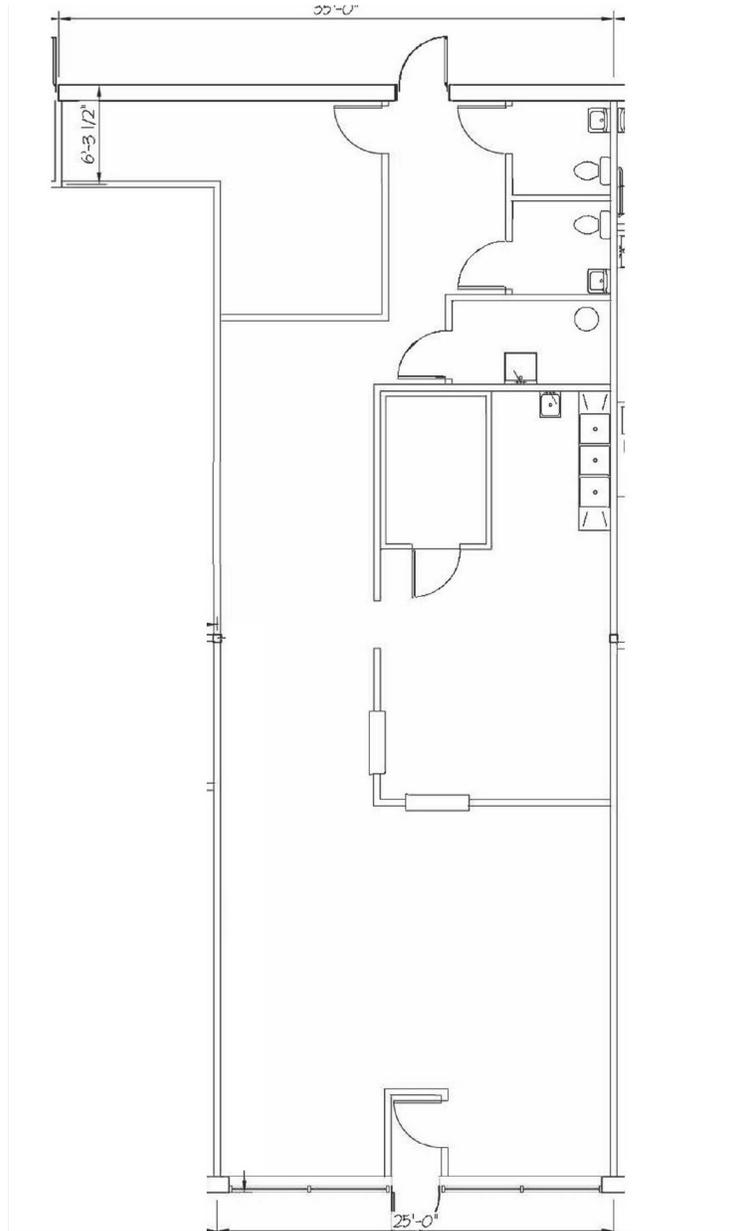
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1,813 SF UP TO 3,199 SF



## SUITE 6816

1,813 up to 3,199 SF



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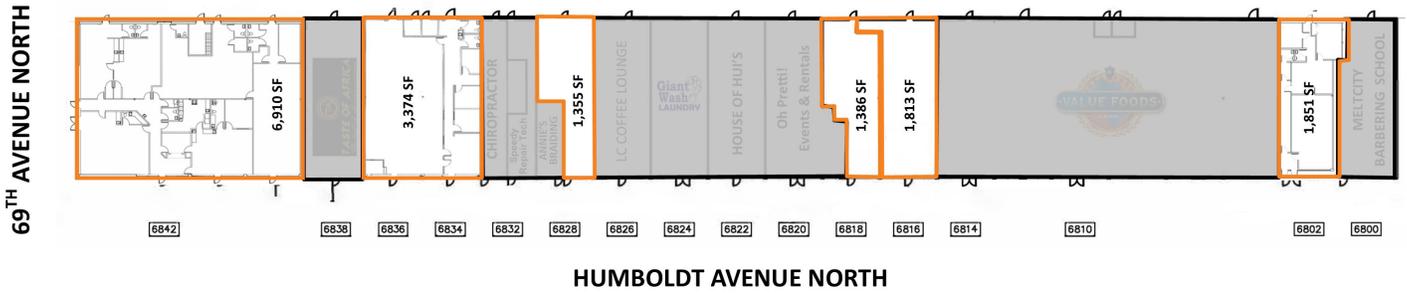
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# SUITE 6818

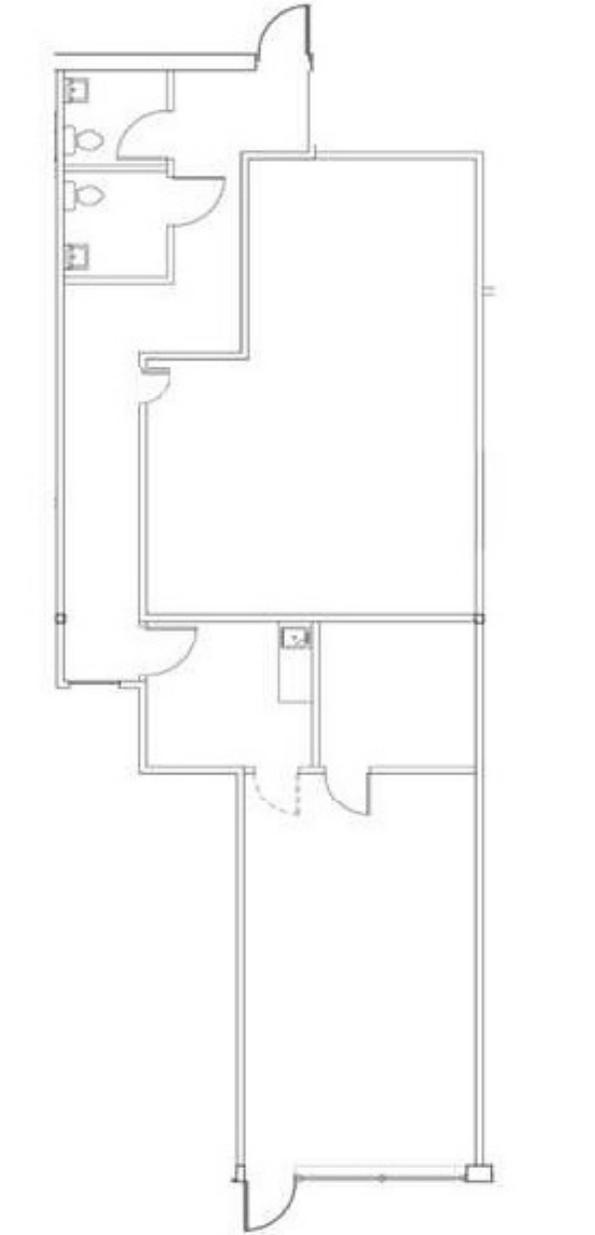
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1,386 SF UP TO 3,199 SF



## SUITE 6818

1,386 up to 3,199 SF



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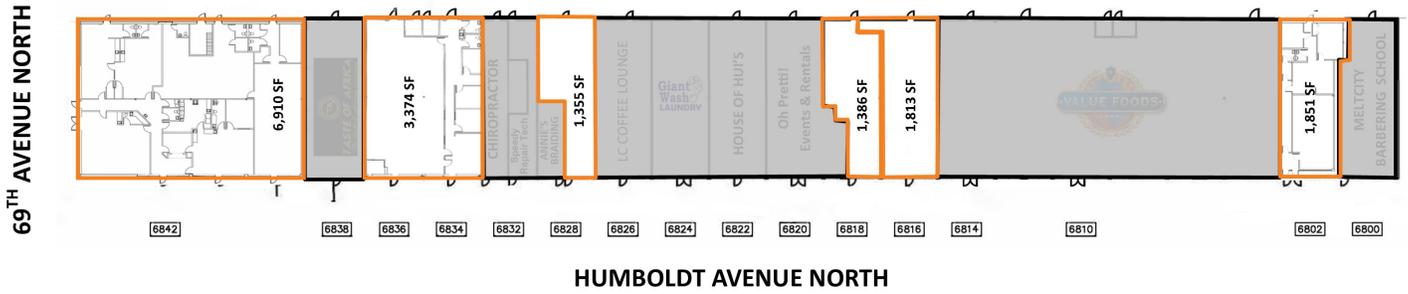
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# SUITE 6828-A

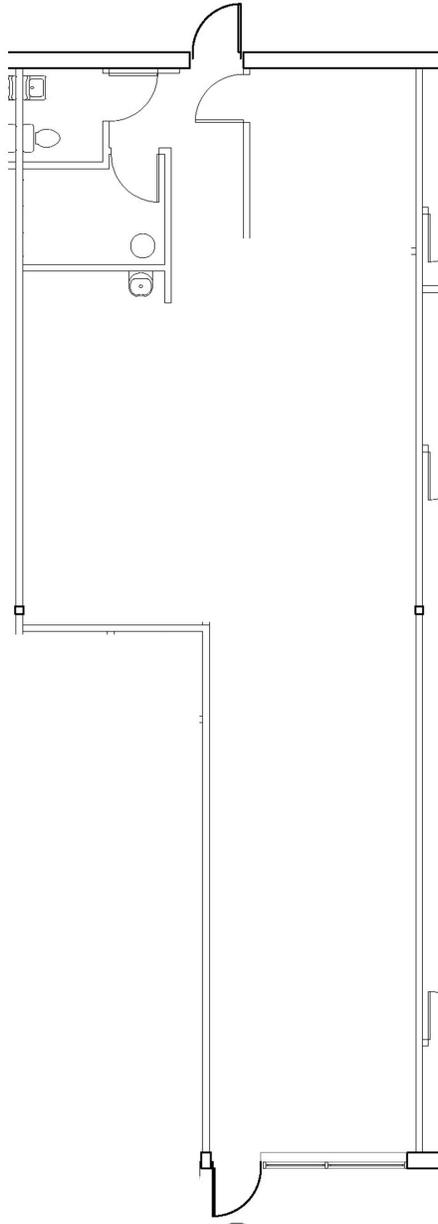
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1,355 SF



## SUITE 6828-A

1,355 SF



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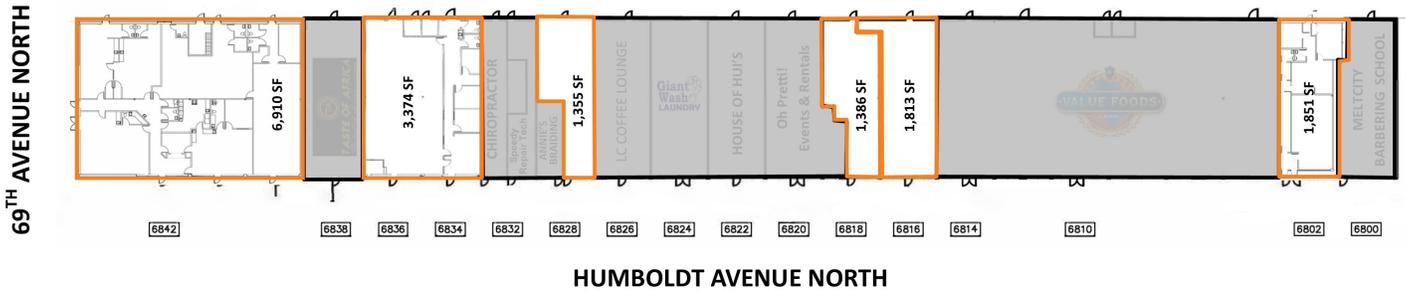
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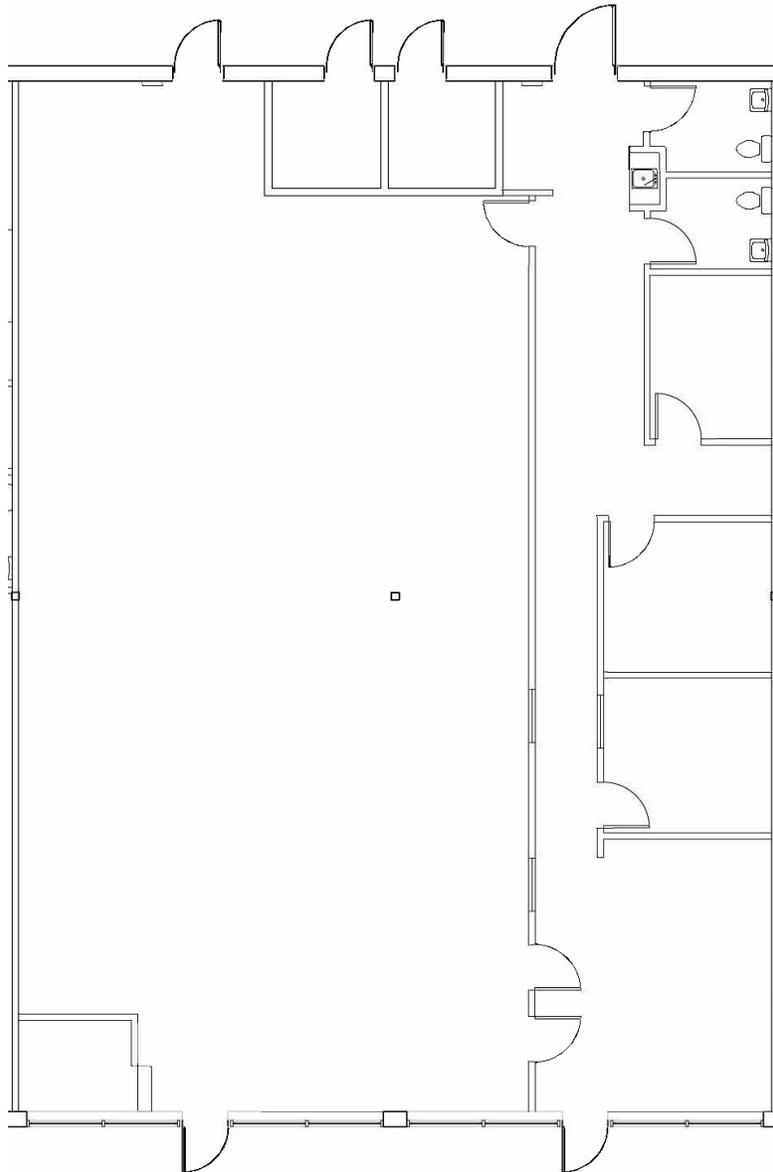
3,374 SF



## HUMBOLDT AVENUE NORTH

### SUITE 6834-6836

3,374 SF



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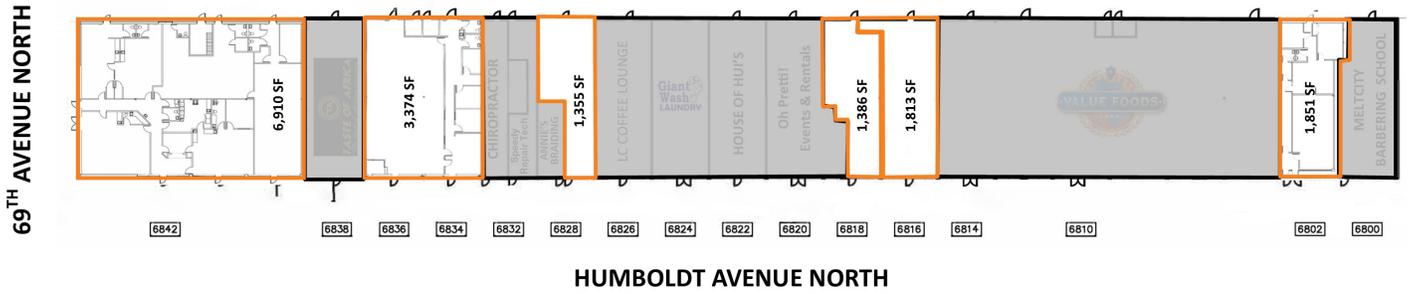
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# SUITE 6842

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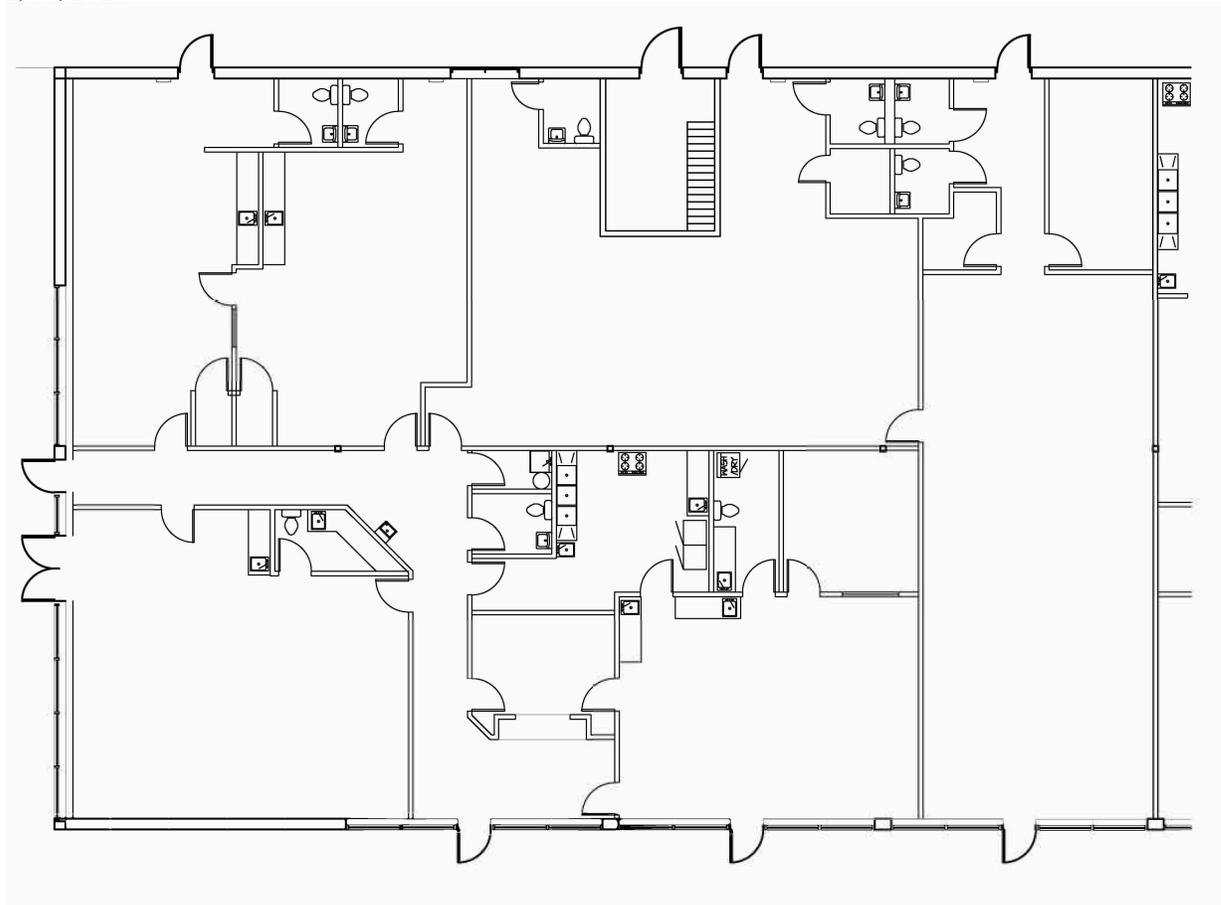
6,910 SF



## SUITE 6842

6,910 SF - Daycare Build Out with Fenced Playground

Available 12/01/2026



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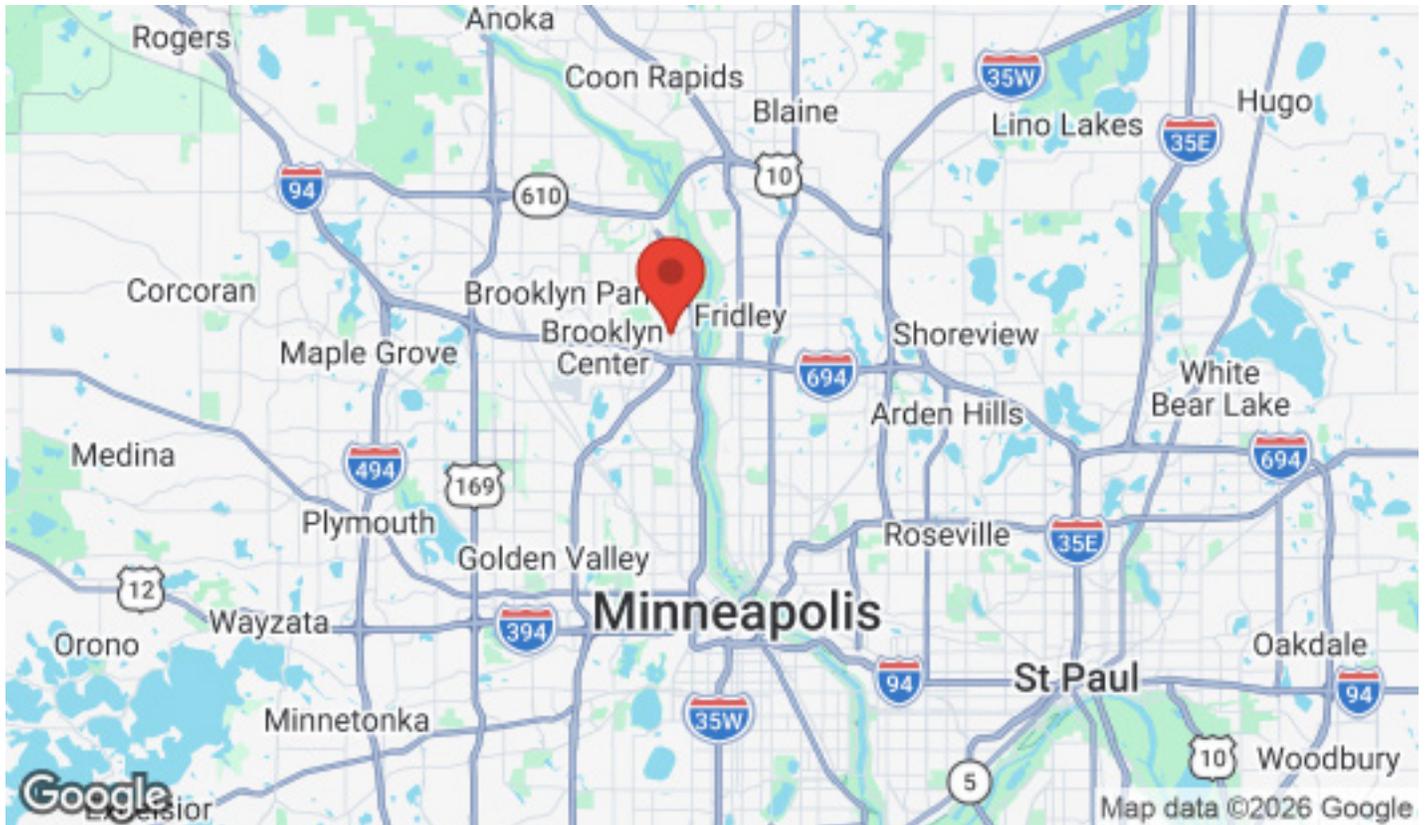
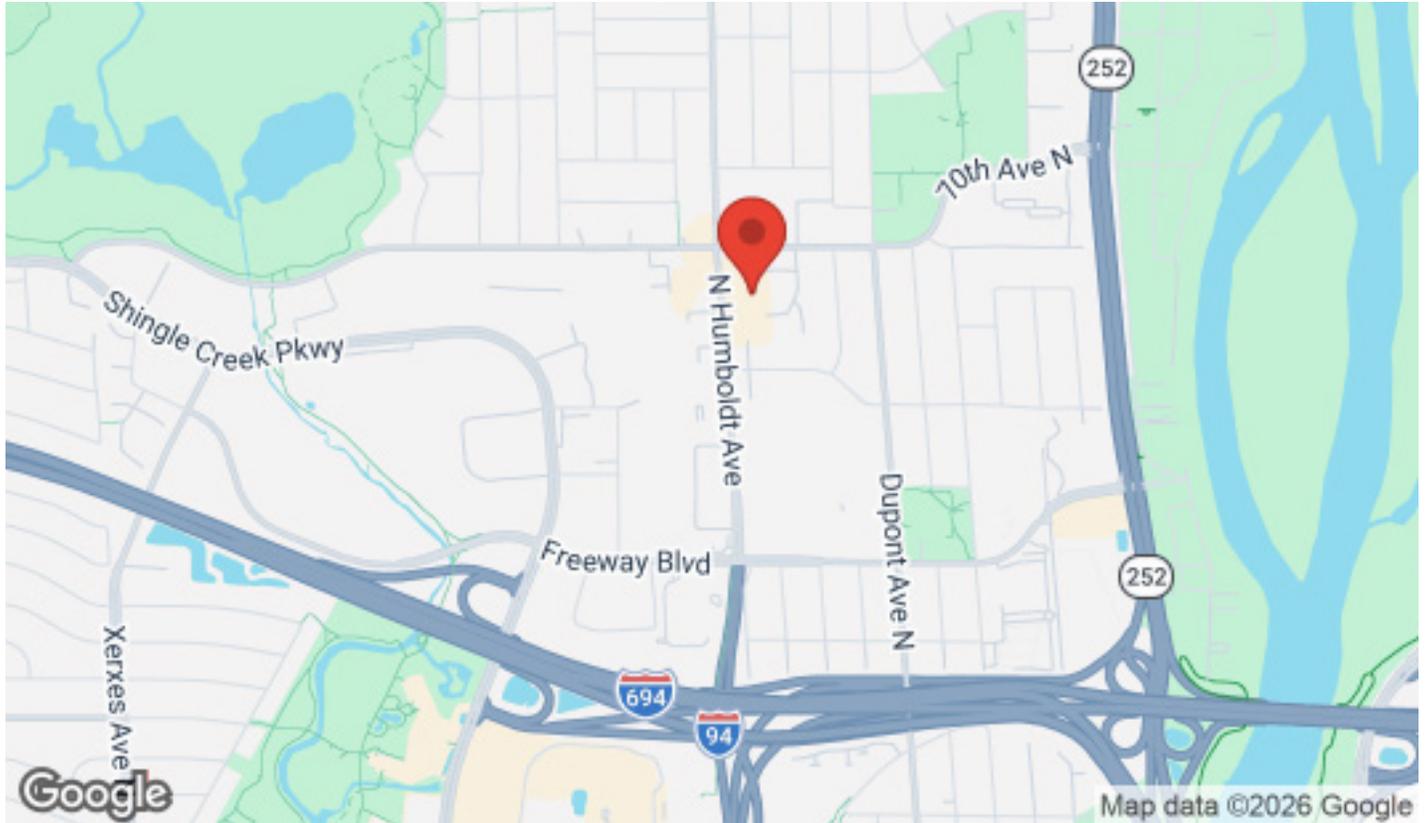
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# LOCATION MAPS

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## HUMBOLT SQUARE



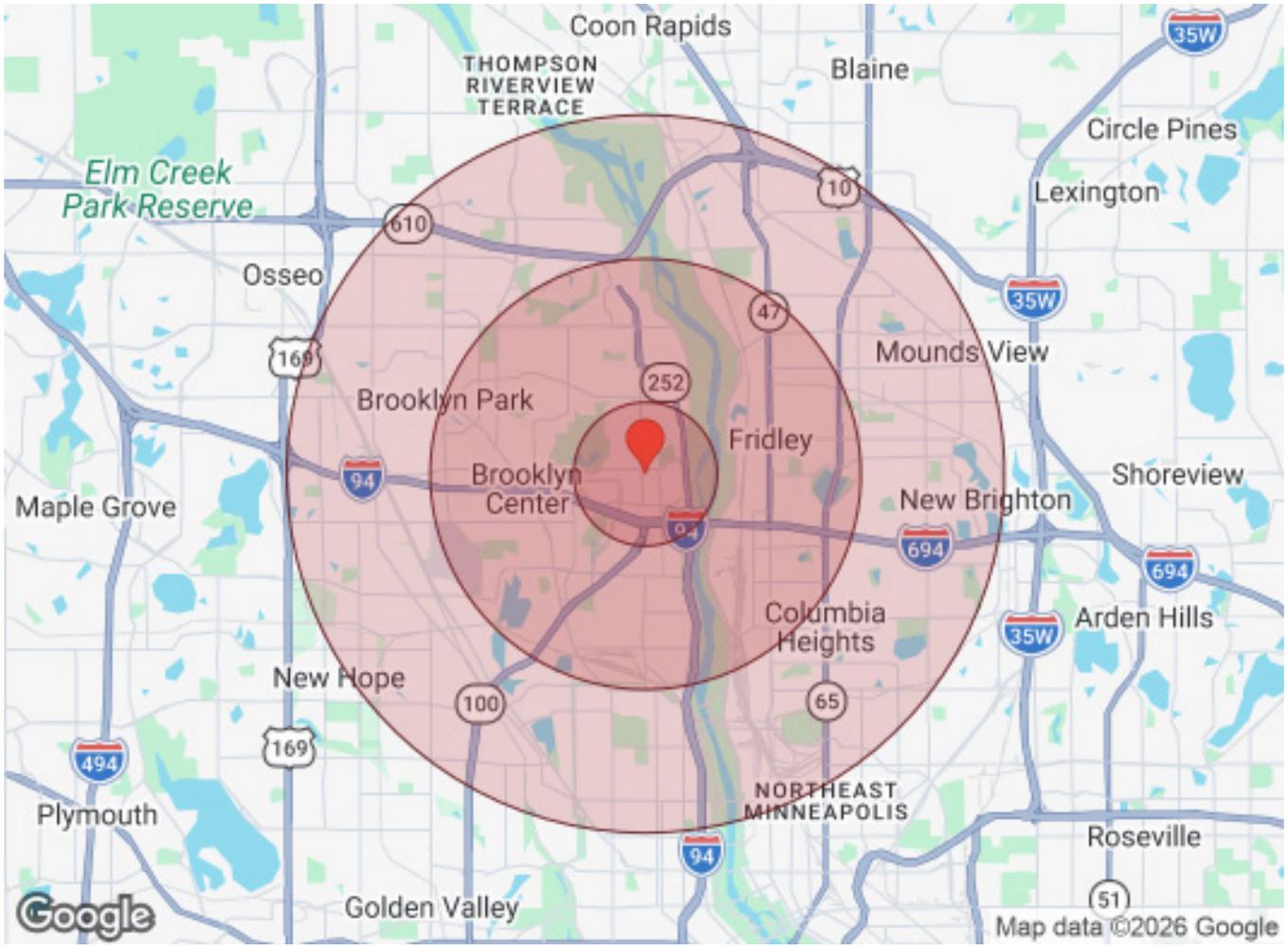
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	5,197	52,426	143,380
Female	5,236	52,769	147,236
Total Population	10,433	105,195	290,616

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,746	24,544	65,126
Ages 15-24	1,510	14,546	39,412
Ages 25-54	4,123	40,144	111,064
Ages 55-64	1,004	11,523	32,901
Ages 65+	1,050	14,438	42,113

Income	1 Mile	3 Miles	5 Miles
Median	\$51,494	\$52,600	\$52,600
< \$15,000	378	3,904	11,493
\$15,000-\$24,999	317	3,933	11,013
\$25,000-\$34,999	559	4,401	12,254
\$35,000-\$49,999	527	6,554	16,852
\$50,000-\$74,999	794	8,736	23,676
\$75,000-\$99,999	680	5,784	16,250
\$100,000-\$149,999	291	4,143	13,512
\$150,000-\$199,999	90	1,153	3,995
> \$200,000	27	542	1,854

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,935	42,394	119,865
Occupied	3,686	39,689	111,742
Owner Occupied	1,915	27,119	77,427
Renter Occupied	1,771	12,570	34,315
Vacant	249	2,705	8,123



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