

FOR LEASE

SUBLEASE OF SECOND GENERATION RESTAURANT SPACE NEAR XCEL ENERGY CENTER

241 WEST 7TH STREET

Saint Paul, MN 55102

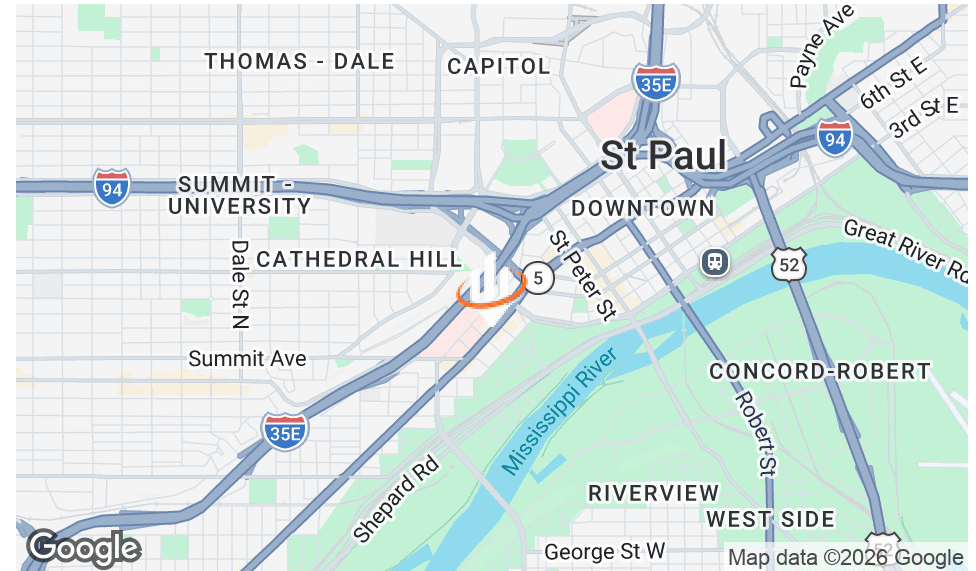
PRESENTED BY:

EDWARD RUPP

O: 952.820.1634

edward.rupp@svn.com





OFFERING SUMMARY

LEASE RATE:	Set Per Sublease
AVAILABLE SF:	±1,375 SF
CURRENT TENANTS:	DP Dough (vacated), Insomnia Cookies (Co-Tenant)
NEARBY RESTAURANTS & RETAILERS:	Domino's Pizza, Burger Moes, McGovern's, Cossetta's
RENOVATED:	2023
ZONING:	T2 - Traditional Neighborhood Zoning District

OVERVIEW

SVN | Northco is pleased to present 241 West 7th Street, Saint Paul, Minnesota ["Property"] for sublease. This highly desirable second-generation restaurant space was completely renovated in 2023 and offers a turnkey opportunity in one of the Twin Cities' most desirable restaurant and entertainment districts. Located on the vibrant West 7th Street corridor, the Property is just two blocks from Grand Casino Arena, the metro area's premier destination for concerts, Minnesota Wild games, and major events, providing exceptional visibility and consistent pedestrian and vehicle traffic. We are seeking a restaurant operator.

West 7th Street is widely regarded as one of Saint Paul's premier commercial corridors, connecting Downtown Saint Paul with the city's historic districts. The Property is in close proximity to the Summit Hill neighborhood, one of the Twin Cities' most affluent residential areas, as well as strong daytime employment, tourism, and year-round entertainment demand. Several major nearby hospitals also provide a consistent stream of foot traffic for both lunch and dinner.

EDWARD RUPP
O: 952.820.1634
edward.rupp@svn.com



EDWARD RUPP
 O: 952.820.1634
 edward.rupp@svn.com

HIGHLIGHTS

- ±1,375 SF second-generation restaurant space
- Sublease through January 2032
- Turnkey opportunity for a restaurant, cafe, or another food and beverage operator
- Existing built-in fixtures remain with the space; movable kitchen equipment is negotiable
- Premiere location just two block from Grand Casino Arena, home of the Minnesota Wild and one of the Twin Cities' premier concert and entertainment venues
- Positioned along West 7th Street, one of the region's busiest commercial corridors, with approximately 14,500 vehicles per day on West 7th Street and 4,950 vehicles per day on Chestnut Street
- The Property is in close proximity to numerous hospitals
- Adjacent to Patrick McGovern's Pub, a Saint Paul institution housed in a historic 1880s building
- Surrounded by established restaurants and nightlife destinations, including Cossetta's, Burger Moe's, Parlour, Tom Reid's, and numerous other popular dining establishments
- More than 700 new apartment units have been developed within a few blocks of the Property, providing a rapidly growing residential customer base
- Excellent building and storefront signage opportunities
- Convenient access to Interstate 94 and Interstate 35E

KITCHEN EQUIPMENT

- **Note that all movable equipment is negotiable. The fixtures will remain in the space.**
- **Cooking Equipment:** Accurex Type I commercial exhaust hood, [2] Lincoln Impinger conveyor pizza ovens, flat-top griddle, countertop heated holding unit / food warmer
- **Refrigeration:** Kolpak walk-in cooler, Kolpak walk-in freezer, [2] Avantco refrigerated prep tables, Norlake reach-in refrigerator, Pepsi double-glass merchandiser, additional Pepsi glass-door cooler
- **Food Prep:** Large refrigerated pizza prep station, stainless prep tables (multiple), stainless ingredient shelves, pass-through serving shelf, pizza pan storage racks, wire shelving throughout
- **Dough Production:** Commercial dough mixer
- **Warewashing:** Three-compartment sink, separate hand sinks, multiple locations, mop/service sink, chemical dispensing system
- **Storage:** Wire metro shelving, pizza box shelving, sheet pan racks, walk-in storage
- **Front of House:** POS counter, self-order kiosk, menu display monitors, ceiling fans, dining tables/chairs
- **Mechanical / Infrastructure:** Commercial hood suppression system, floor drains throughout kitchen, commercial grease-rated flooring, ADA restroom, rear service exit, large exposed HVAC ductwork serving primary space



EDWARD RUPP
O: 952.820.1634
edward.rupp@svn.com



EDWARD RUPP
 O: 952.820.1634
 edward.rupp@svn.com



EDWARD RUPP
O: 952.820.1634
edward.rupp@svn.com

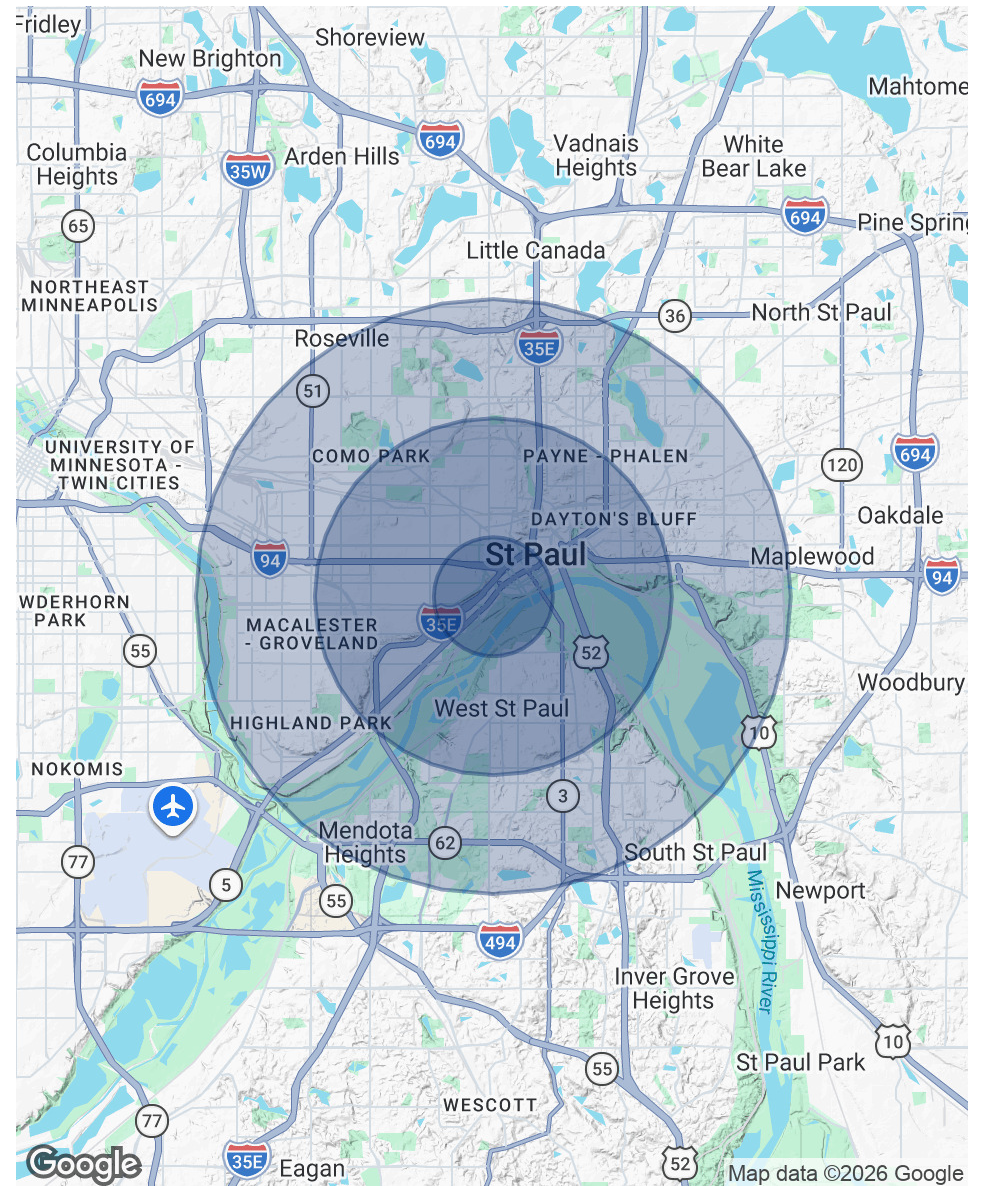
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	19,315	152,691	354,707
AVERAGE AGE	34.4	32.3	33.4
AVERAGE AGE (MALE)	34.3	31.1	32.3
AVERAGE AGE (FEMALE)	35.5	33.7	34.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,959	61,683	143,325
# OF PERSONS PER HH	1.9	2.5	2.5
AVERAGE HH INCOME	\$58,671	\$58,040	\$62,324
AVERAGE HOUSE VALUE	\$343,133	\$258,078	\$259,896

* Demographic data derived from 2020 ACS - US Census



EDWARD RUPP
O: 952.820.1634
edward.rupp@svn.com