

RETAIL FOR LEASE

1909-1915 SUBURBAN AVENUE

1915 SUBURBAN AVENUE, SAINT PAUL, MN 55119



FOR LEASE 1300 SF

KW COMMERCIAL - MINNETONKA, MN

13100 Wayzata Blvd.
Minnetonka, MN 55305



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

1915 SUBURBAN AVENUE



OFFERING SUMMARY

AVAILABLE SF:	approx. 1300 SF
LEASE RATE:	\$22.50/SF for 1300 SF (Triple Net)
2024 CAM/TAX:	CAM \$3.42/SF TAX \$4.78/SF
CEILING HEIGHT	12'-14'
YEAR BUILT:	1995
PARKING:	55 parking spaces
ACCESS:	Ruth St/I-94 White Bear Ave/I-94
ZONING:	T2 Traditional Neighborhood

PROPERTY HIGHLIGHTS

- Suite 1913 approximately 1300 SF
- Co-Tenants: Metro by T-Mobile, Papa Johns, Salvation Army Family Store & Donation Center
- Area Tenants Include: Target, Aldi, O'Reilly Auto Parts, Asian Grocery, Slumberland, McDonalds, Taco Bell, Wendy's
- High traffic retail area
- Direct access from I-94 via White Bear Avenue and Ruth Street



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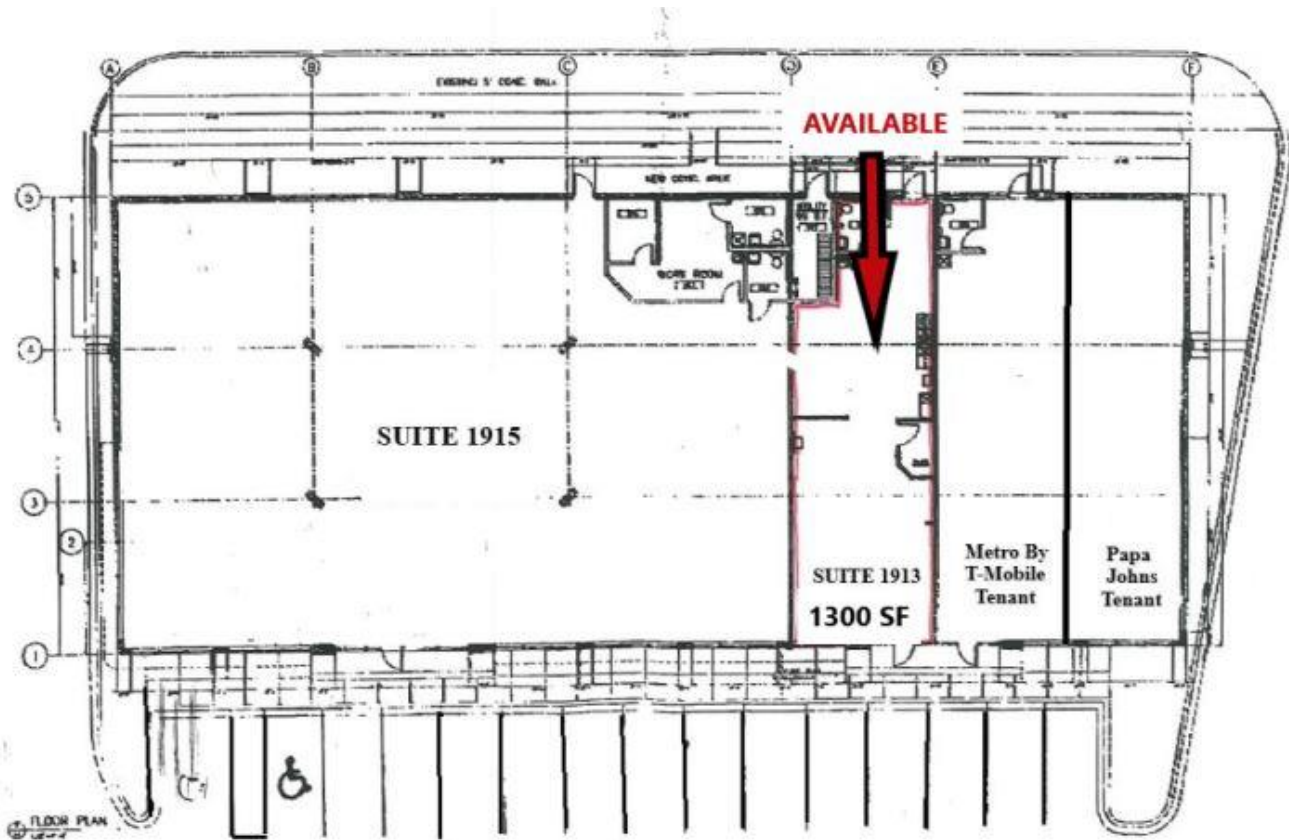
PROPERTY PHOTOS

1915 SUBURBAN AVENUE



FLOOR PLAN

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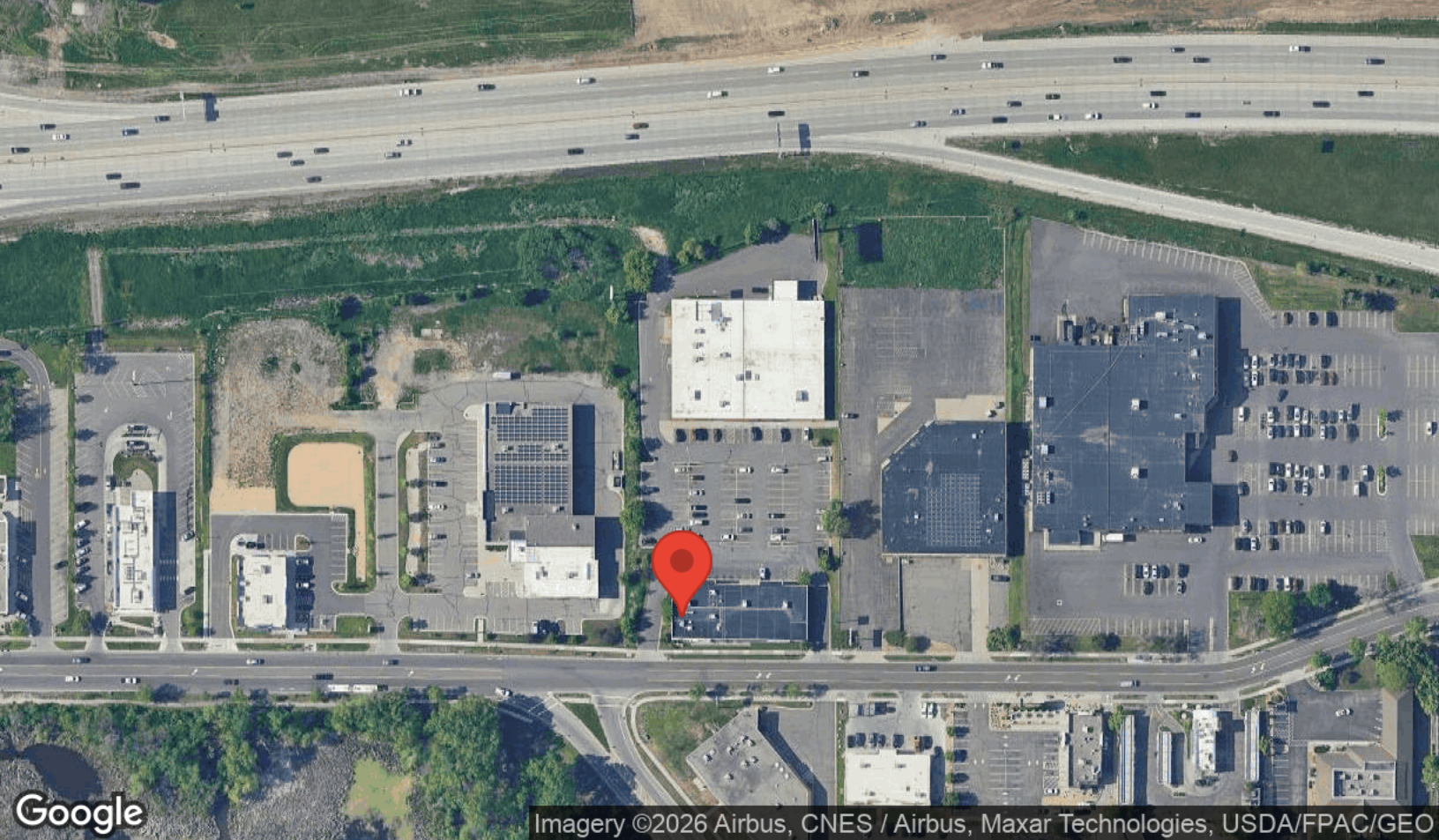
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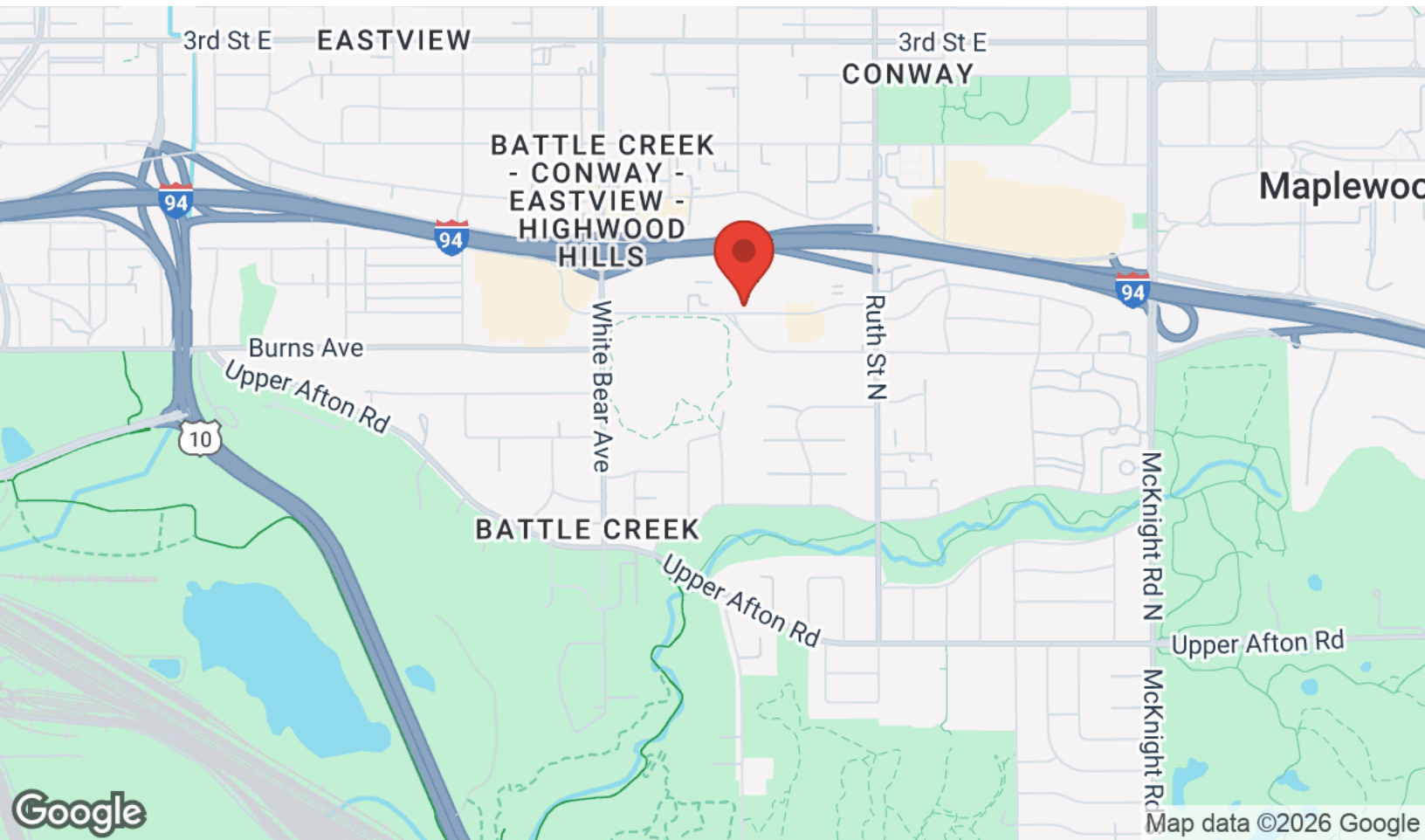
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LOCATION MAPS

1915 SUBURBAN AVENUE



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Map data ©2026 Google

FACTS-DEMOGRAPHICS

1915 SUBURBAN AVENUE



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1909 Suburban Ave, St. Paul, MN 55119

CITY, STATE

St. Paul, MN

POPULATION

170,254

AVG. HH SIZE

2.69

MEDIAN HH INCOME

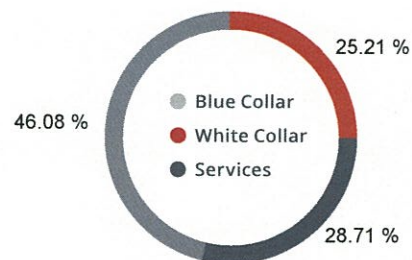
\$49,860

HOME OWNERSHIP

Renters: **30,978**

Owners: **33,796**

EMPLOYMENT



47.00 %
Employed

2.40 %
Unemployed

EDUCATION

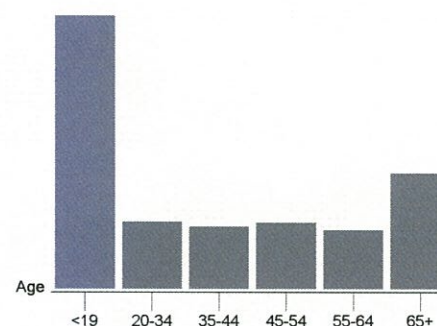
High School Grad:	28.53 %
Some College:	22.17 %
Associates:	6.81 %
Bachelors:	25.87 %

GENDER & AGE

49.21 %



50.79 %

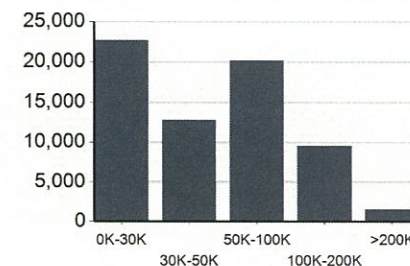


RACE & ETHNICITY

White:	48.41 %
Asian:	12.45 %
Native American:	0.22 %
Pacific Islanders:	0.04 %
African-American:	12.65 %
Hispanic:	14.75 %
Two or More Races:	11.49 %

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



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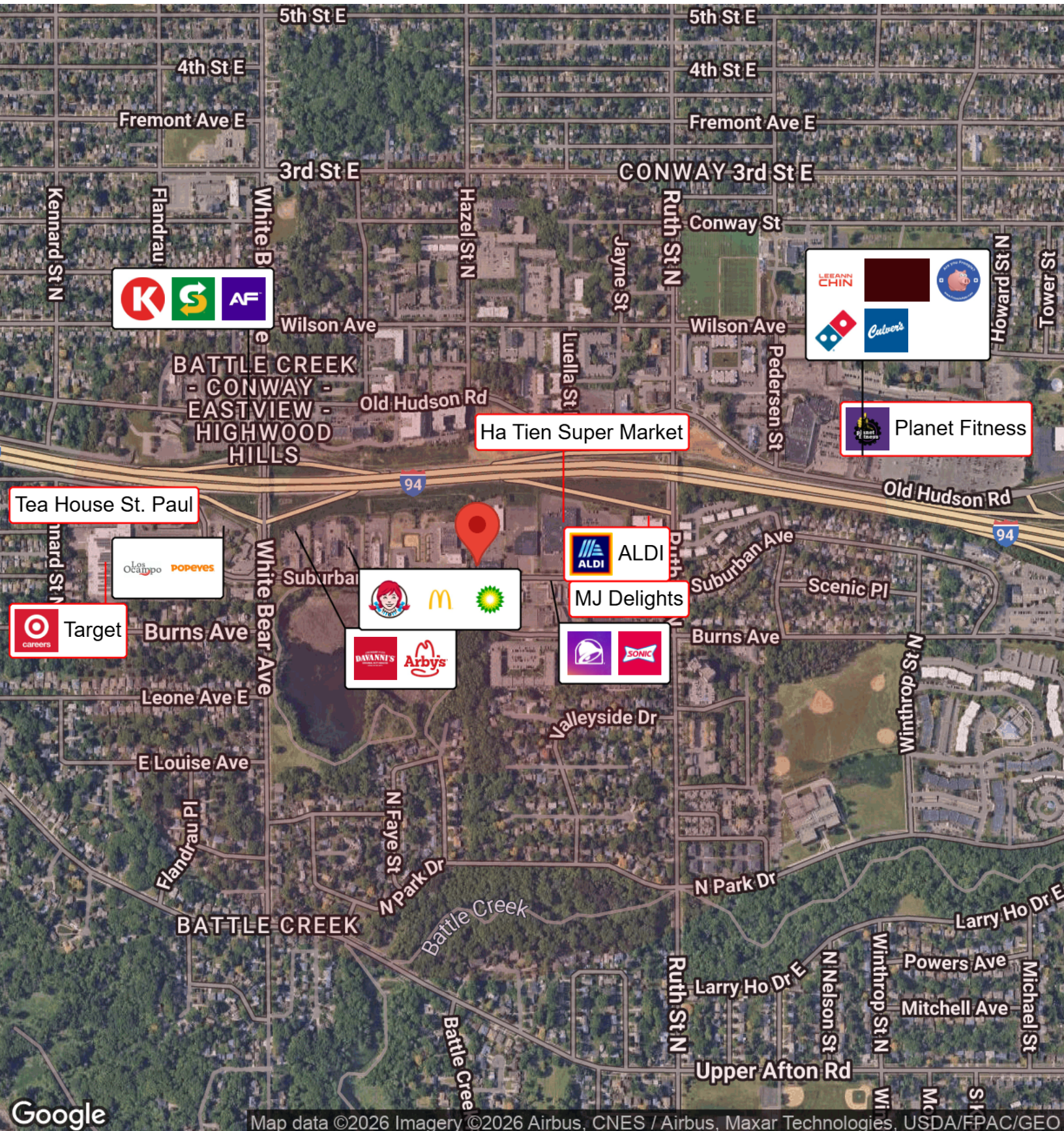
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BUSINESS MAP

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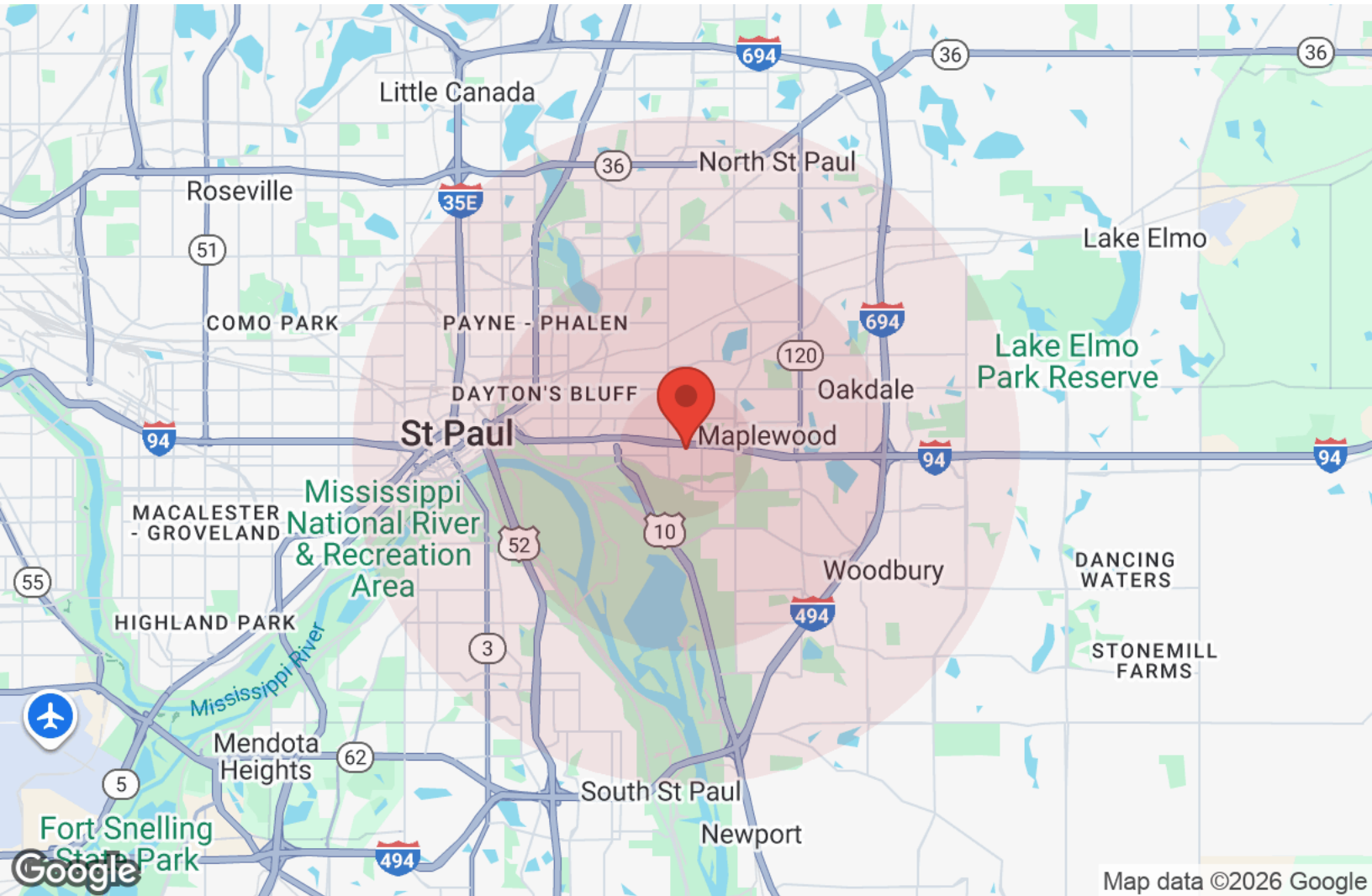
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DEMOGRAPHICS

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Map data ©2026 Google

Population	1 Mile	3 Miles	5 Miles
Male	8,427	54,926	145,427
Female	8,343	54,720	146,342
Total Population	16,771	109,646	291,769

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,678	25,169	61,093
Ages 15-24	2,420	15,891	38,972
Ages 25-54	7,547	47,077	122,910
Ages 55-64	1,491	9,948	30,182
Ages 65+	1,635	11,560	38,611

Race	1 Mile	3 Miles	5 Miles
White	5,929	43,288	141,216
Black	2,818	18,015	45,516
Am In/AK Nat	62	482	1,255
Hawaiian	2	11	58
Hispanic	2,231	13,267	33,087
Asian	5,159	30,832	60,688
Multi-Racial	543	3,531	9,424
Other	29	208	554

Income	1 Mile	3 Miles	5 Miles
Median	\$71,110	\$73,766	\$79,431
< \$15,000	366	2,842	8,770
\$15,000-\$24,999	289	2,203	7,073
\$25,000-\$34,999	657	2,958	7,539
\$35,000-\$49,999	608	4,244	11,289
\$50,000-\$74,999	1,295	7,124	18,270
\$75,000-\$99,999	849	5,765	16,657
\$100,000-\$149,999	1,203	6,870	20,872
\$150,000-\$199,999	418	3,569	11,427
> \$200,000	410	2,506	9,891

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,669	41,539	121,475
Occupied	6,094	38,082	111,789
Owner Occupied	3,113	21,873	62,649
Renter Occupied	2,981	16,209	49,140
Vacant	575	3,458	9,686

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