



MODA *on Raymond*

RETAIL  
FOR LEASE

# DISCOVER ST. ANTHONY PARK

This urban village is situated between the downtowns of Saint Paul & Minneapolis and is home to a collection of educational, social service and art institutions.

This creative scene is easy to stroll with quaint shops and local restaurants that are also surrounded by expanded venues such as the Minnesota State Fair, Como Regional Park and Rosedale Center.

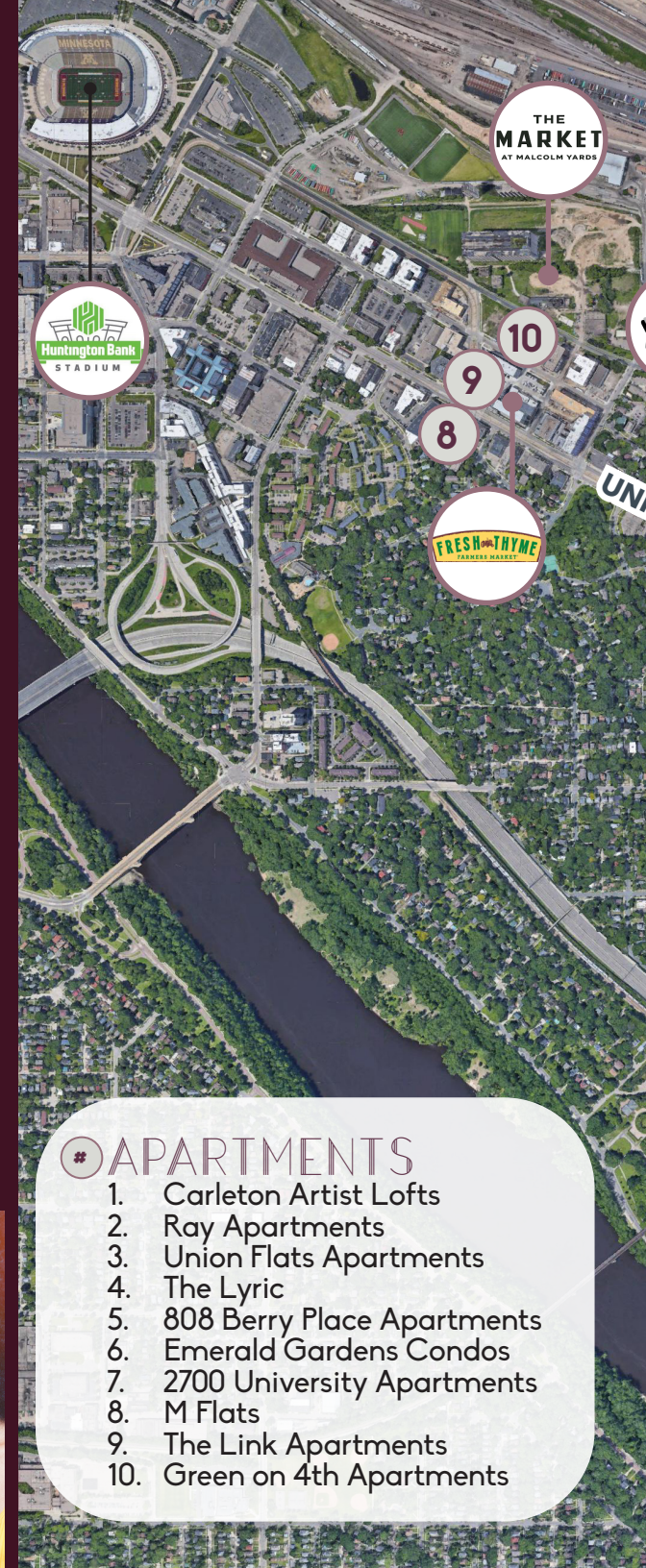
## DEMOGRAPHICS 2021 ESR Est.

Distance	1 Mile	3 Mile	5 Mile
Total Population	11,734	180,869	488,393
Daytime Population	19,122	149,264	480,040
Median HH Income	\$56,814	\$57,670	\$57,591

## GREEN LINE 25,000 avg weekday rides (2022)

### CONNECTS:

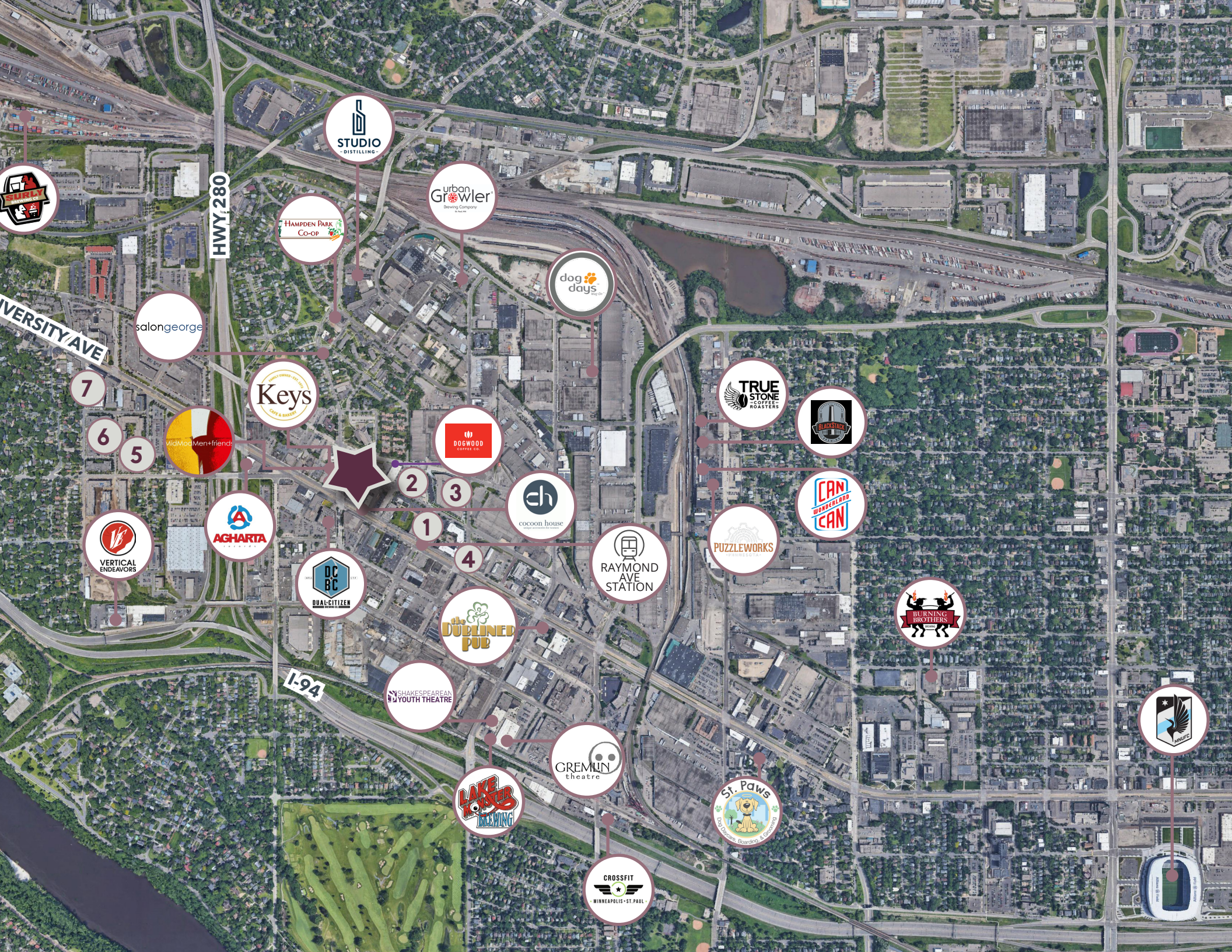
Union Depot, Capitol, U of M, Nicollet Mall, US Bank Stadium, Target Field, Planned extension to Eden Prairie



### # APARTMENTS

1. Carleton Artist Lofts
2. Ray Apartments
3. Union Flats Apartments
4. The Lyric
5. 808 Berry Place Apartments
6. Emerald Gardens Condos
7. 2700 University Apartments
8. M Flats
9. The Link Apartments
10. Green on 4th Apartments





HWY 280

UNIVERSITY AVE

I-94



7

6

5



2

3

1

4



# PROPERTY OVERVIEW

## PROJECT INFO

**Location:** NEC University Ave + Raymond Ave  
St. Paul, MN

**Description:** 6-story mixed-use building  
220 market-rate units

**Completion:** Summer 2022

## RETAIL OPPORTUNITY

**Availability:** 2,315 sq. ft.

## VISIBILITY

**Traffic Counts:** 7,500 vpd - Raymond Ave  
17,800 vpd - University Ave W

## HIGHLIGHTS

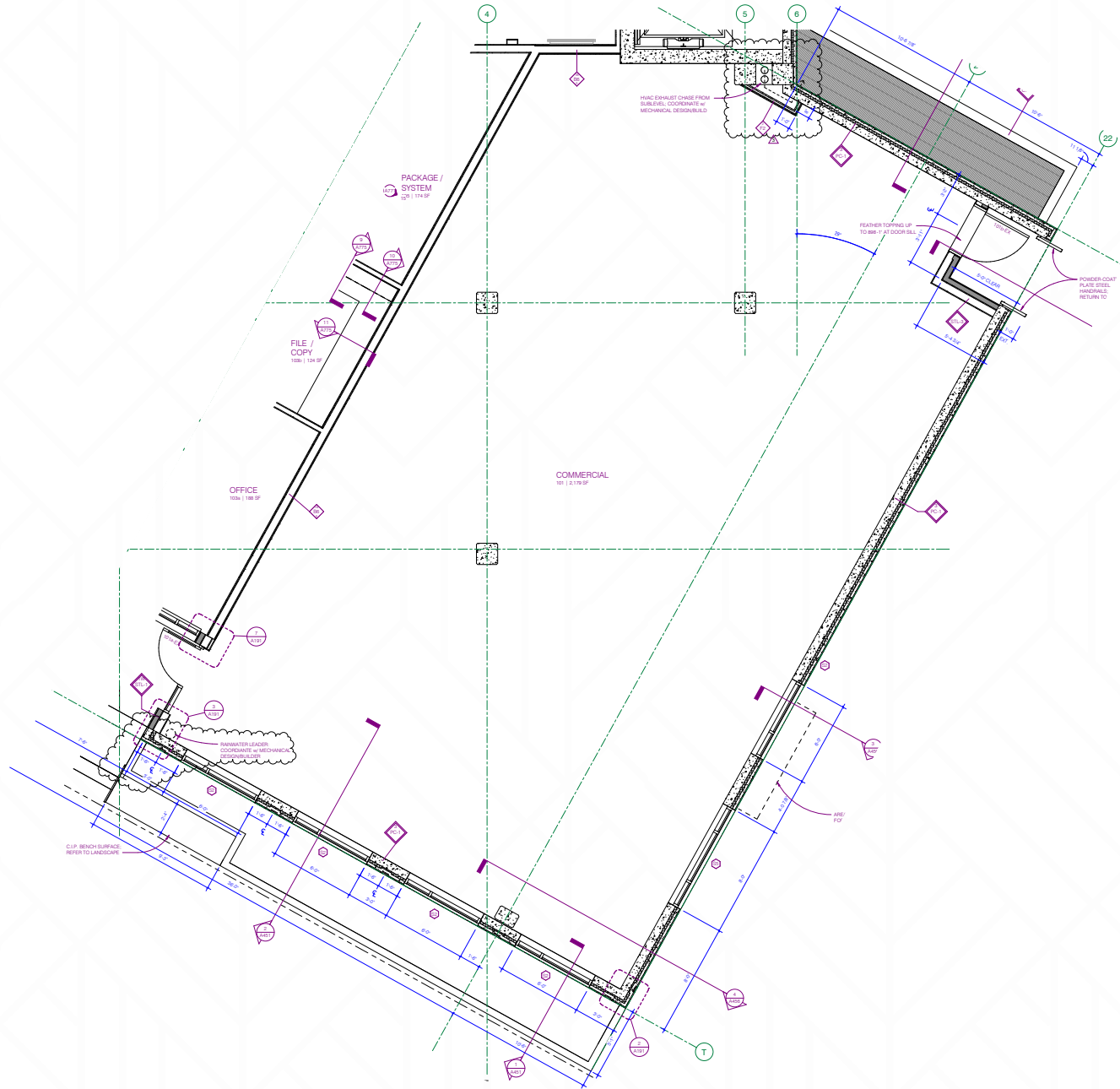
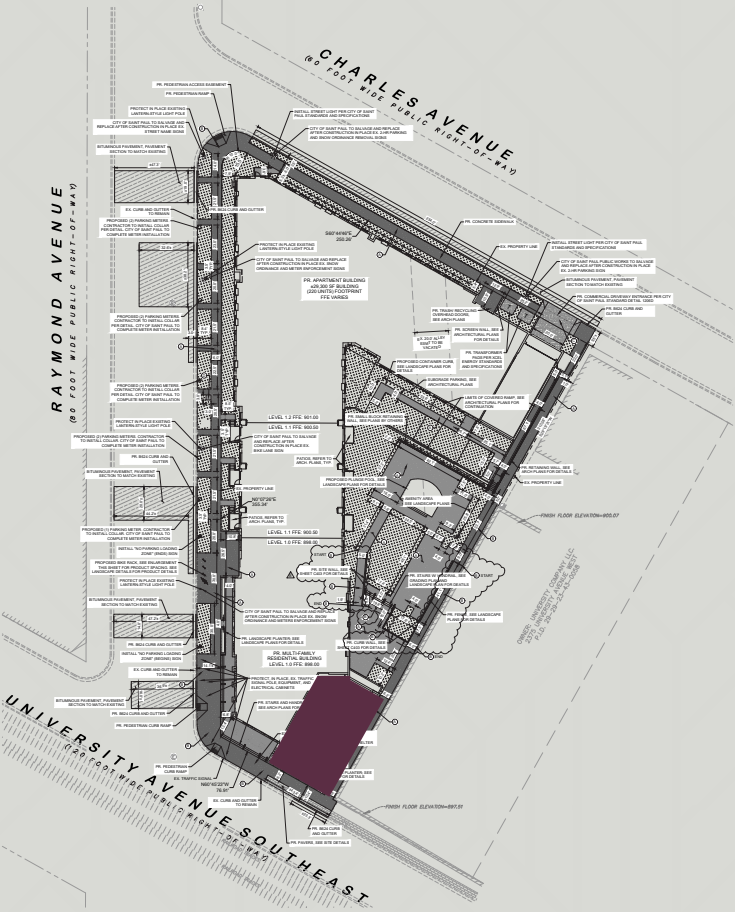
Kraus-Anderson is in the midst of completing this 6-story wood-frame mixed-use apartment building on University Ave.

This former U.S. Bank site will include 220 stunning units of market-rate rental housing located just one block from the Green Line Station in the St. Anthony Park neighborhood. The redeveloped, 1.175 acre lot will also feature 2,315-square-feet of commercial “street level” retail space.

Amenities for all residents include underground parking, fitness center, an outdoor courtyard with pool, clubroom, fully automated building access systems, rooftop patio, and a community incubator space.

## AREA TENANTS





# SITE PLAN

**SPACE AVAILABLE**  
2,315 Sq. Ft.



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