

LEASE BROCHURE

Premiere Corner Retail Suite on Grand Avenue

617-619 GRAND AVENUE

Saint Paul, MN 55102

PRESENTED BY:

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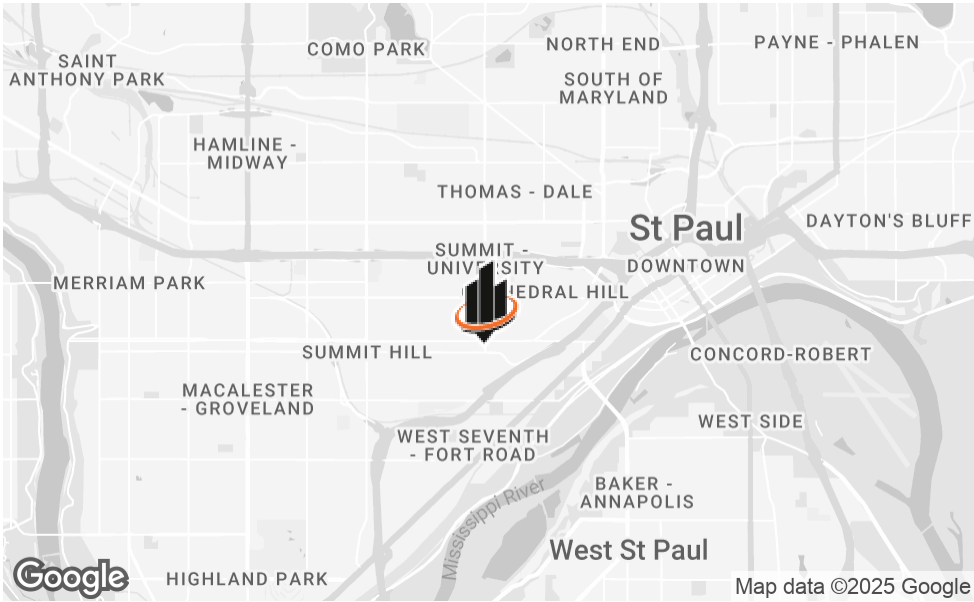
MARK BATTLES

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Varies
AVAILABLE SF:	±3,300 SF
DIVISIBLE TO:	±1,650 SF & ±1,650 SF
ADDITIONAL STORAGE (BASEMENT):	±1,650 SF
ZONING:	B2 - Community Business
APN:	012823320037
OTHER TENANTS IN THE CENTER:	La Cucaracha (long-standing Mexican Restaurant), Grand Avenue Tattoo, Edward Jones, TCT Health Center Acupuncture Clinic, State Farm Insurance

PROPERTY DESCRIPTION

SVN | Northco is pleased to present, as exclusive advisor to ownership, a premier sublease or new lease opportunity at 617-619 Grand Avenue, Saint Paul, Minnesota 55102. This high-profile retail suite is prominently positioned on the northeast corner of Grand Avenue and Dale Street S, a bustling intersection with exceptional vehicular and pedestrian traffic. The property offers highly visible signage opportunities on both Grand Avenue and Dale Street, ensuring strong brand exposure.

This well-known storefront, occupied by the same retailer for more than 20 years, is approximately 3,300 SF and may be demised into two suites that are approximately the same size, each with Grand Avenue frontage. Tenants will benefit from ample off-street parking, as well as a large, dry basement storage area included in the rent (storage is for the corner suite only).

This is a rare opportunity to secure prime corner retail space in one of Saint Paul's most iconic commercial corridors.

SUBLEASE HIGHLIGHTS



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- $\pm 3,300$ SF retail space available for sublease: the suite can be demised into two $\pm 1,650$ SF suites with Grand Avenue frontage. Floorplan available upon request.
- Term Expiration: September 30, 2027
- Flexible lease structure: sublease or new direct lease opportunity
- The current lease can be reviewed by pre-qualified tenants upon request
- High-visibility corner with strong anchor presence at Grand Avenue & Dale Street S
- Excellent vehicular traffic: 5,925 VPD on Grand Avenue and 4,936 VPD on Dale Street S
- Prominent signage opportunities on both street frontages
- Shared off-street parking available in an adjacent lot
- Lower-level storage space included at no additional cost (corner suite only)
- Captive neighborhood customer base with strong year-round foot traffic
- Highly walkable location with public transit service at the intersection
- Convenient access to I-94 and I-35E (less than 1 mile)
- Ideal for retail, design, gallery, or service uses
- Neighboring tenants include La Cucaracha, Grand Avenue Tattoo, Edward Jones, TCT Health Center Acupuncture Clinic, and State Farm Insurance
- A new Vietnamese coffee shop is opening less than one block away in the near future
- Excellent demographics: $\pm 25,000$ residents within 1 mile and average household income of \$113,000+
- Long-standing retail history — current tenant since 2004
- Listing website: northco.com

ADDITIONAL PHOTOS



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LOCATION INFORMATION



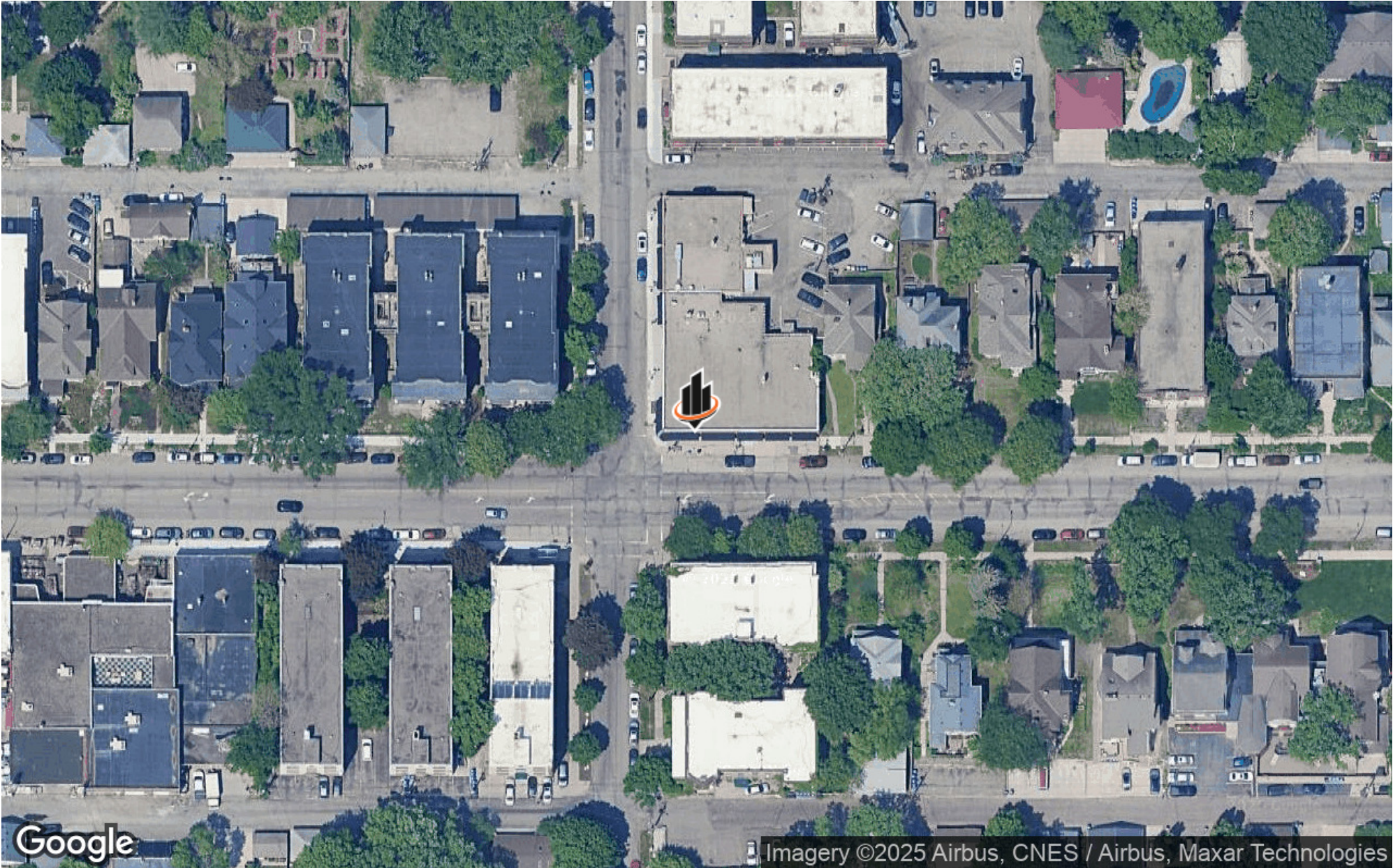
LOCATION DESCRIPTION

Situated in the heart of Saint Paul's highly coveted Crocus Hill / Summit Hill corridor, 617-619 Grand Avenue commands exceptional visibility and anchor presence on one of the city's most sought-after commercial corridors. This iconic stretch of Grand Avenue offers unmatched connectivity and seamless access to both established residential neighborhoods and the greater Twin Cities metro.

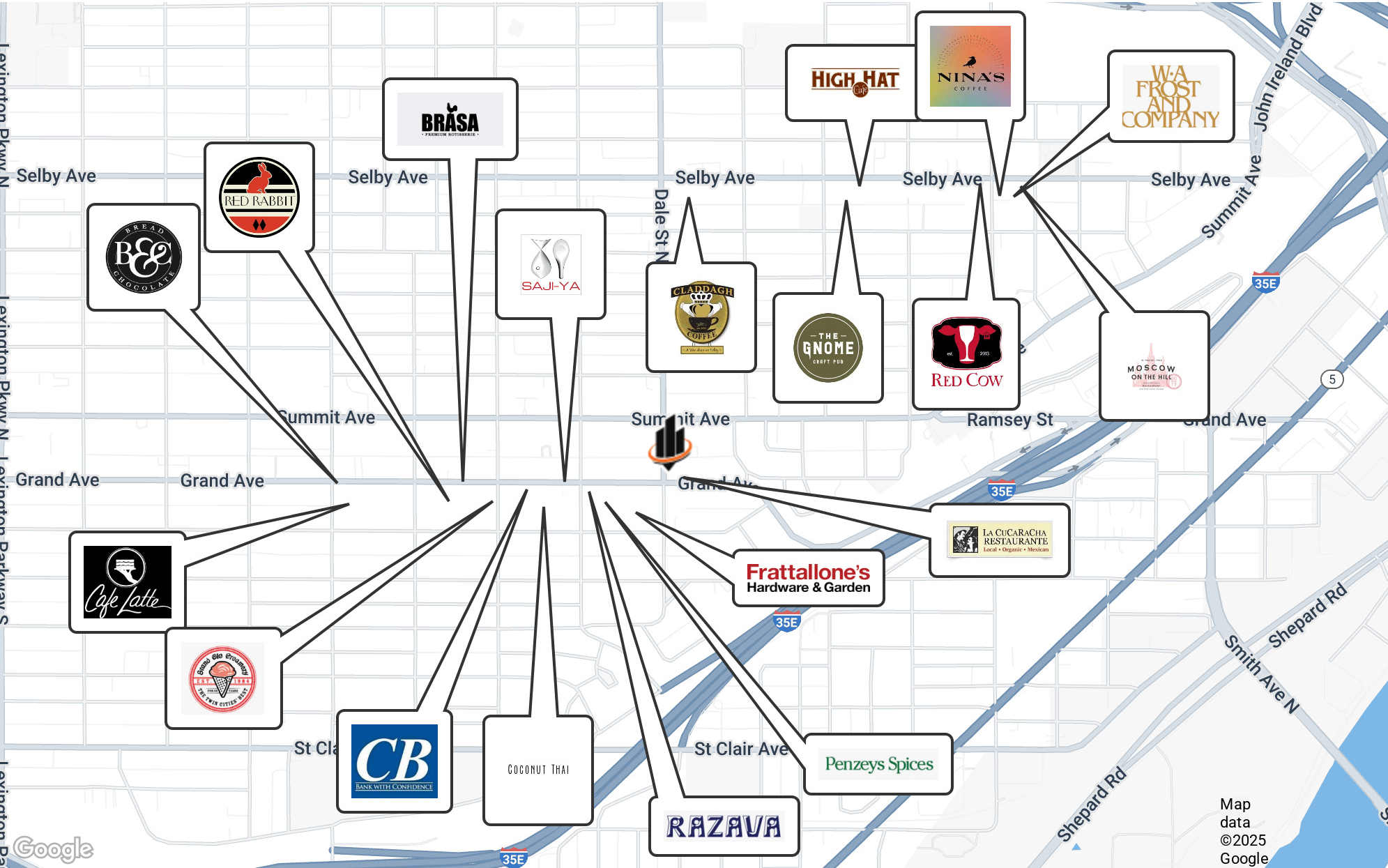
Known for its vibrant, boutique-oriented retail environment, Grand Avenue attracts a loyal local customer base as well as steady visitor traffic year-round.. Trendy cafés, restaurants, galleries, and specialty shops line the corridor, creating a lively and enduring retail corridor.

Strategically positioned on a prominent corner, the property enjoys excellent frontage and traffic exposure, offering outstanding signage opportunities for tenants.

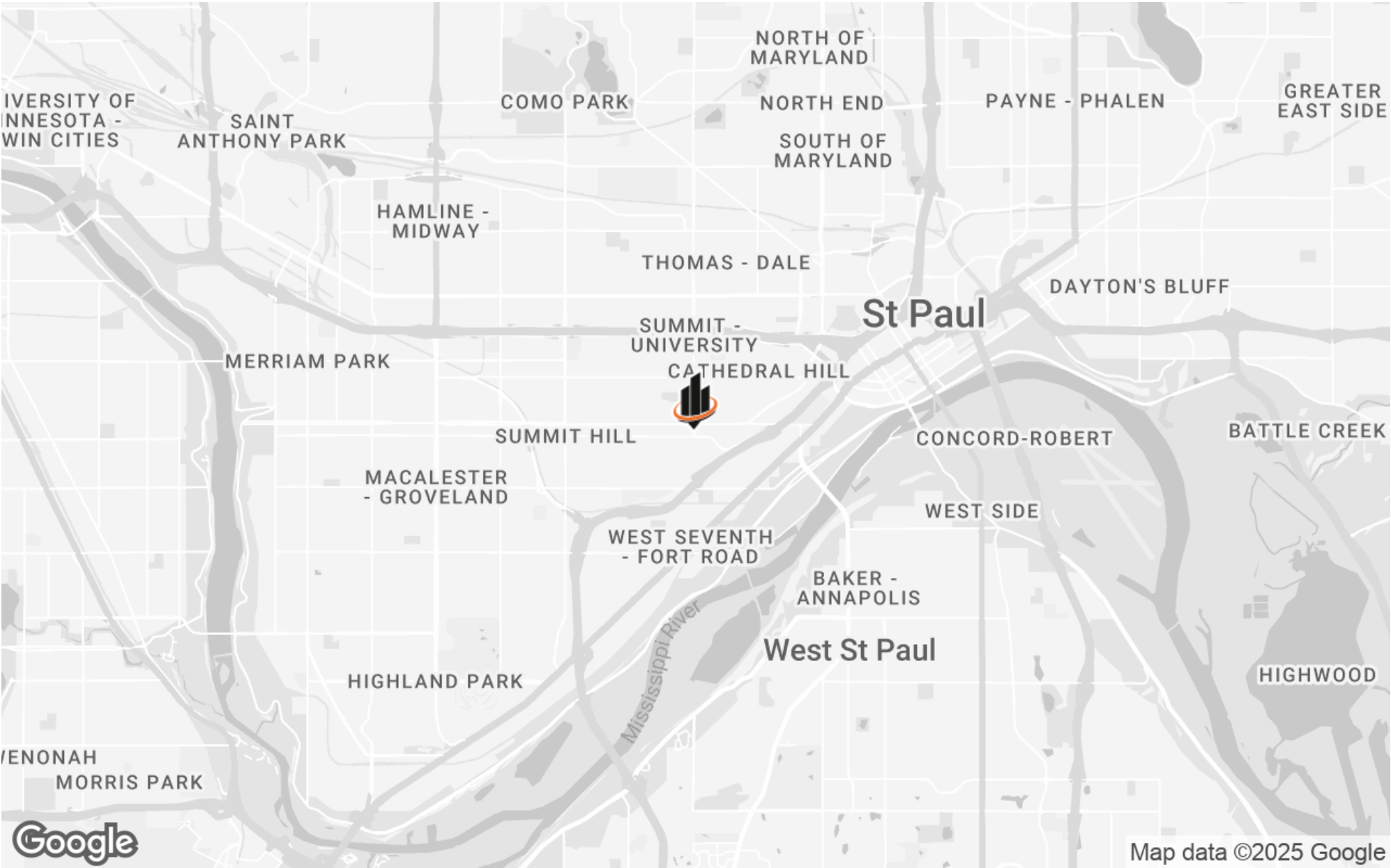
AERIAL MAP



RETAILER MAP



LOCATION MAP



ZONING MAP - B2, COMMUNITY BUSINESS



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	24,850	163,854	352,607
AVERAGE AGE	40	38	38
AVERAGE AGE (MALE)	39	38	37
AVERAGE AGE (FEMALE)	40	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	11,705	68,642	143,653
# OF PERSONS PER HH	2.1	2.4	2.5
AVERAGE HH INCOME	\$113,036	\$103,442	\$100,719
AVERAGE HOUSE VALUE	\$480,986	\$373,598	\$373,545

Demographics data derived from AlphaMap

