



Suite 2,447 - 2,999 SF: 2nd Gen Restaurant with a Patio

Retail for lease

Sibley Plaza
2401 West 7th Street
St. Paul, MN 55116



Property highlights



Site information

- Location: 2401 West 7th Street, St. Paul, MN
- Description: 94,714 SF retail center
- Available: 1,474 - 7,154 SF
- **2nd Gen Restaurant space available with a patio**



Expenses

- CAM/Ins: \$4.63 PSF
- RE Taxes: \$4.11PSF
- Total: \$8.74 PSF



Traffic counts

- W 7th Street: 31,950 VPD
 - Davern Street: 4,000 VPD
- Source: MNDOT 2022 and 2023 Average Total Vehicals Per Day



ALDI, Planet Fitness

Anchored center



Newly

Remodelled



Minutes away

Downtown St. Paul



Ample

Parking



Excellent visibility

Pylon Signage Available



Gateway site to

MSP Inter. Airport

1 mile

Population: 11,330

Median HH income: \$65,106

Average HH income: \$98,509

3 miles

Population: 90,395

Median HH income: \$92,387

Average HH income: \$133,550

5 miles

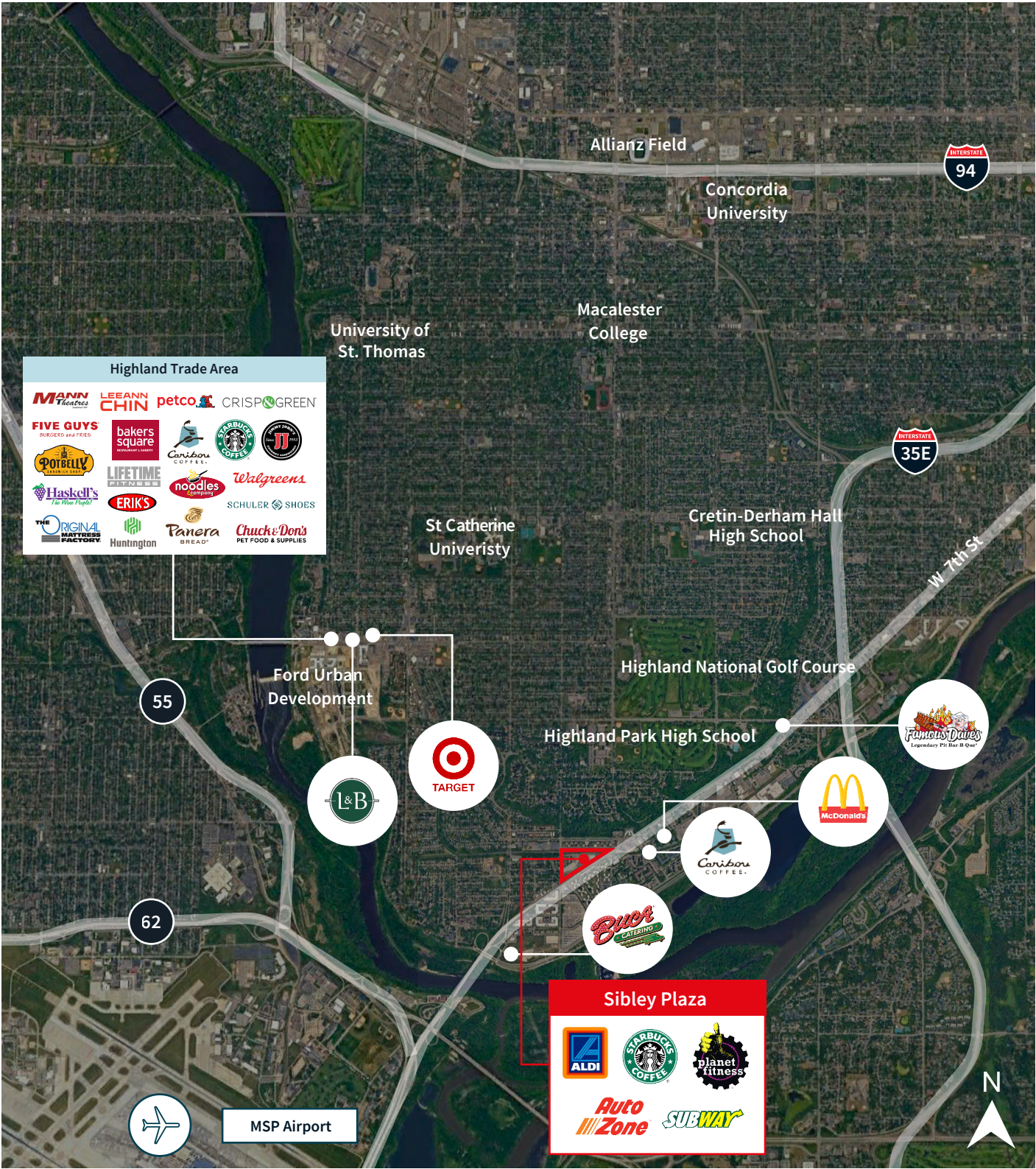
Population: 296,445

Median HH income: \$82,910

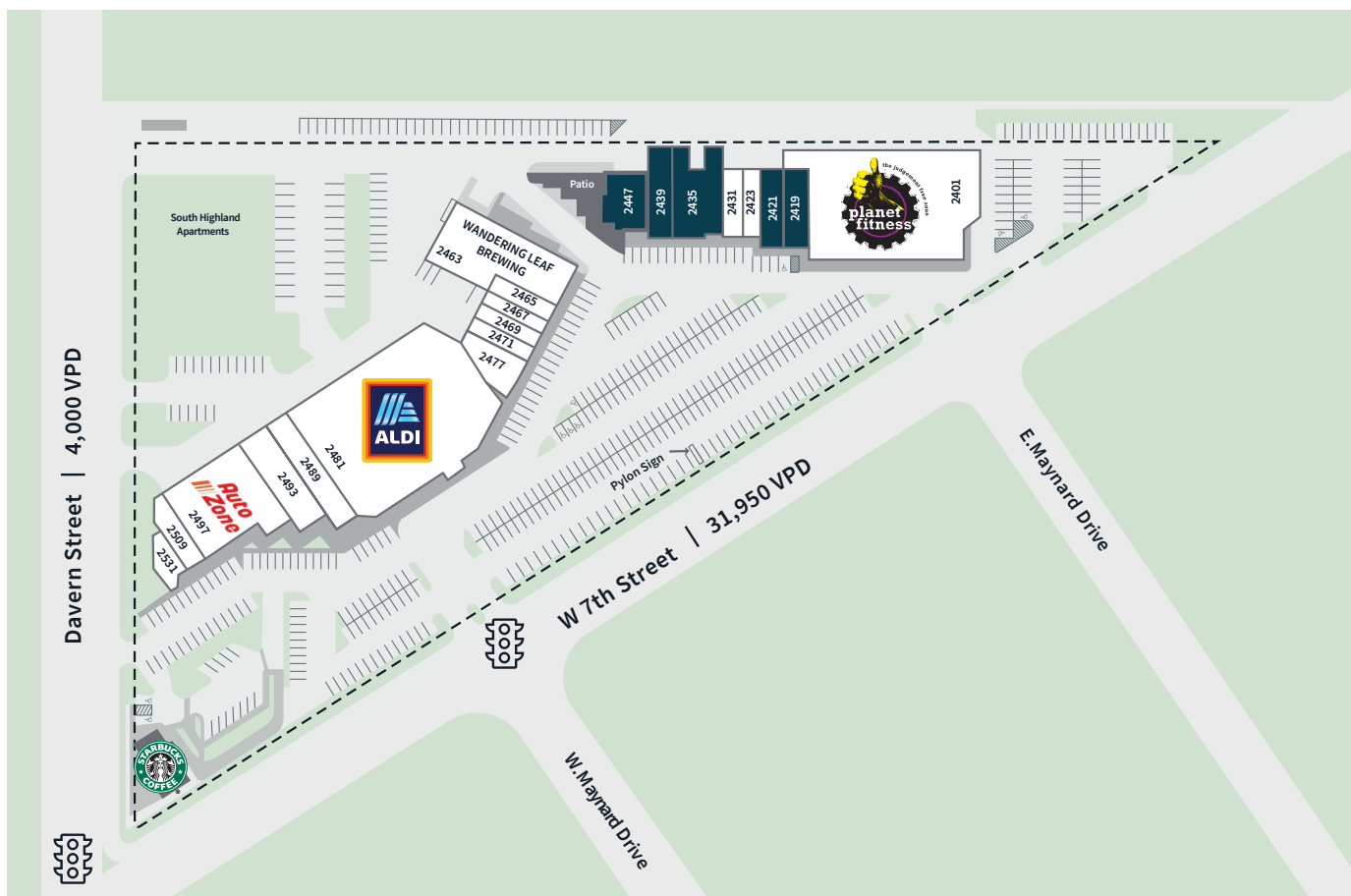
Average HH income: \$117,645

* Source: ESRI 2024 Est

Zoom aerial



Site plan



Suite	Tenant	Square feet	Suite	Tenant	Square feet
2401	Planet Fitness	18,931 SF	2467	Tii Cup	1,400 SF
2419	Available (can combine)	1,741 SF	2469	5 Star Cafe	1,400 SF
2421	Available (can combine)	1,474 SF	2471	TT Angel Nails	1,400 SF
2423	Nile Chiropractic	1,400 SF	2477	Dancers Studio	3,685 SF
2431	Nubian Labs	1,400 SF	2481	Aldi	24,781 SF
2435	Available (can demise)	5,254 SF	2489	Yarmo Liquor	3,000 SF
2439	MSP Tobacco (leased but available)	1,900 SF	2493	Level Up Games	3,395 SF
2447	Available (2nd gen restaurant space)	2,999 SF	2497	Auto Zone	7,640 SF
2463	Wandering Leaf Brewing	7,600 SF	2509	Etel Pharmacy	1,700 SF
2465	Soul Lao	1,500 SF	2513	Subway	1,235 SF

Note: assemblage of 9,954 contiguous SF is possible" (through the combination of suites 2439, 2435, 2431, 3423



Leasing team

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