



FOR LEASE

RESTAURANT & BAR + EVENT, RETAIL, OFFICE
360 ST. PETER STREET
SAINT PAUL, MN 55102

Results
COMMERCIAL
RE/MAX RESULTS

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RESTAURANT & BAR + EVENT, RETAIL, OFFICE 360 SAINT PETER STREET, UNIT #4, SAINT PAUL, MN 55102

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Property Information

PROPERTY SUMMARY

RESTAURANT & BAR + EVENT, RETAIL, OFFICE

360 SAINT PETER STREET, UNIT #4, SAINT PAUL, MN 55102

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PROPERTY HIGHLIGHTS

- Turn-Key Restaurant with 3,660 sf of seating + 2,446 sf kitchen - 6,106 total.
- All nearly new FF&E included
- 122 person restaurant seating capacity with 24 person Bar + 36 person patio
- 3,560 sf Event/Retail/Office
- Event Space: Up to 64 guests, reception: 120, Conference Room: 14
- 9,666 sf Total for both spaces
- Very affordable Lease Rate
- Great Landlord Flexibility on terms
- Morrissey Hospitality (landlord) can assist with support + resources from across the street

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	3,560 - 9,666 SF
Total Size:	9,666 SF
Restaurant Size:	6,106 sf
Event / Retail / Office Size:	3,560 sf

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,844	4,542	10,467
Total Population	2,742	7,319	18,794
Average HH Income	\$79,422	\$87,126	\$91,384

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PROPERTY DESCRIPTION

RESTAURANT & BAR + EVENT, RETAIL, OFFICE

360 SAINT PETER STREET, UNIT #4, SAINT PAUL, MN 55102

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PROPERTY DESCRIPTION

Results Commercial is pleased to offer two unique leasing options at 360 St. Peter Street: a true turn-key remodeled Restaurant space + 3,560 sf of Event/Retail/Office space.

The 6,106 sf Restaurant was beautifully designed and remodeled in 2023 as Momento Restaurant, formerly Pazzaluna. Seating capacity of 122 (with 24 at the bar), reception capacity of 150, seasonal patio of 36 and square footage excluding kitchen of 3,660. All Furniture, fixtures, & equipment (FF&E) included - very large state-of-the-art kitchen + wood pizza oven & full bar. Owned and operated by Morrissey Hospitality - Landlord is willing to offer unmatched resources and knowledge as a long time multi-restaurant owner/operator and operator of the St. Paul Hotel and St. Paul Grill located just across the street. Affordable lease rate.

The connected and neighboring 3,560 square feet of event/retail/office space is also a turn-key operation. This modern and professional space is utilized multiple times per week for events by Morrissey and outside parties on a short-term basis. Capacity for up to 64 guests, reception area for up to 120-150, & conference room space for up to 14. Affordable lease rate. Checkout the space here: <https://www.threesixtyeventspace.com/>

Total of 9,666 square feet of rentable space. Also available is 10,250 square feet of valuable dry basement space for storage.

The lease rate is very affordable and the landlord has tremendous flexibility with tenancy & terms. Contact listing brokers for all tour requests and discuss further. Thanks for the interest!

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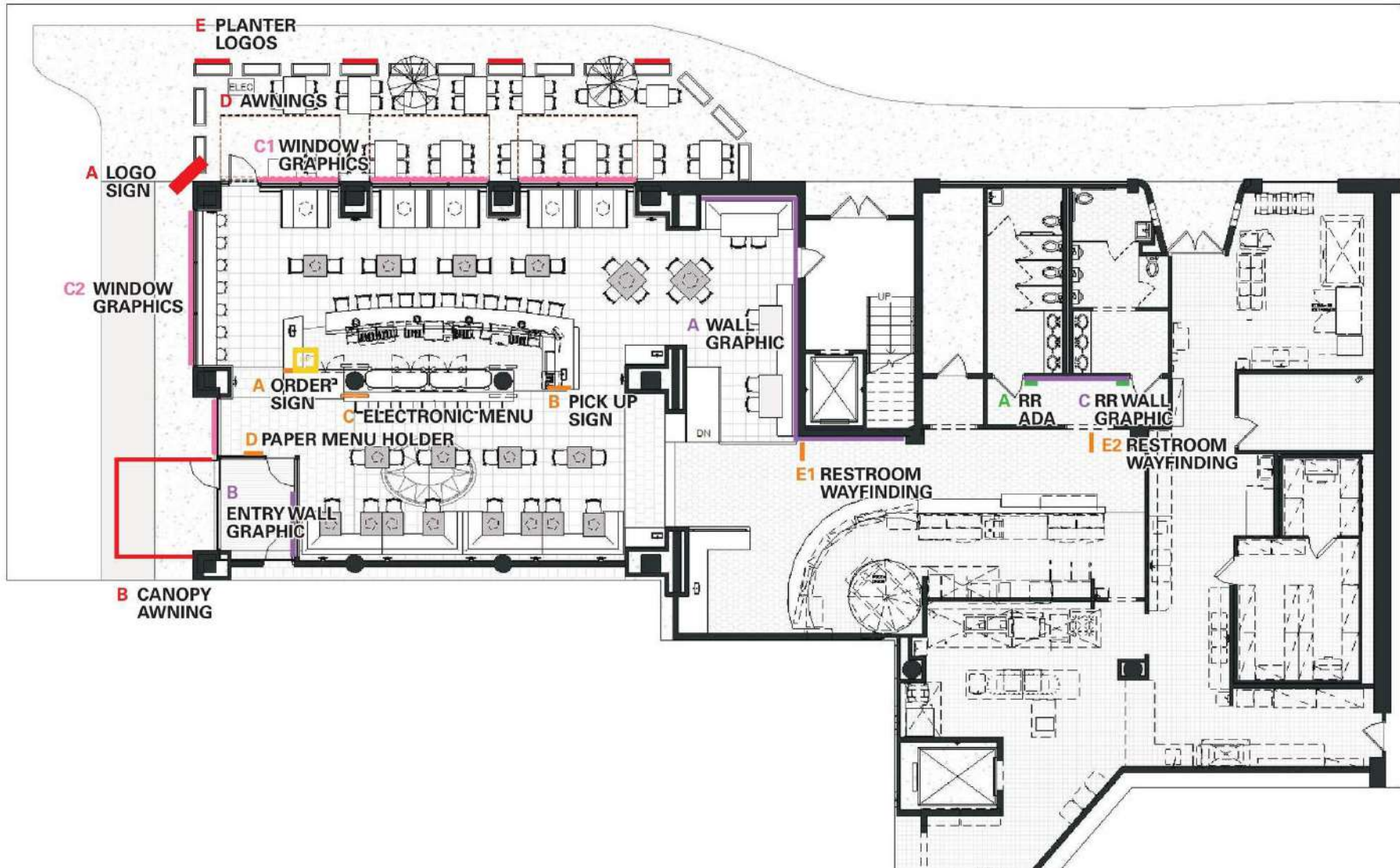
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FLOOR PLANS - RESTAURANT - 6,106 SF

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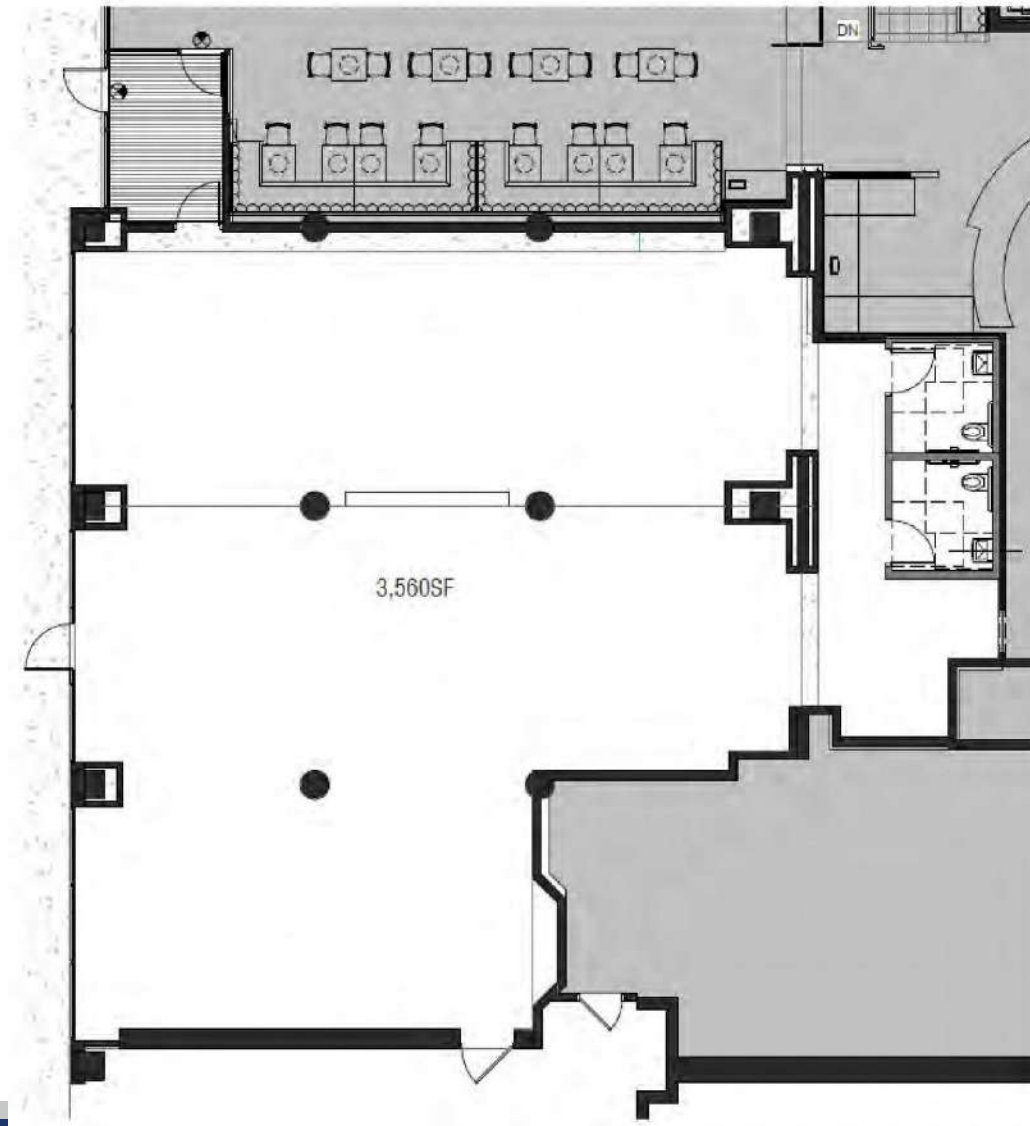
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FLOOR PLAN - EVENT/RETAIL/OFFICE - 3,560 SF

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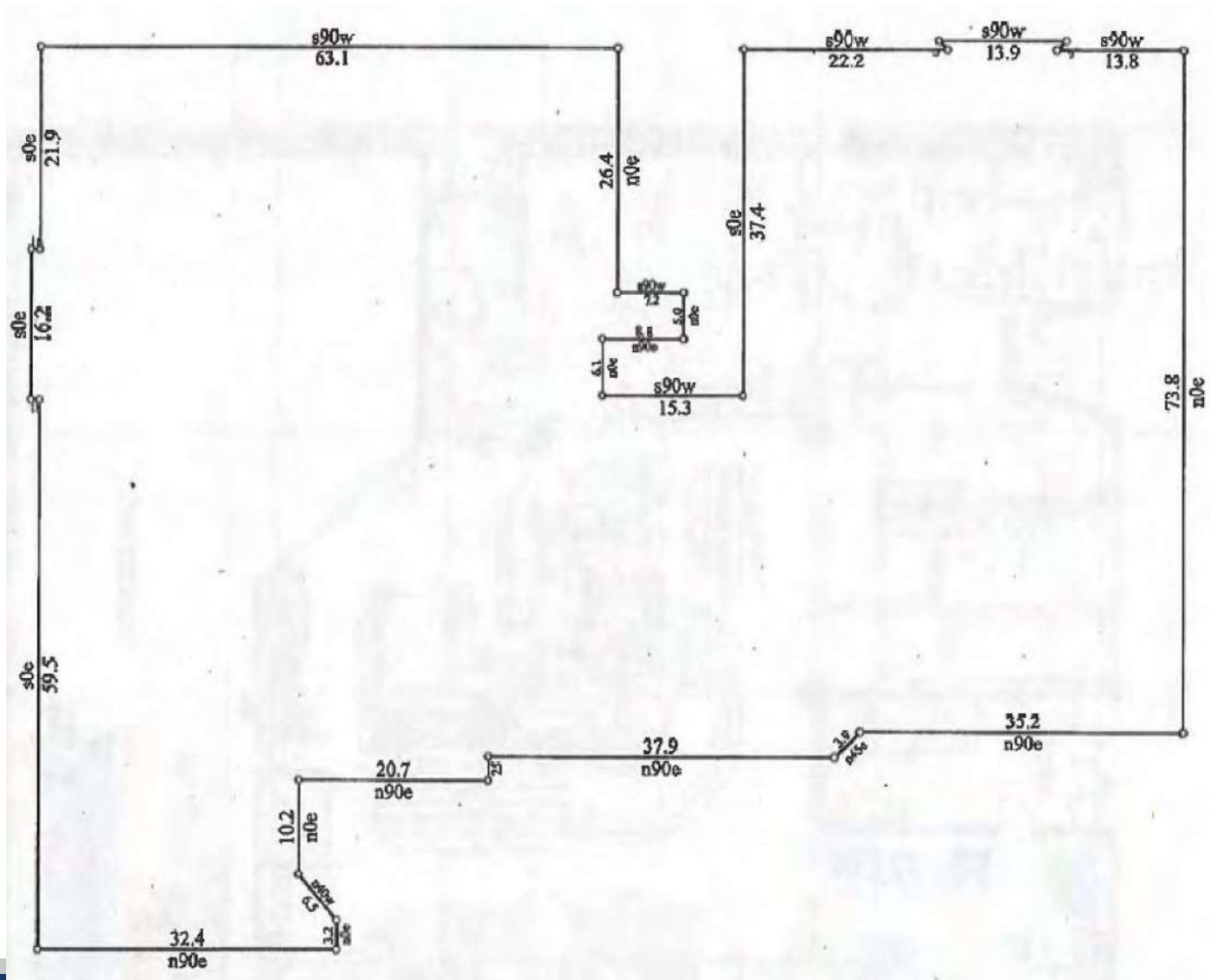
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FLOOR PLAN - TOTAL UNIT OUTLINE - 9,666 SF

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SEATING CAPACITY - RESTAURANT

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A Contemporary Restaurant, Bar, and Patio Space

Completely remodeled in 2023, Momento boasts a comfortable, contemporary dining room and a beautiful, botanical-inspired bar. With semi-private dining areas, an open kitchen, and gorgeous modern decor, Momento is a full-service restaurant space ready for you.

CAPACITY:

- Seated: 122 (with bar)
- Bar: 24
- Reception: 150
- Patio (seasonal): 36
- Square Footage: 3,660



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RESTAURANT EQUIPMENT

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Equipment available:

- Four-door cooler
- Blast Chiller
- 20-gallon Hobart mixer
- 60-gallon Hobart mixer
- 4-shelf storage wire rack
- 2-door full-speed rack proofer
- 42-inch wide double-deck ovens
- 6-ft heavy wood bench
- Speed racks
- Ice machine
- Hand sink
- Shared small wares
- Small dough sheeter
- Two-door 6' sandwich unit
- Alto-sham
- 24" flat top
- 2 burners
- 2-each fryer
- 2-drawer and 2 slide-out sandwich unit 8'
- Heat lamps
- 2-each 6-burner ranges
- 2-each 10' sandwich units with drawers
- 24" flat-top
- 24" charbroiler and salamander
- Full 4-shelf rack
- Four freezer shelves
- Dry storage rack
- Cooler/refrigerator space

To see full list of kitchen equipment and rental prices, please click below.

[See Brochure](#)

See list here: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.threesixtyeventspace.com/wp-content/uploads/2024/03/360_Kitchen-brochure-web-version_031224.pdf

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CAPACITY - EVENT SPACE

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Featuring:

A beautiful private boardroom with:

- Comfortable seating for groups up to 14
- The latest audio and visual technology
- Beverage station with gourmet coffee maker
- White boards and collaboration supplies

A spacious lounge and event space with:

- Flexible soft seating for groups from 8-64 guests
- Reception space to accommodate up to 120 guests
- Sound and video equipment
- Two dual-purpose pods for breakout groups
- Collaboration space with shuffleboard and high-top tables



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ADDITIONAL PHOTOS - RESTAURANT

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ADDITIONAL PHOTOS - RESTAURANT

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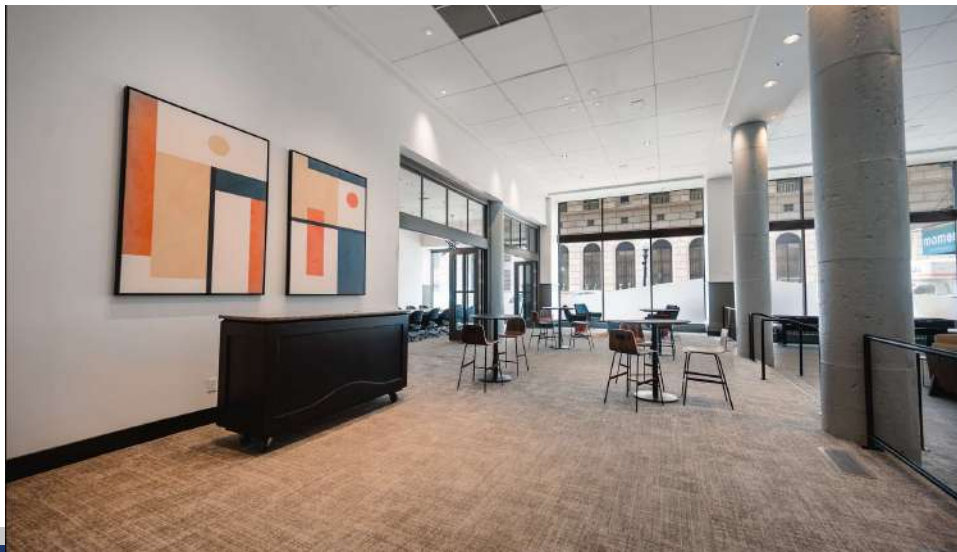


ADDITIONAL PHOTOSEVENT/RETAIL/OFFICE

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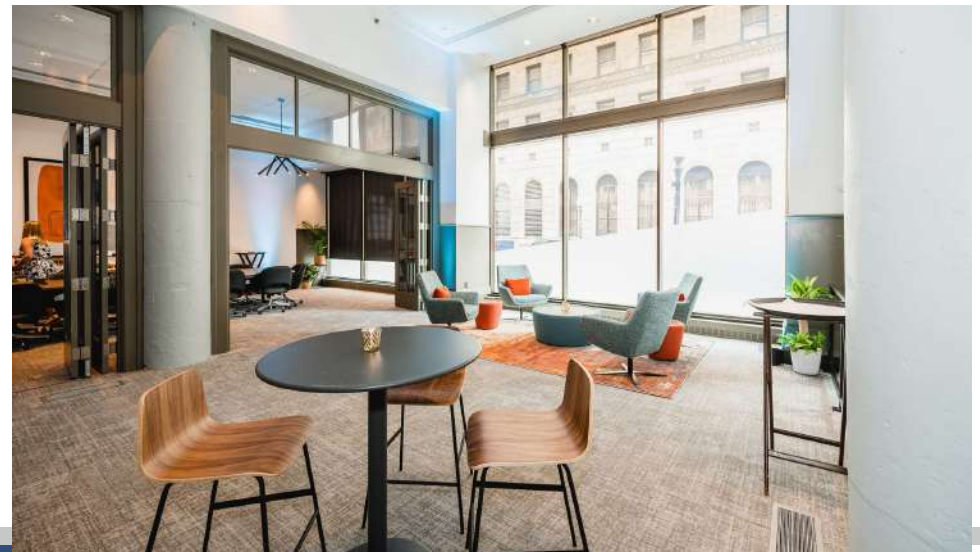
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ADDITIONAL PHOTOS - EVENT/RETAIL/OFFICE

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Location Information

RETAILER MAP

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360 SAINT PETER STREET, UNIT #4, SAINT PAUL, MN 55102



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

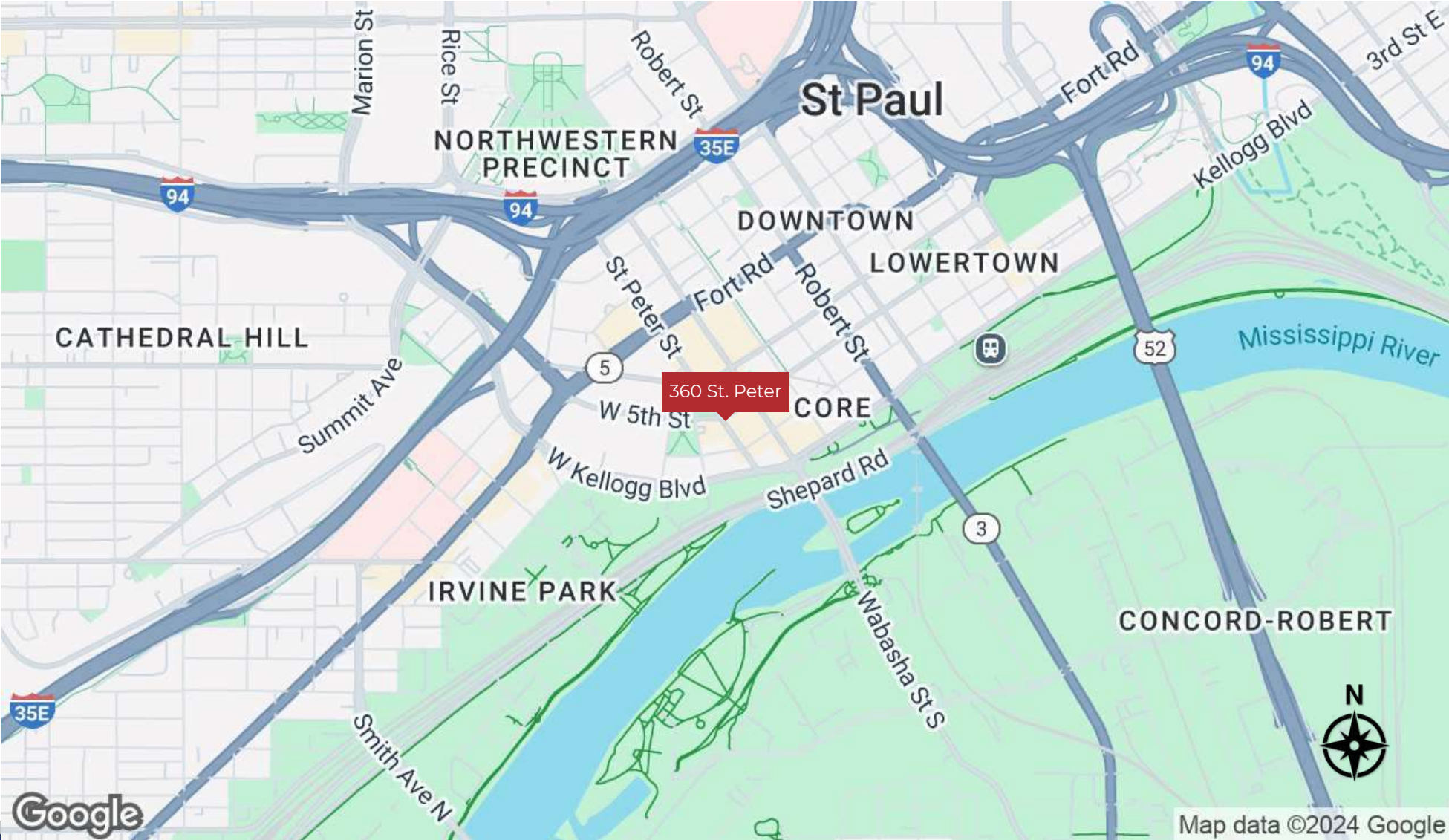
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REGIONAL MAP

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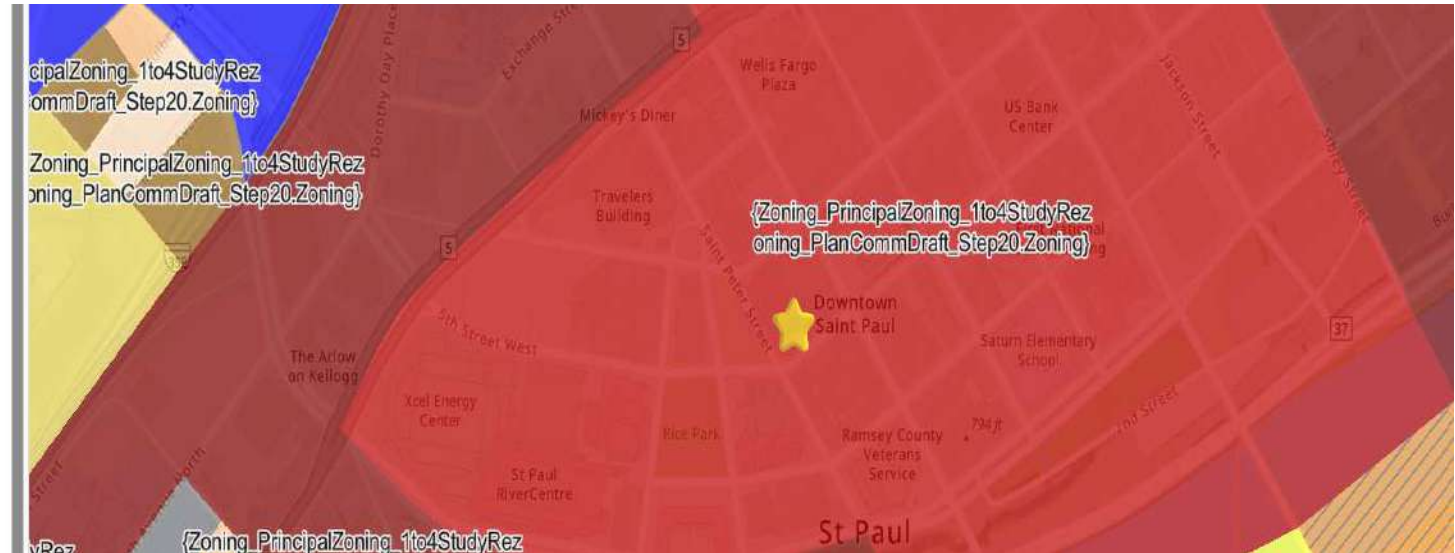
ZONING INFORMATION

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-  T3 Traditional Neighborhood
-  T3M T3 with Master Plan
-  T4 Traditional Neighborhood
-  T4M T4 with Master Plan
-  OS Office-Service
-  B1 Local Business
-  BC Community Business (converted)
-  B2 Community Business
-  B3 General Business
-  **B4 Central Business**
-  B5 Central Business Service



B4 CENTRAL BUSINESS

The B4 Central Business Zoning district in Saint Paul, Minnesota, is designed to support the city's downtown core, encouraging a mix of commercial, institutional, and residential uses. The purpose of this zoning is to promote high-density development and foster a pedestrian-friendly environment. This zoning encourages vertical mixed-use development, where multiple uses (such as retail on the ground floor and residential above) coexist. It is part of Saint Paul's strategy to create an active, vibrant downtown area that supports business growth while maintaining accessibility for residents and visitors.

Permitted Uses: Commercial, Residential, Institutional, Hospitality, and Public Spaces

For more information: Chapter 69. - Zoning Code—Subdivision Regulations | Code of Ordinances | St. Paul, MN | Municode Library

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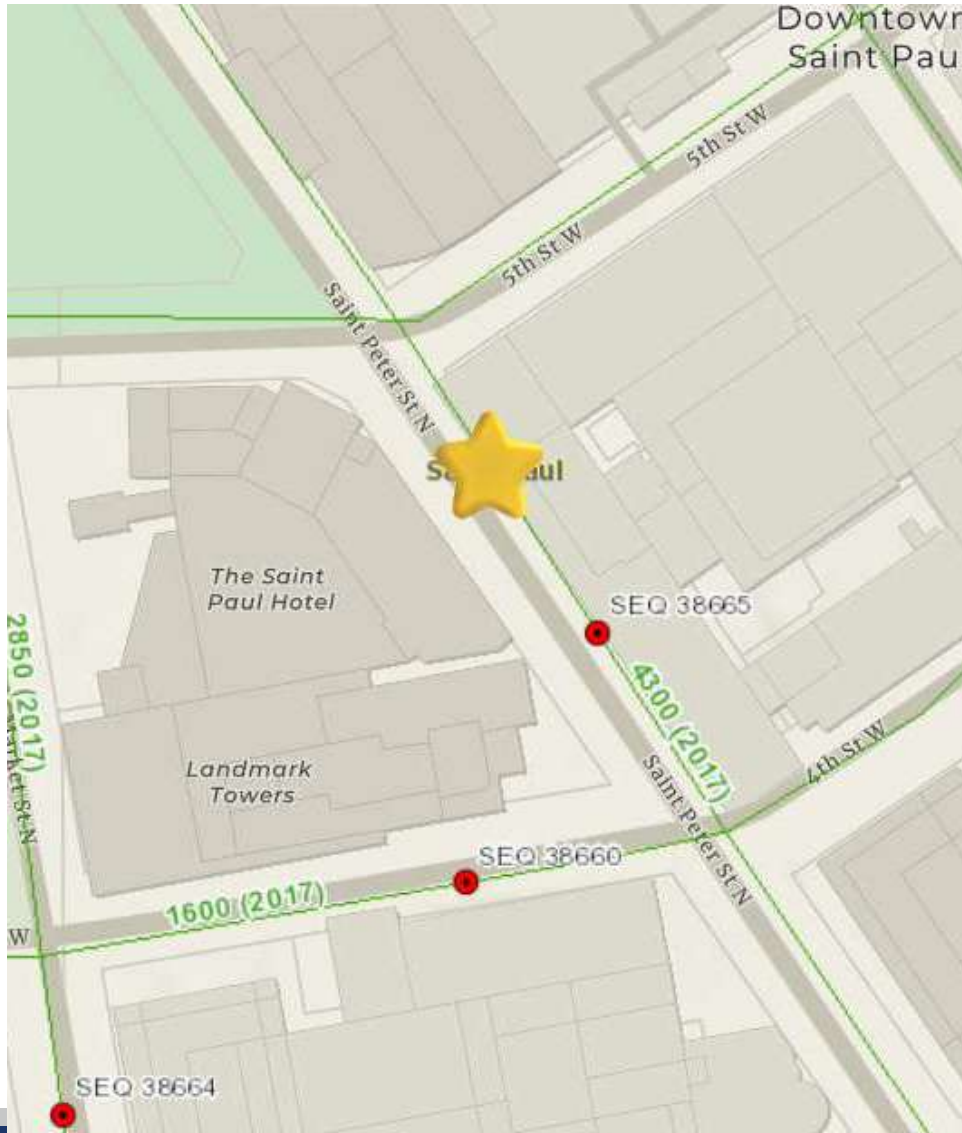


TRAFFIC COUNTS

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St Peter St - 4,300 Vehicles Per Day
5th Street W - 6,100 Vehicles Per Day
4th Street W - 1,600 Vehicles Per Day
Wabasha St N - 8,200 Vehicles Per Day

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Demographics

DEMOGRAPHICS MAP & REPORT

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360 SAINT PETER STREET, UNIT #4, SAINT PAUL, MN 55102

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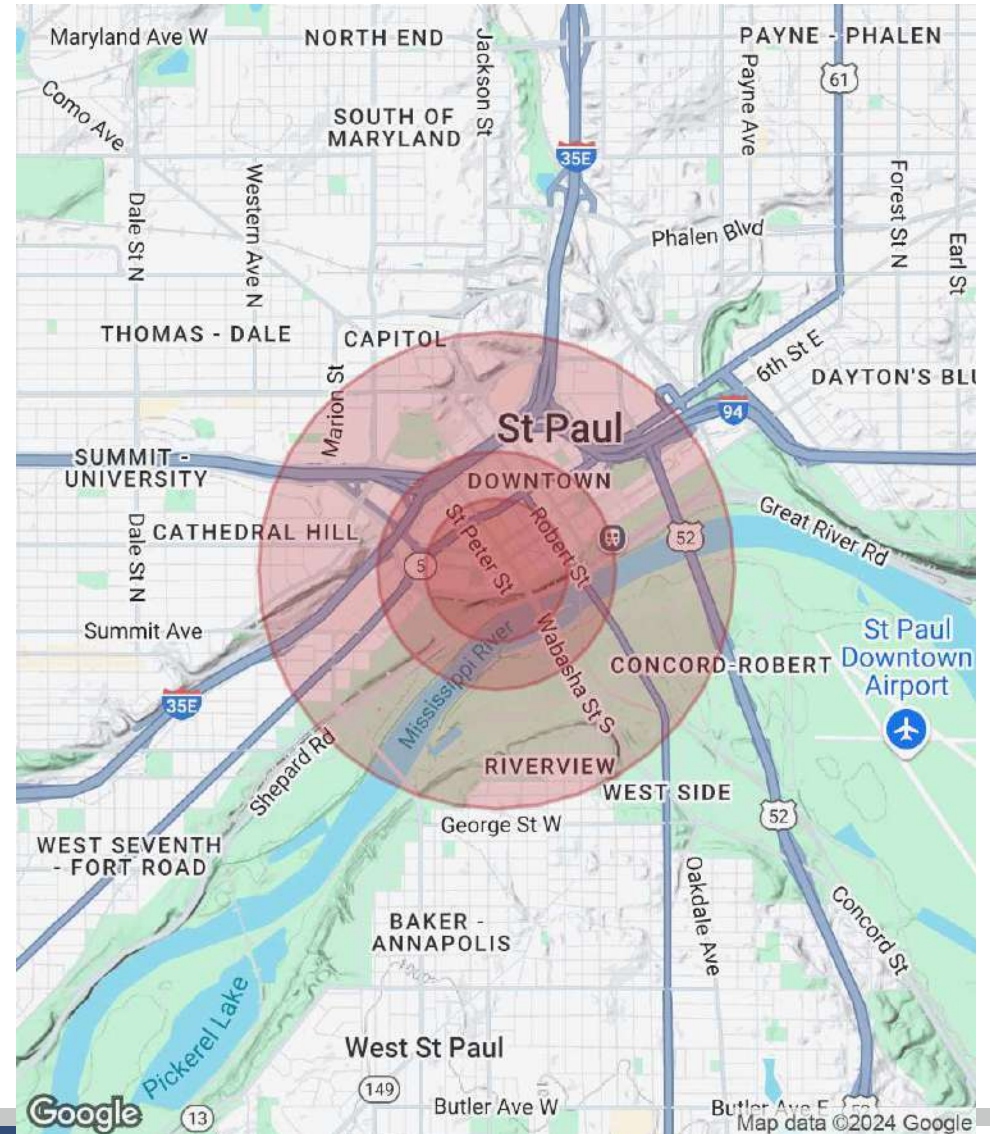
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,742	7,319	18,794
Average Age	45	45	42
Average Age (Male)	45	44	42
Average Age (Female)	46	45	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,844	4,542	10,467
# of Persons per HH	1.5	1.6	1.8
Average HH Income	\$79,422	\$87,126	\$91,384
Average House Value	\$336,970	\$311,429	\$354,483

Demographics data derived from AlphaMap



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