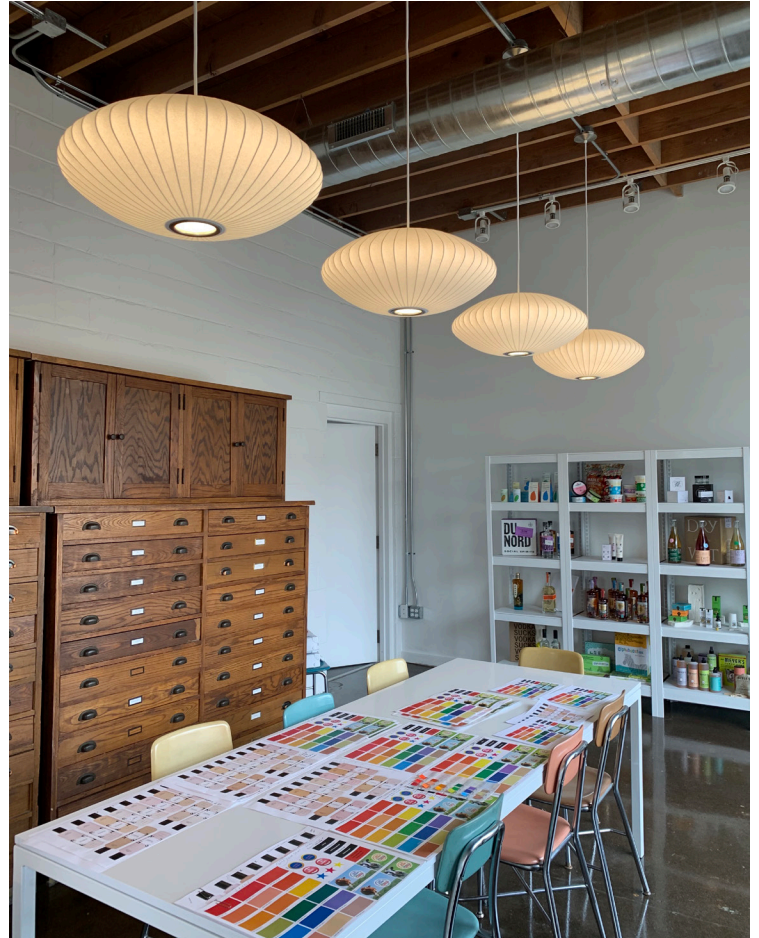


1229 Payne Avenue (Phase II)

St Paul, MN 55406

1,963 SF Expansion Under Construction - Available 11/1/24





*The above photos are of the existing building. The look of the newly constructed expansion will be similar.

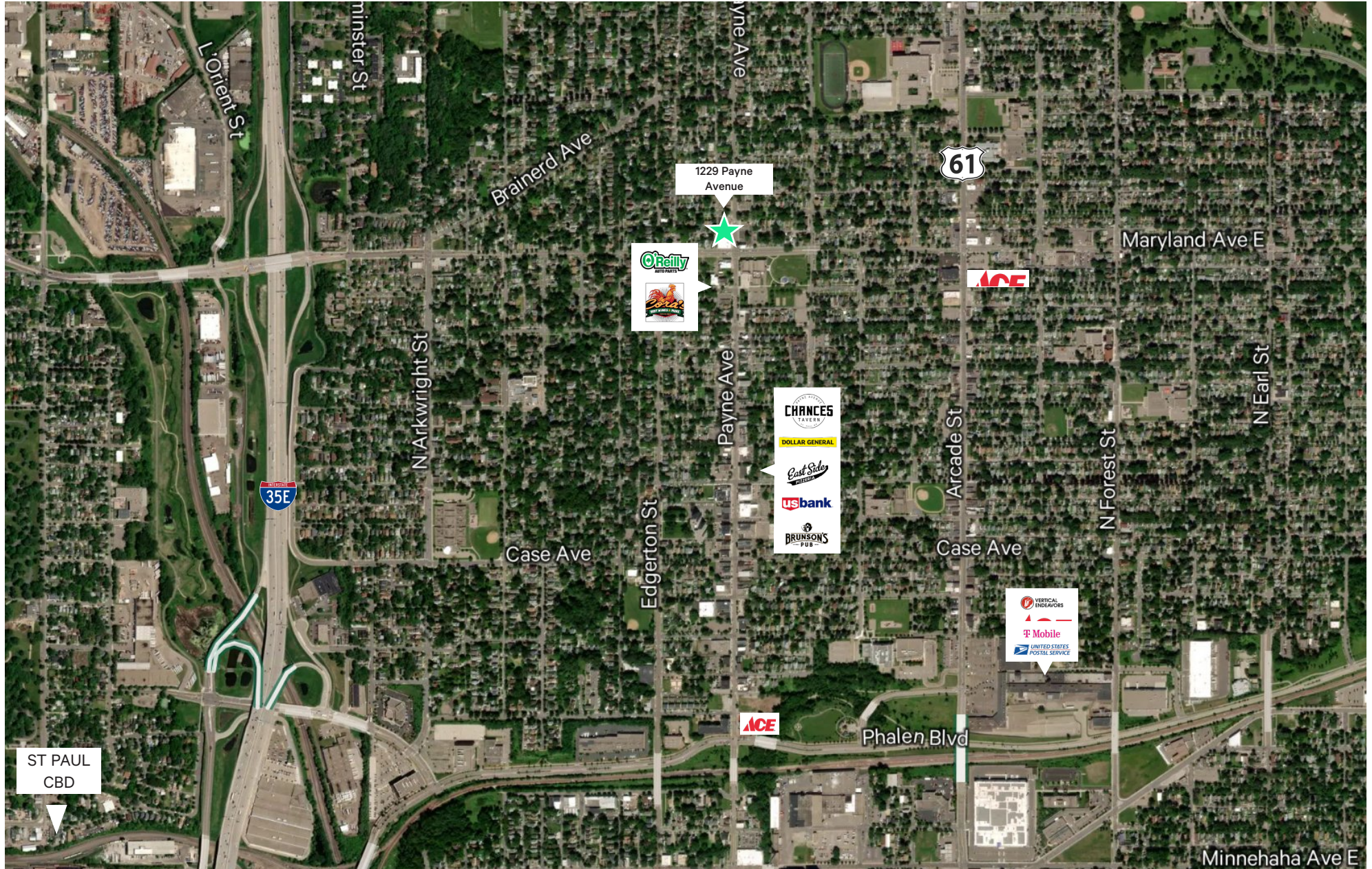
Property Overview

- + Available Space: 1,963 SF expansion
 - + Under construction (delivery date estimated 11/1/24)
- + Power: 200 amp
- + HVAC: New, ample capacity and distributed for open plan
- + Finishings: Cement floor, finished exterior walls, new roof, non-sprinklered, no columns
- + Lease Rate: \$23.00 net/sf/yr
- + Tax/CAM: ± \$7.00/sf/yr
- + Five year term minimum
- + Improvement allowances available
- + Restricted users: Auto body shops, Tobacco

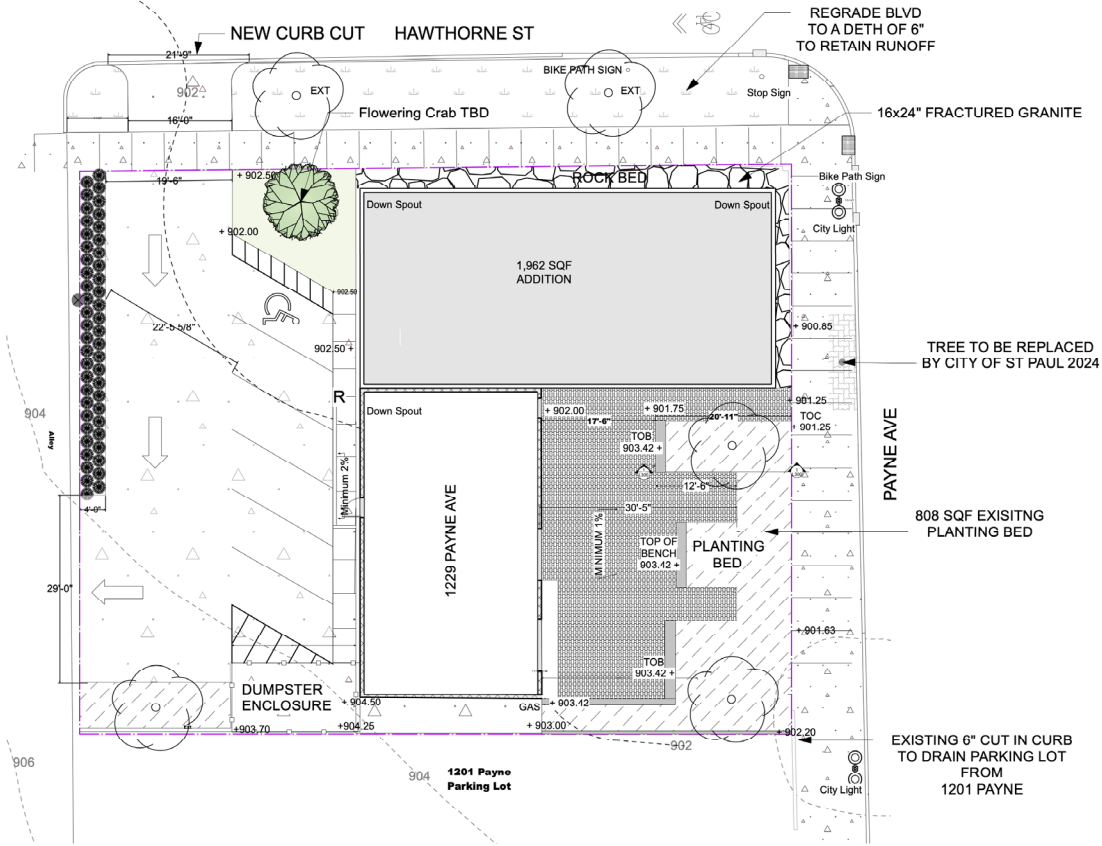
Property Highlights

- + Easy access to I-35E and Maryland exit
- + Walking distance to numerous popular restaurants including Brunson's Pub, Tongue in Cheek, Caydence Records & Café, Eastside Pizzeria, Juche, and Carnitas don Tacho
- + In close proximity to two golf courses: Phalen Golf Course and Keller Golf Course
- + Near natural areas for walking: Trout Brook Nature Sanctuary and Lake Phalen.
- + Experienced local landlord/property manager
- + 3 off street parking stalls plus a shared handicap
- + Signage opportunities on building
- + Existing pylon sign can be reused and wired for lighting
- + Two new private restrooms (one ADA)
- + Patio area shared with bench seating

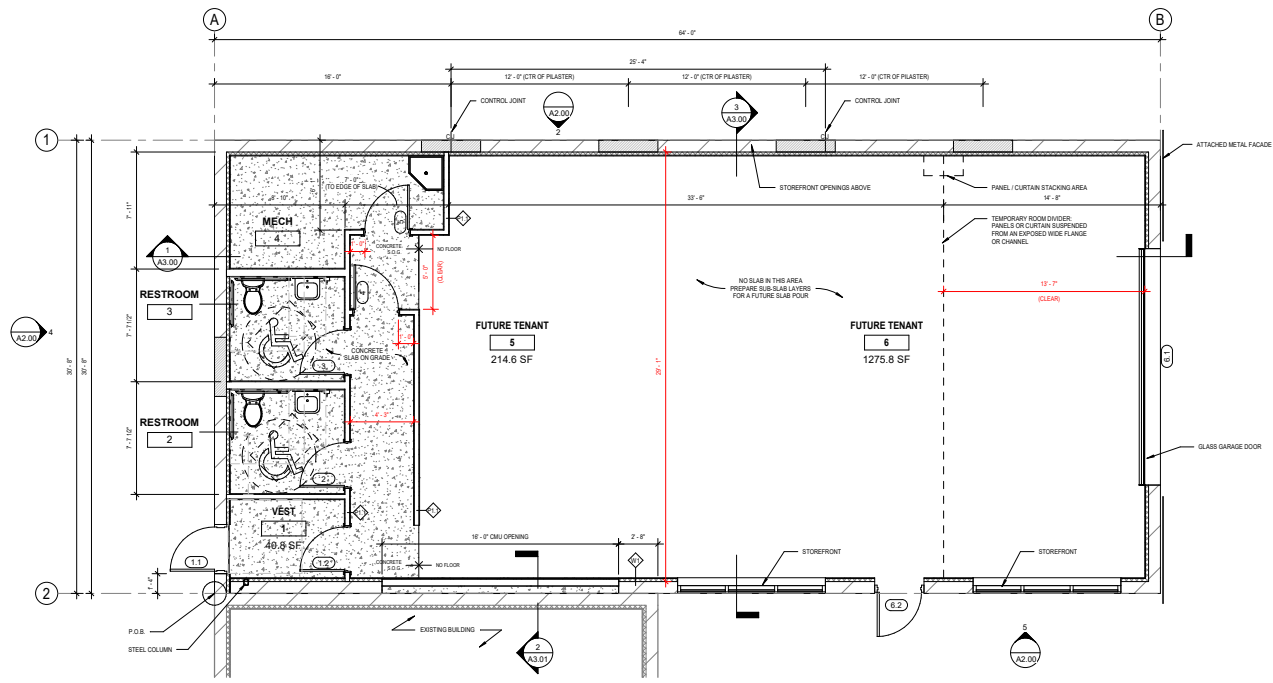
Neighboring Amenities



Site Plan



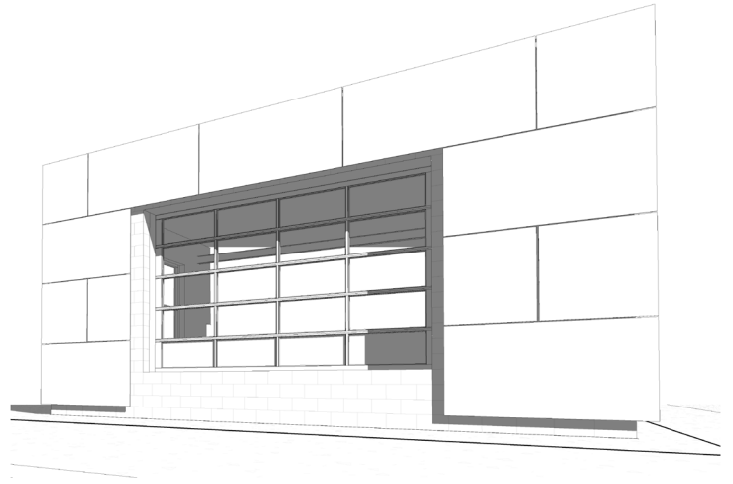
Floor Plan



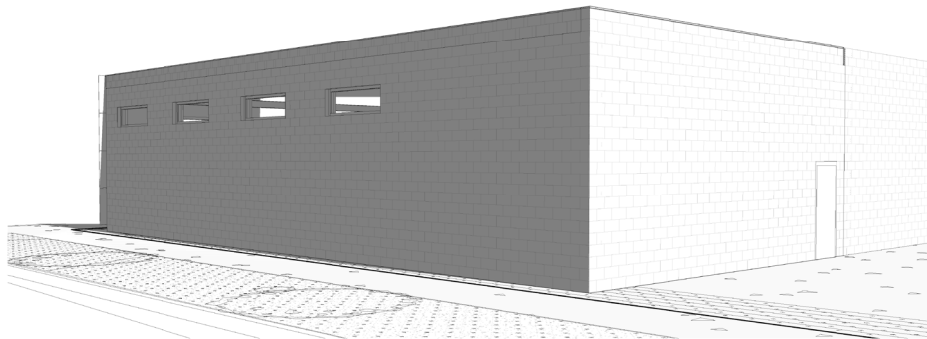
Construction Drawings



PERSPECTIVE - SOUTHEAST CORNER
(VIEW FROM PAYNE AVE)

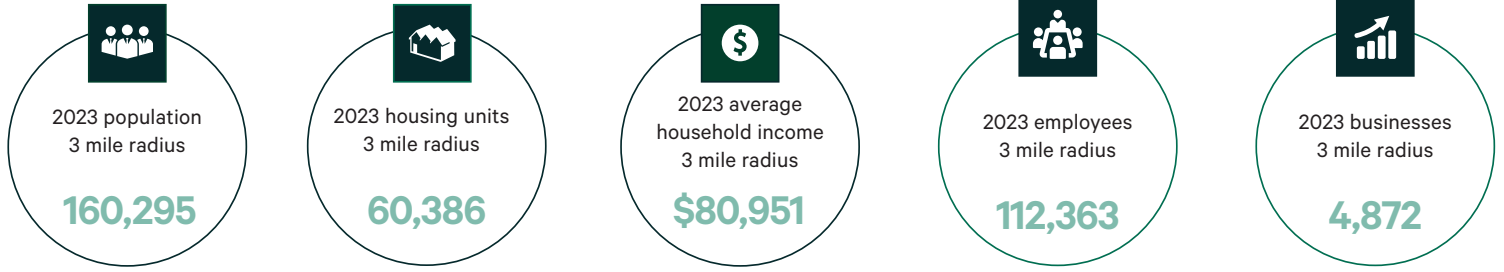


PERSPECTIVE - EAST FACADE (VIEW
FROM PAYNE AVE)



NORTHWEST CORNER (VIEW FROM
HAWTHORNE)

Demographics



	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population - Current Year Estimate	26,005	160,295	347,667
2028 Population - Five Year Projection	25,727	159,542	349,314
2020 Population - Census	26,571	161,442	348,112
2010 Population - Census	24,290	144,362	318,588
2020-2023 Annual Population Growth Rate	-0.66%	-0.22%	-0.04%
2023-2028 Annual Population Growth Rate	-0.21%	-0.09%	0.09%
HOUSEHOLDS			
2023 Households - Current Year Estimate	8,031	57,033	134,617
2028 Households - Five Year Projection	7,942	56,808	135,575
2010 Households - Census	7,579	52,322	125,003
2020 Households - Census	8,133 94.7%	57,159 94.7%	134,266 95.2%
2020-2023 Compound Annual Household Growth Rate	-0.39%	-0.07%	0.08%
2023-2028 Annual Household Growth Rate	-0.22%	-0.08%	0.14%
2023 Average Household Size	3.21	2.76	2.53
HOUSEHOLD INCOME			
2023 Average Household Income	\$75,538	\$80,951	\$93,173
2028 Average Household Income	\$86,789	\$93,037	\$107,357
2023 Median Household Income	\$56,330	\$57,485	\$64,939
2028 Median Household Income	\$62,366	\$63,758	\$73,787
2023 Per Capita Income	\$23,375	\$28,907	\$36,111
2028 Per Capita Income	\$26,847	\$33,237	\$41,683
HOUSING UNITS			
2023 Housing Units	8,487	60,386	142,130
2023 Vacant Housing Units	456 5.4%	3,353 5.6%	7,513 5.3%
2023 Occupied Housing Units	8,031 94.6%	57,033 94.4%	134,617 94.7%
2023 Owner Occupied Housing Units	4,148 48.9%	28,109 46.5%	76,445 53.8%
2023 Renter Occupied Housing Units	3,883 45.8%	28,924 47.9%	58,172 40.9%
EDUCATION			
2023 Population 25 and Over	14,984	101,041	231,907
HS and Associates Degrees	8,650 57.7%	55,669 55.1%	119,317 51.5%
Bachelor's Degree or Higher	3,491 23.3%	29,816 29.5%	88,527 38.2%
PLACE OF WORK			
2023 Businesses	466	4,872	10,703
2023 Employees	4,893	112,363	217,792



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