

**FOR LEASE**

1324 W. 7<sup>th</sup> Street • St. Paul



**Elevate Your Brand in the Heart of Saint Paul's  
Most Dynamic Commercial Corridor**

CONTACT BROKER FOR INFORMATION & TOUR

Ted LaFave • 612.875.3858 • [tlafave@grandrea.com](mailto:tlafave@grandrea.com) • [www.grandrea.com](http://www.grandrea.com)

**GRAND**  
REAL ESTATE ADVISORS

# PREMIER RETAIL FOR LEASE | 1324 W. 7<sup>th</sup> Street • St. Paul, MN 55102

1324 W 7th Street offers a rare opportunity to secure a footprint in a **brand-new, high-end construction** retail center. Combining modern architectural appeal with the historic energy of the West 7th neighborhood, this site is designed for businesses that value both visibility and quality.

The property features **5,136 SF of premium, divisible space** (available now), offering total flexibility for a variety of uses—from boutique retail and fitness studios to professional services or creative showrooms. Anchored by a high-traffic pizza destination, the center is positioned to benefit from consistent, daily foot traffic and evening "destination" visitors.

Unlike many properties in the area, 1324 W 7th St solves the neighborhood's biggest pain point by providing a **private, dedicated parking lot in the rear**, creating a seamless experience for customers and staff. With the upcoming **West 7th Corridor improvements** and planned BRT (Bus Rapid Transit) expansion, this location is a future-proof investment in one of Saint Paul's most sought-after trade areas.



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**Available Space:** 5,136 SF (Divisible to suit)

**Building Status:** New Construction / Completed 2026

**Zoning:** T2 (Traditional Neighborhood) – Ideal for retail, office, or service.

**Lease Term:** Negotiable.

**Move-In Ready:** Construction is complete and the space is *available immediately* for build-out.

**Flexible Footprint:** Up to *5,200 SF available*, easily divisible to accommodate multiple tenants or a large flagship concept.

**Brand New High-End Construction:** Modern, sleek design with premium finishes that stand out along the West 7th corridor.

**Strong Demographics:** Serves the rapidly growing West 7th community known for its mix of young professionals and established urban residents.

**High Traffic Volume:** Approximately *17,000 vehicles per day* pass this site, providing exceptional brand exposure and "stop-in" potential.

**Strategic Connectivity:** Minutes from Downtown Saint Paul and major commuter routes (immediate I-35E access from West 7th).

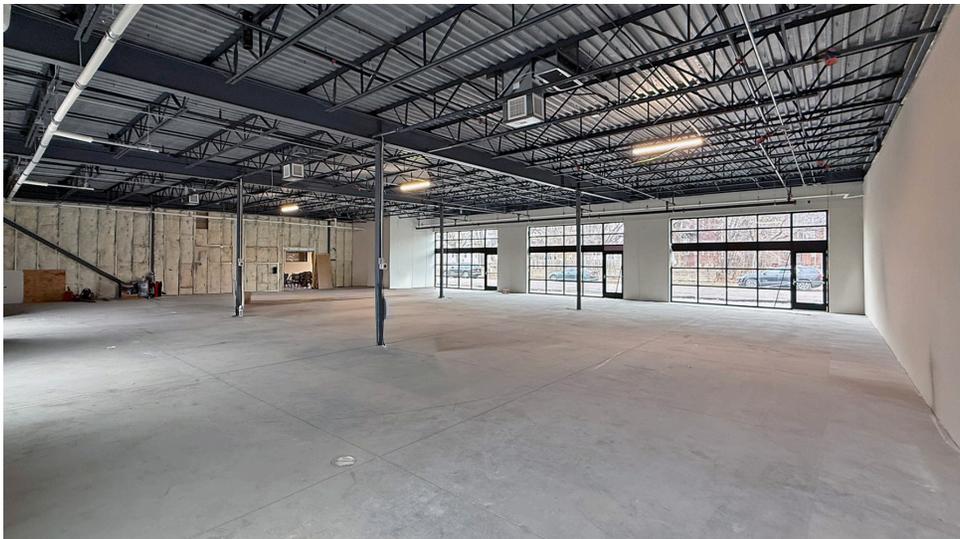


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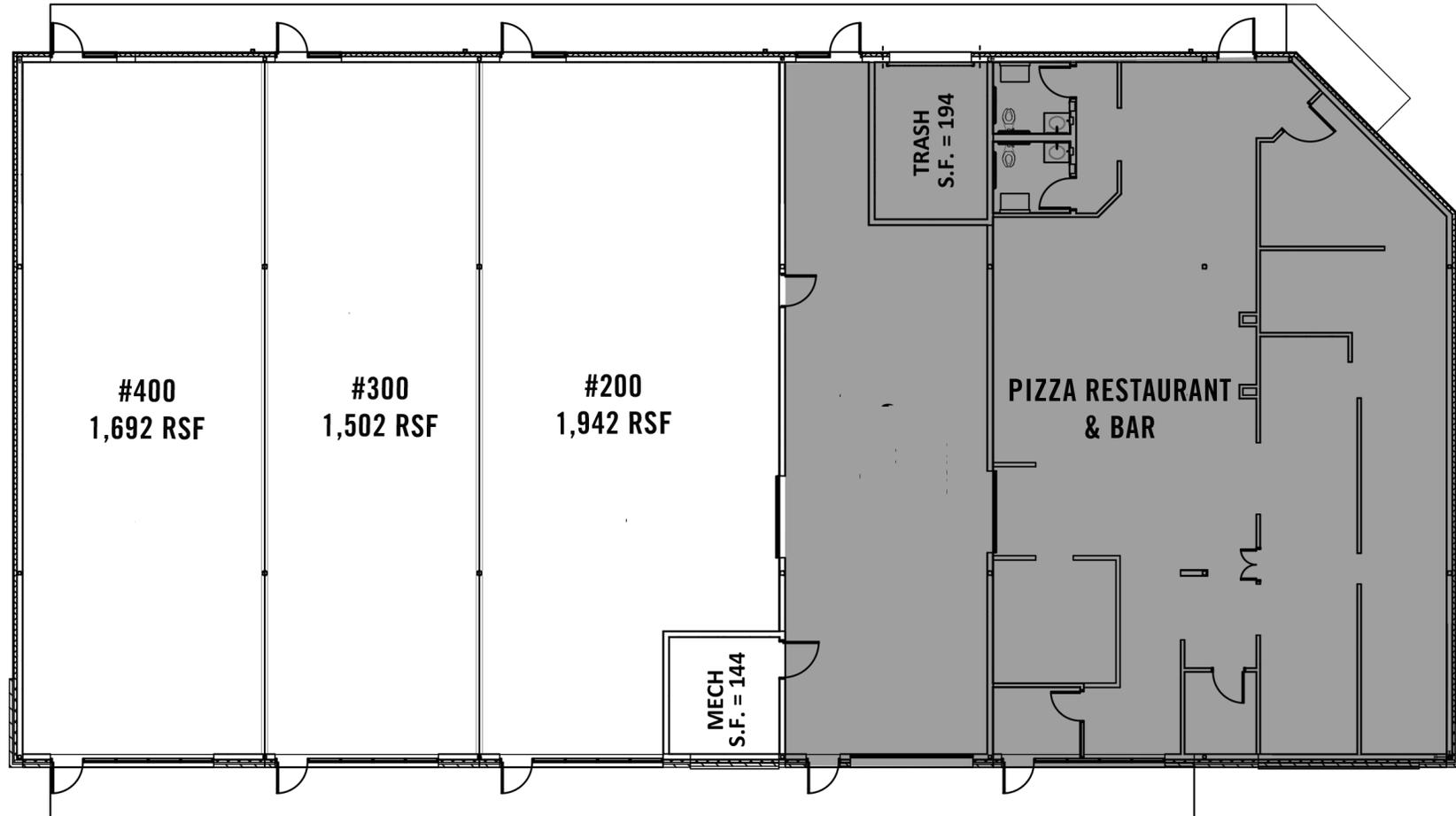
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5,136 SF AVAILABLE – DIVISIBLE TO SUIT



WEST 7TH STREET

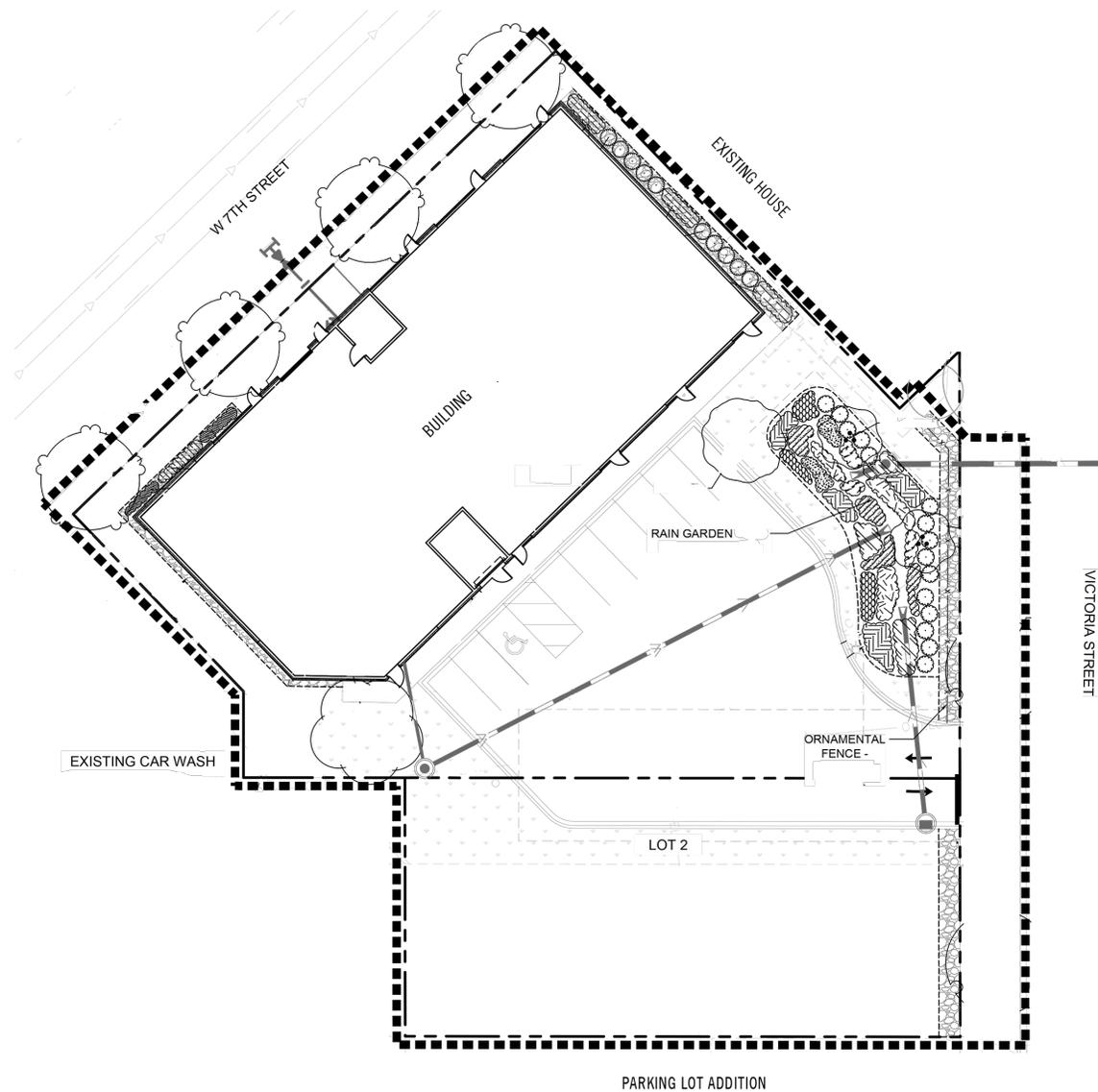
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## SITE PLAN

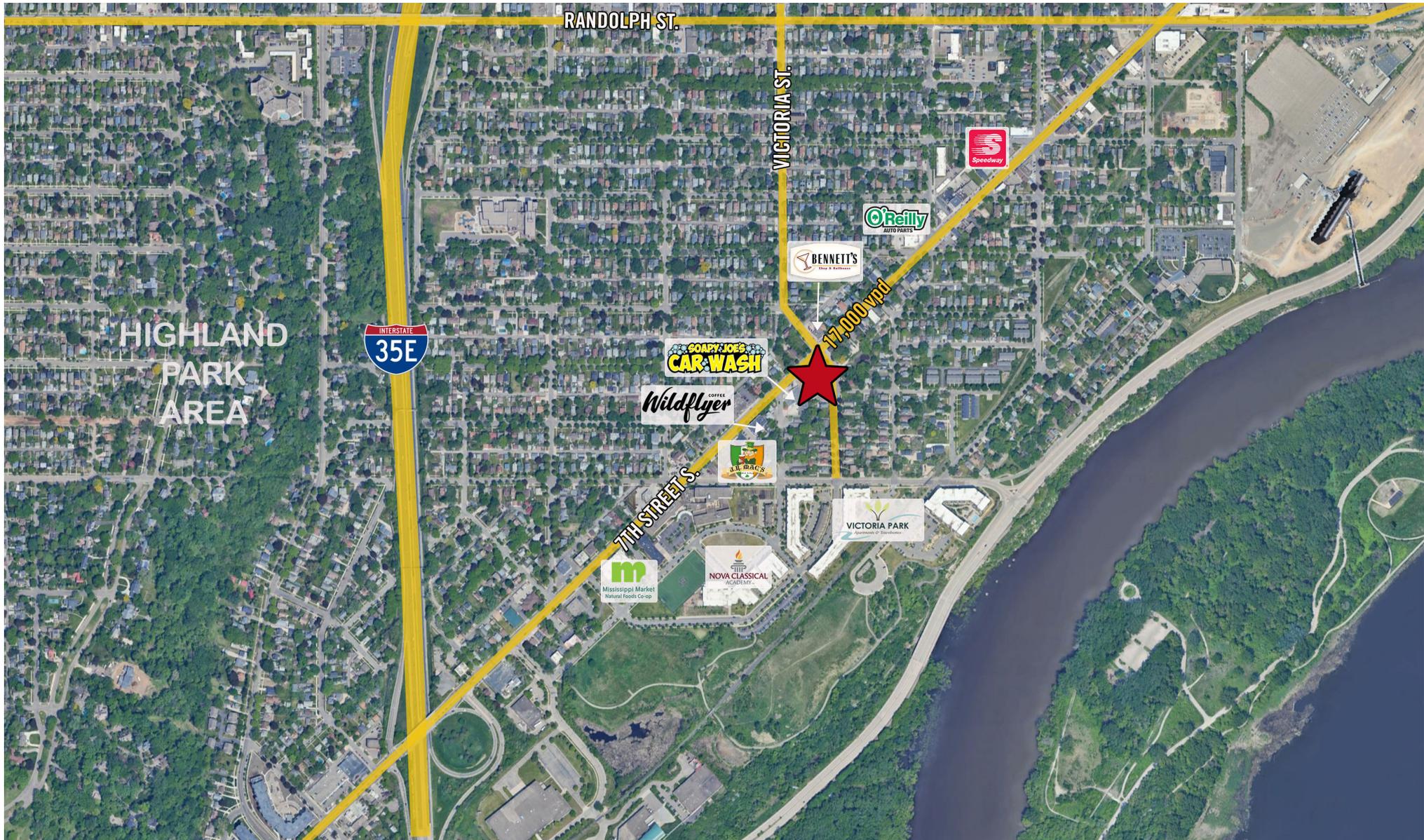


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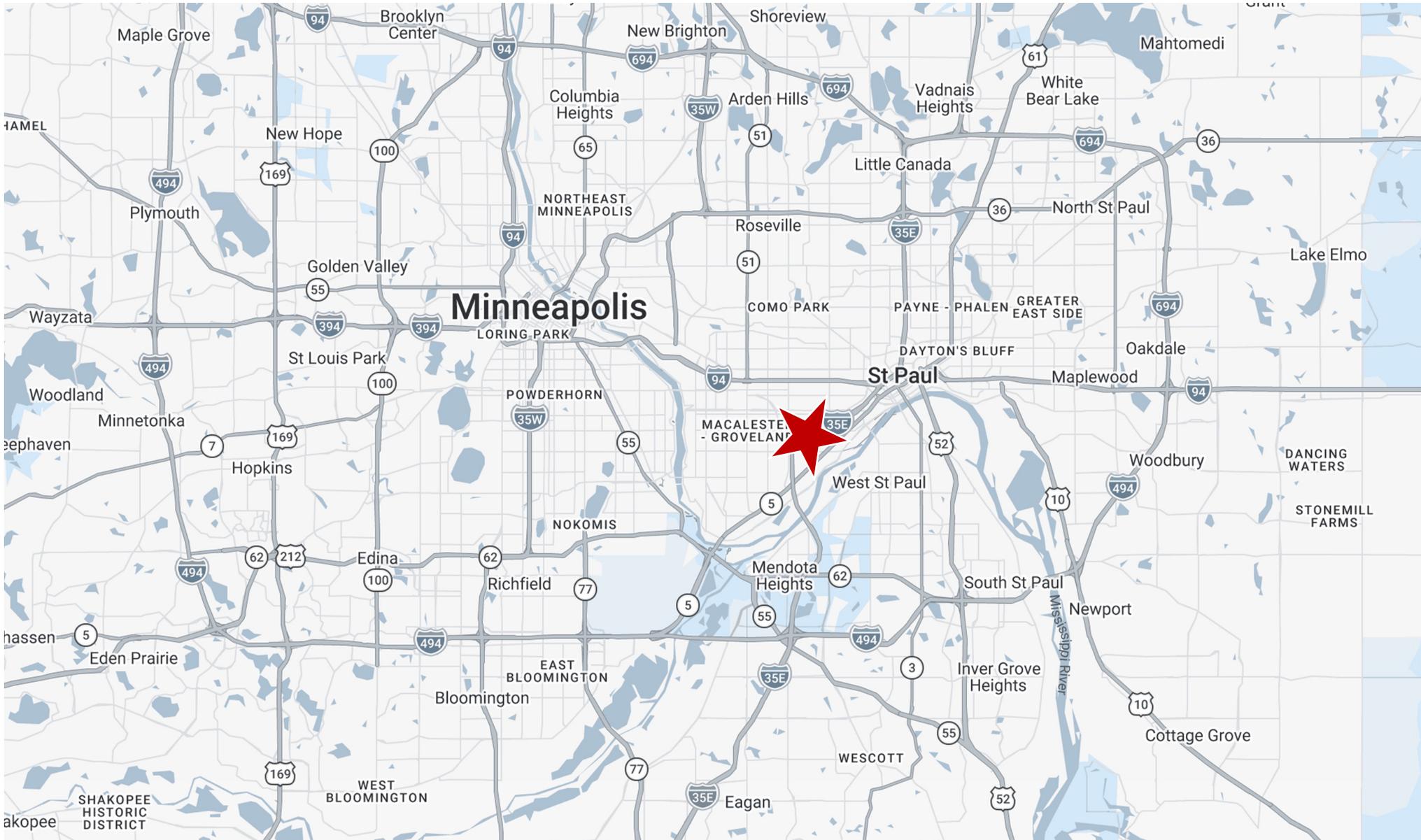


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