

### PROPERTY SUMMARY





#### OFFERING SUMMARY

SALE PRICE:	\$450,000
BUILDING SIZE:	±4,308 SF
PRICE PSF:	\$104.46 PSF
LOT SIZE:	±.23 Acres
ZONING:	T2 - Traditional Neighborhood
PID:	29-29-22-41-0017
PARKING:	18 Parking Stalls; Ratio of 2.32/1,000 SF
LISTING WEBSITE:	northco.com

#### PROPERTY OVERVIEW

SVN | Northco is pleased to present, as exclusive advisor to ownership, the offering of 935-937 Arcade Street in Saint Paul, Minnesota 55106 ("Property"). This two-story mixed-use building features approximately 35 feet of frontage along Arcade Street and totals 4,308 square feet. Originally constructed in 1884, the Property retains its historic character while offering flexible space currently configured for multiple tenancies; there are two retail suites on the main floor, two apartments on the second level, and warehouse/garage space in the rear of the building. Cannabis-friendly zoning.

Located in Saint Paul's vibrant Payne-Phalen neighborhood, the Property benefits from strong visibility on a well-trafficked commercial corridor, surrounded by a growing mix of retail, service, and dining establishments.

The area is undergoing a transformative \$30 million infrastructure improvement project, including complete reconstruction of Arcade Street, sidewalks, and utility systems (water, electric, gas, etc.). This work is actively underway and is scheduled for completion by early Fall 2025, positioning the Property for increased long-term value and enhanced curb appeal.

This is an ideal opportunity for investors, owner-users, or developers looking to capitalize on a centrally located asset within one of Saint Paul's most active and evolving neighborhoods.

## **COMPLETE HIGHLIGHTS**





#### PROPERTY HIGHLIGHTS

- **High-visibility mixed-use property** located on Arcade Street, a prominent arterial in Saint Paul's Payne-Phalen neighborhood
- The Arcade Street corridor features strong traffic counts and a diverse mix of storefronts, services, and local businesses
- · Cannabis-friendly zoning.
- One to two (1-2) retail spaces on the main level, including one large space that could easily be demised for multiple tenants
- Additional main-level warehouse/storage areas provide flexible commercial or back-of-house use. A 1,700 SF garage is also included.
- Two (2) income-producing residential apartments located on the second floor. These currently generate \$1,300 in monthly rent (\$650/mo each).
- The Spacious basement offers ample storage capacity
- Surface parking lot with approximately 18 off-street spaces
- Good access to public transportation and walkable neighborhood amenities
- **Zoned T2 Traditional Neighborhood**, allowing for a wide range of residential, retail, office, and mixed-use possibilities
- The Property is being offered as-is
- A contiguous 0.12-acre vacant parcel (801 Sims Ave, PID: 292922410016) is also available, providing expansion or redevelopment potential

# **ADDITIONAL PHOTOS**









# **ADDITIONAL PHOTOS**









### LOCATION OVERVIEW





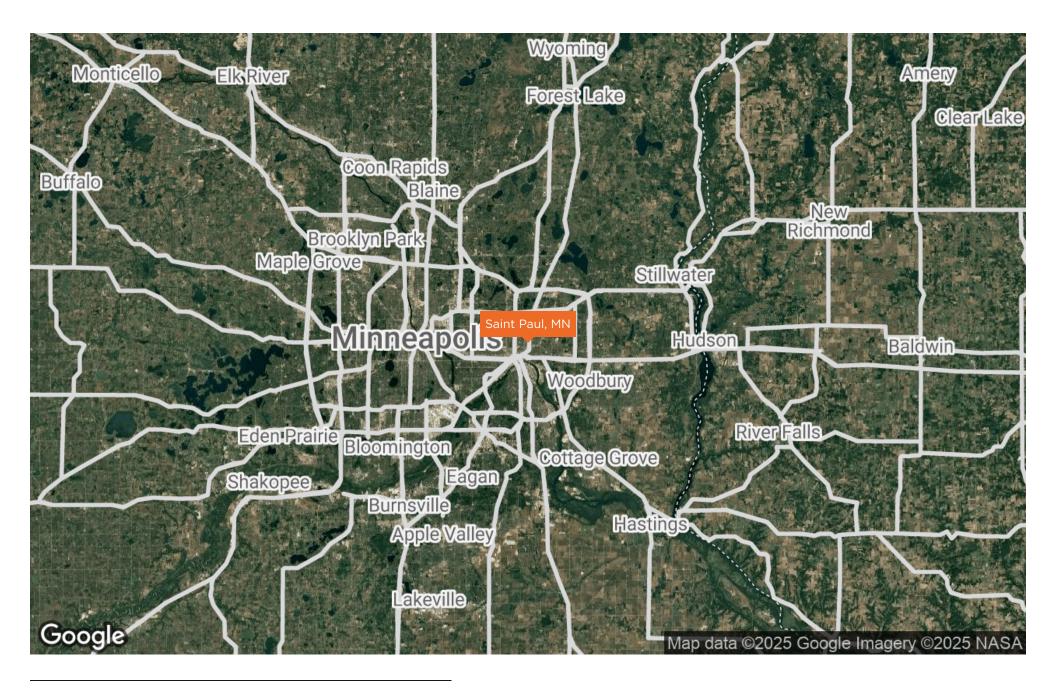
## ARCADE ST, SAINT PAUL, MN

935 Arcade Street is located in the Payne-Phalen neighborhood of Saint Paul, Minnesota, along the well-traveled Arcade Street corridor. This vibrant, mixed-use area is known for its diverse community, growing small business presence, and proximity to parks and schools. The property sits in an active commercial district with strong local character and convenient access to downtown Saint Paul. Great public transit access bike friendly and excellent walkability.

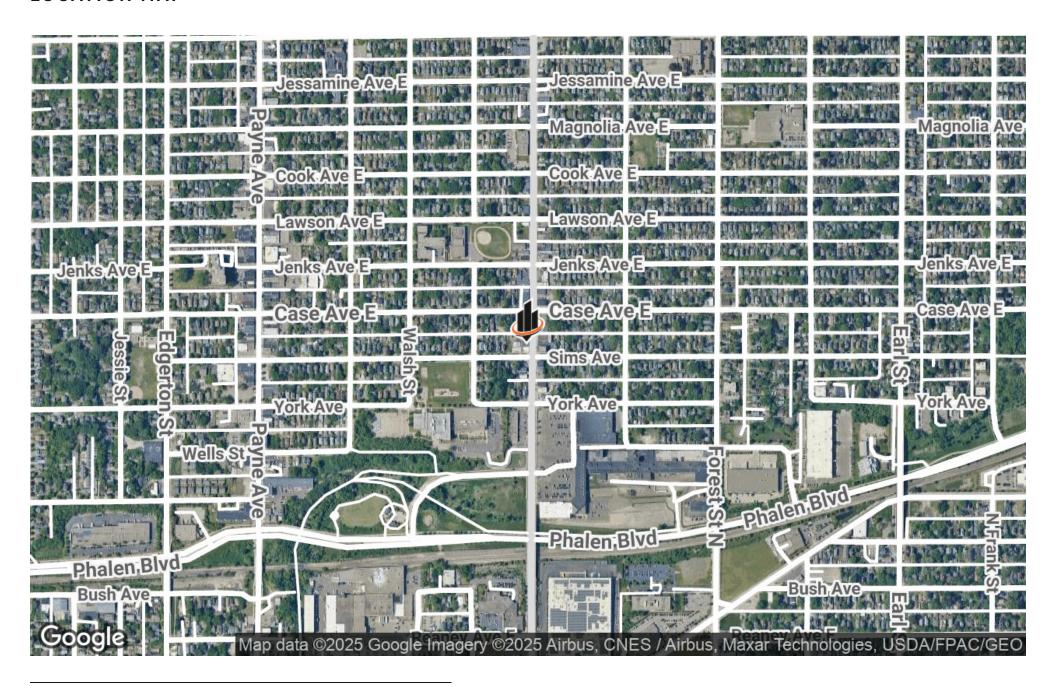
Saint Paul is working to continue to improve the area as well. MnDOT and the City are coordinating a \$19–30 million infrastructure makeover along Arcade and East 7th Streets, which will last from Spring 2024 through Fall 2025. These upgrades include: road resurfacing, sidewalks, curbs, pedestrian lighting, and ADA-compliant bus stops, reducing sections from four lanes to three to calm traffic, adding curb bump-outs and median islands to improve pedestrian safety, new trails and boulevard enhancements along parts of the corridor. Local attitudes and discussions emphasize transforming Arcade from a fast thoroughfare into a walkable neighborhood center akin to Payne Avenue. Priorities include added trees, seating, reduced speed, and more street-level storefronts.

Arcade Street is on the cusp of a significant transformation. Planned infrastructure and redevelopment efforts aim to shift its identity from a car-dominated highway to a pedestrian-friendly neighborhood spine. New mixed-use projects, traffic calming, enhanced sidewalks, and public amenities aim to revive the corridor's historic role as a vibrant community focal point.

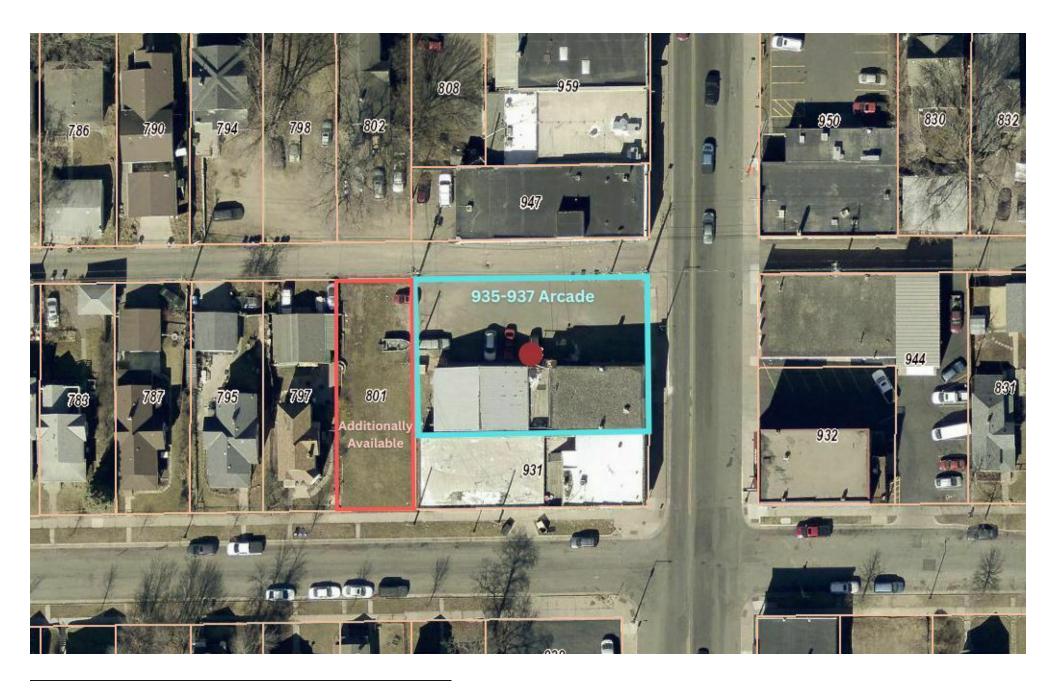
## **REGIONAL MAP**



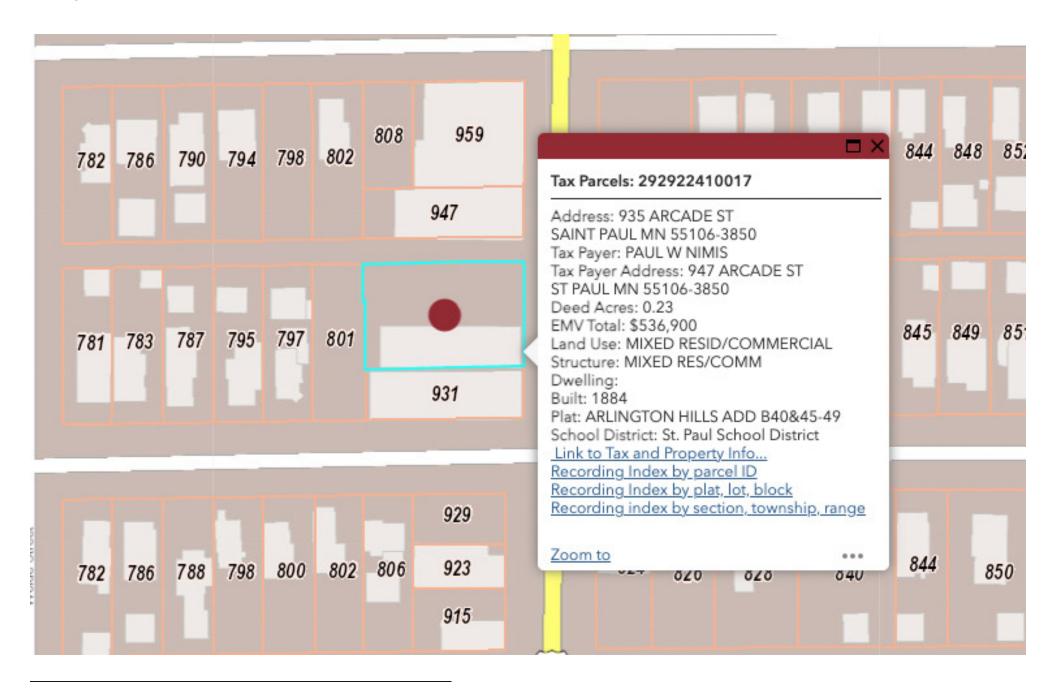
### **LOCATION MAP**



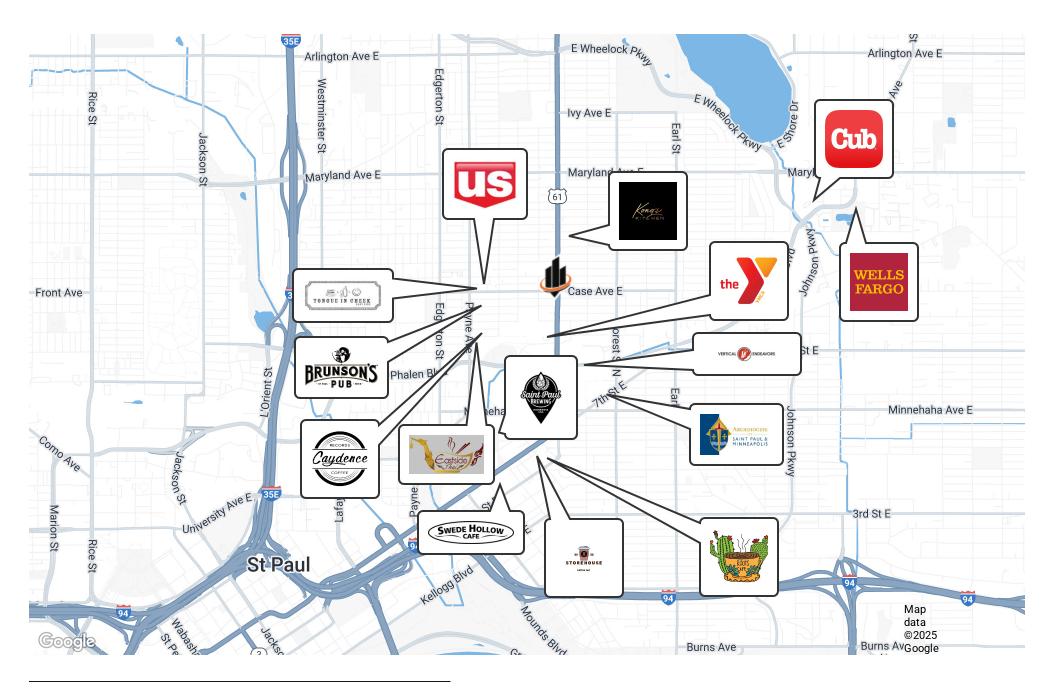
# PARCEL MAP



## PARCEL MAP



## RETAILER MAP





## **DEMOGRAPHICS MAP & REPORT**

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	31,074	156,245	336,078
AVERAGE AGE	33	35	37
AVERAGE AGE (MALE)	33	34	36
AVERAGE AGE (FEMALE)	33	35	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,512	54,478	129,252
# OF PERSONS PER HH	3.3	2.9	2.6
AVERAGE HH INCOME	\$75,358	\$79,759	\$92,594

\$254,685

\$271,193

Demographics data derived from AlphaMap

**AVERAGE HOUSE VALUE** 

