

HUMBOLDT SQUARE RETAIL CENTER

6818-6840 HUMBOLDT AVENUE N., BROOKLYN CENTER, MN 55430

RETAIL FOR LEASE



OFFERING SUMMARY

AVAILABLE SF: 1,355 SF up to 3,570 SF

LEASE RATE: Negotiable

2025 TAX/CAM: \$8.44 PSF

BUILDING SF: 40,390

SIGNAGE: Pylon and Building

PARKING: 255 Spaces / Surface Lot

LOT SIZE: 4.11 Acres

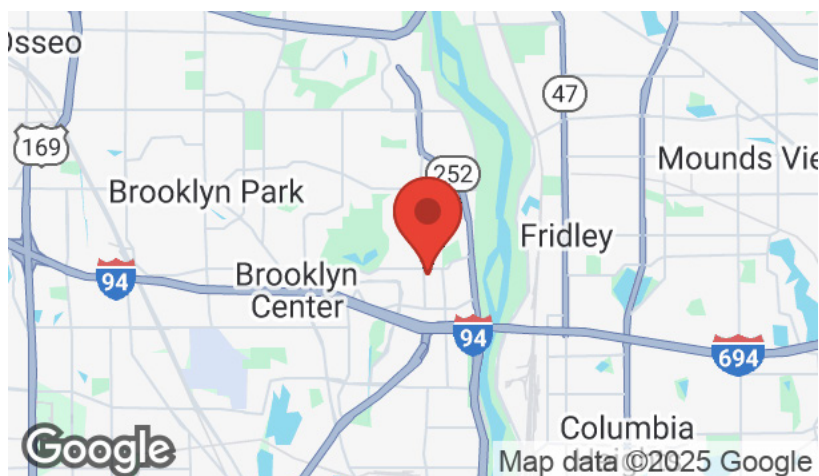
ZONING: C2- Commercial District

PROPERTY OVERVIEW

Humboldt Square retail center is located at the highly visible and busy intersection of Humboldt Avenue N and 69th Avenue N. Current tenants include: New Horizon Academy, Value Foods, Giant Wash Laundromat, House of Hui Restaurant, along with several other neighborhood retailers. Area employers: FBI, Medtronic, Brooklyn Center Community Schools, Earle Brown Heritage Center, and Top Golf.

PROPERTY OVERVIEW

- Established Neighborhood Retail Center
- Pylon and Building Signage Available
- Abundant Parking
- Tax and CAM \$8.24 (2025)



AMK PROPERTIES TEAM

Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114
651-603-0321

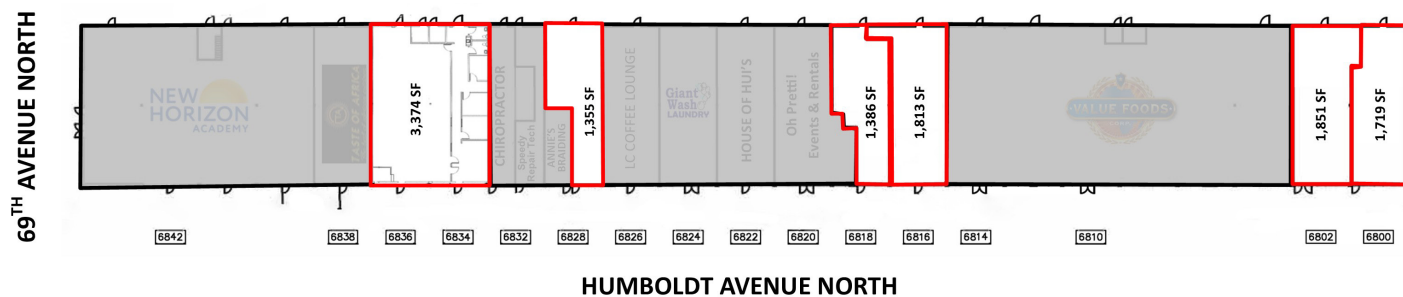
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AVAILABLE SPACE

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SUITE

SIZE (SF)

DESCRIPTION

• Suite 6800	1,719 SF - 3,570 SF	End Cap
• Suite 6802	1,851 SF - 3,570 SF	2nd Generation Barber/Salon, Combine for up to 3,570 SF
• Suite 6816	1,813 SF - 3,199 SF	2nd Generation Pizza Shop, Combine for up to 3,199 SF
• Suite 6818	1,386 SF - 3,199 SF	Can be Combined for up to 3,199 SF
• Suite 6828-A	1,355 SF	In-line
• Suite 6834	3,374 SF	In-line



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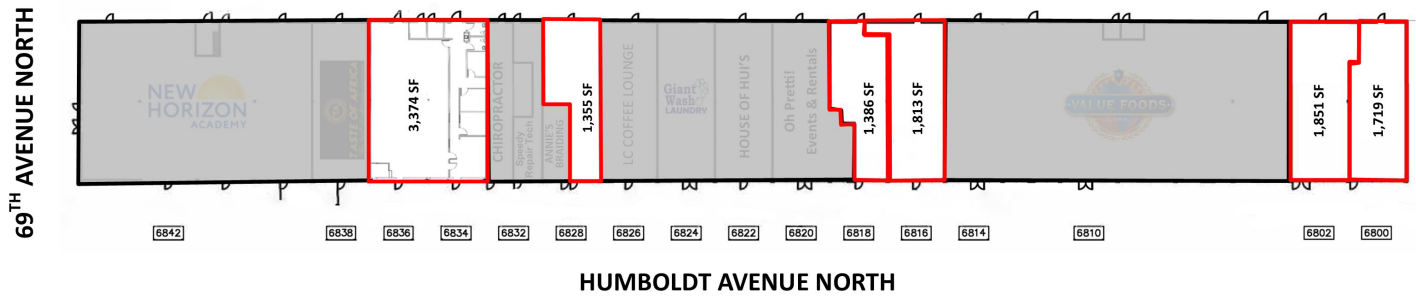
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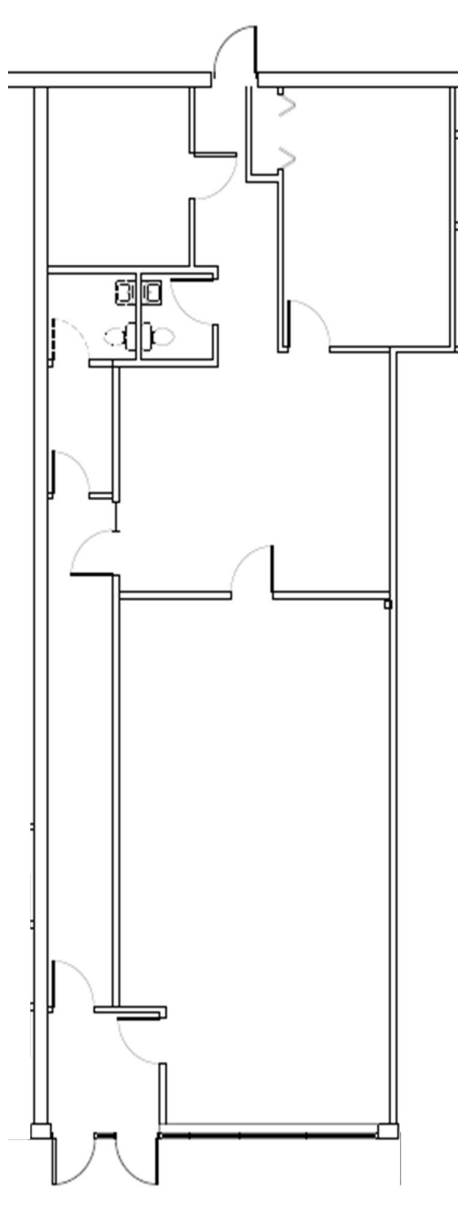
SUITE 6800 & 6802

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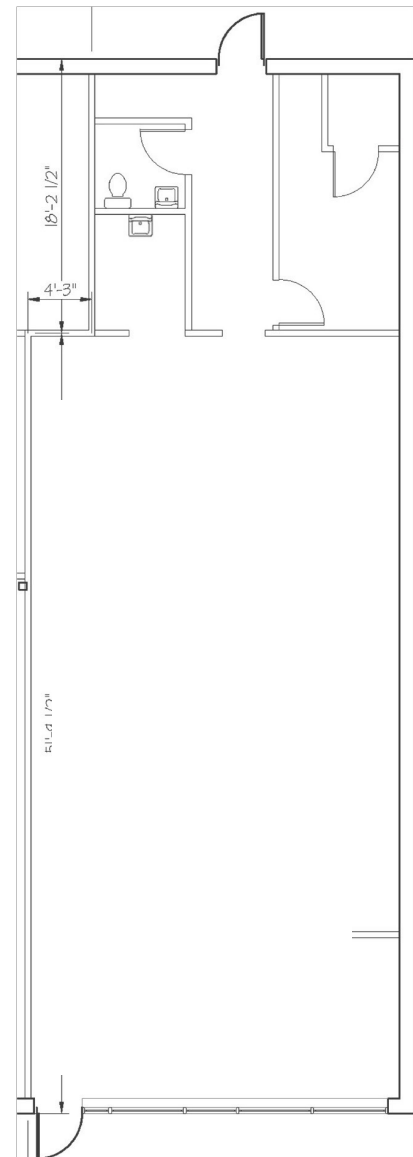
1,719 SF up to 3,570 SF



2nd Generation Barber/Salon Build Out



Suite 6802



Suite 6800



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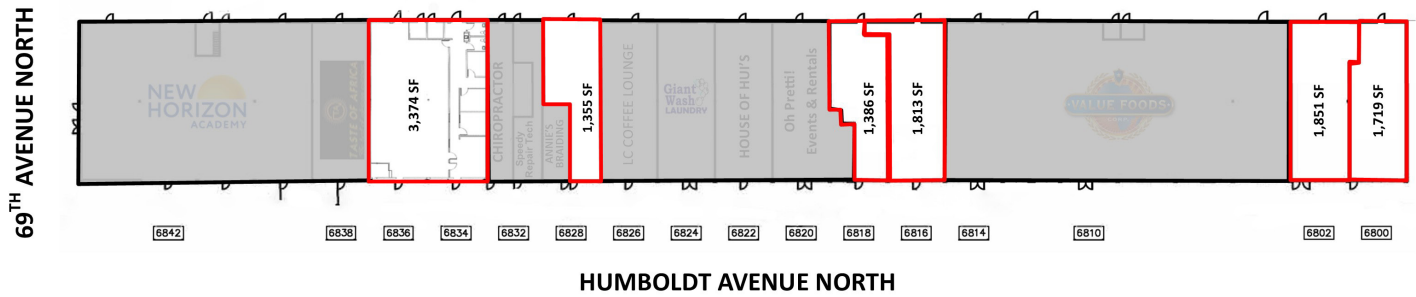
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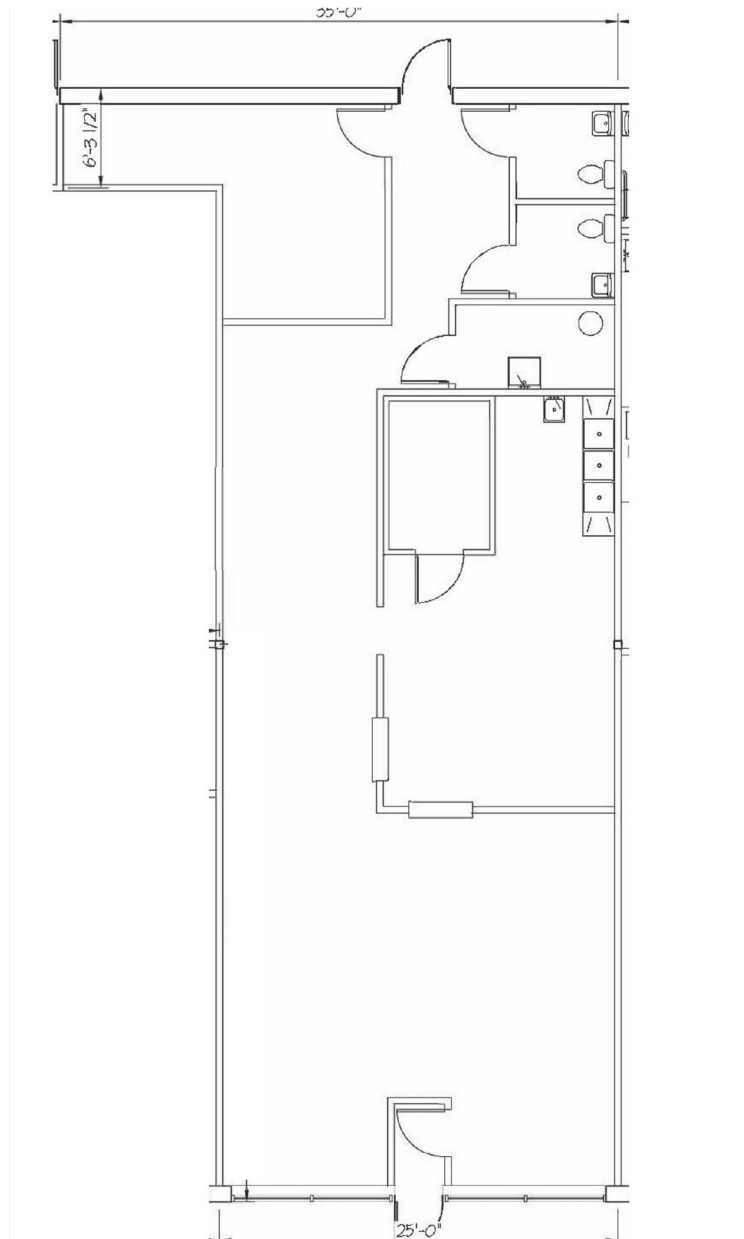
SUITE 6816

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1,813 SF UP TO 3,199 SF



2nd Generation Pizza Shop Build Out



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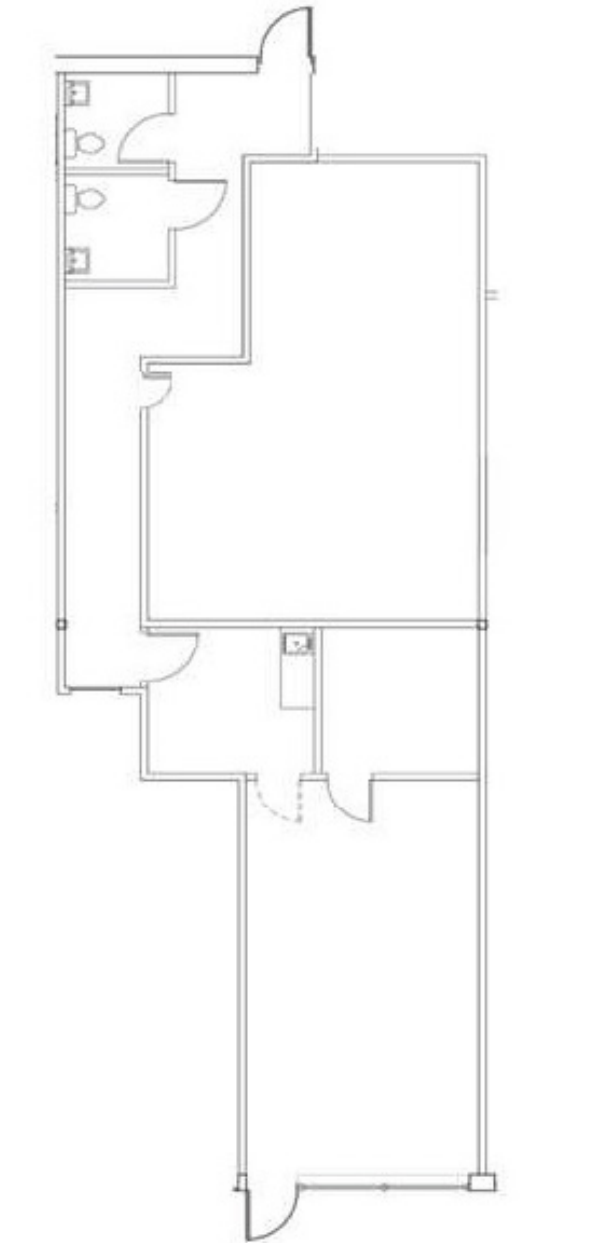
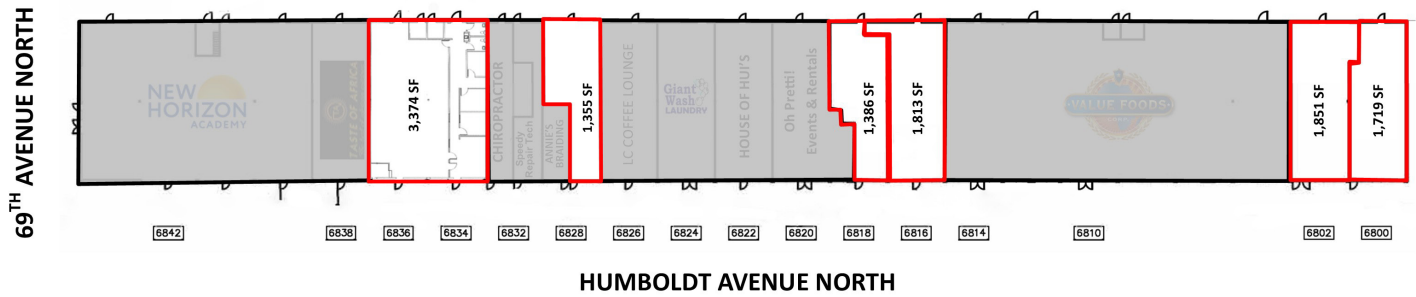
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SUITE 6818

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1,386 SF UP TO 3,199 SF



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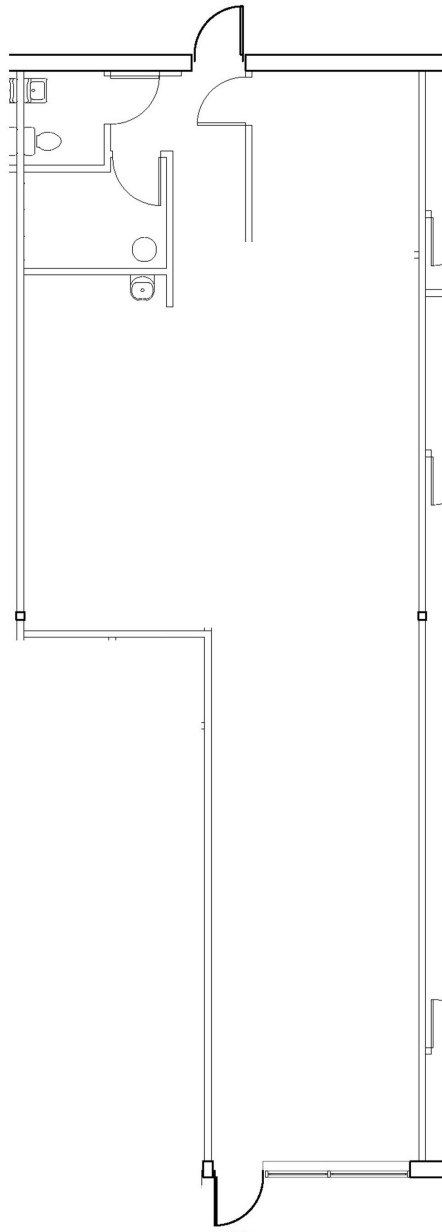
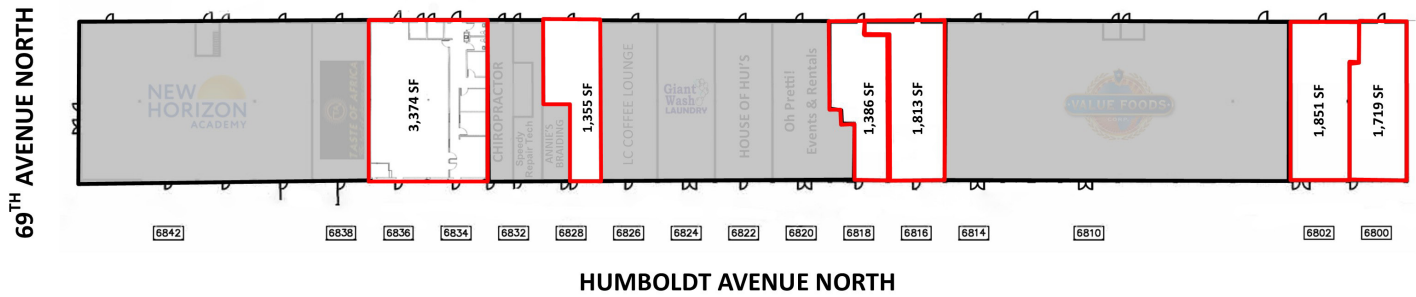
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SUITE 6828-A

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1,355 SF



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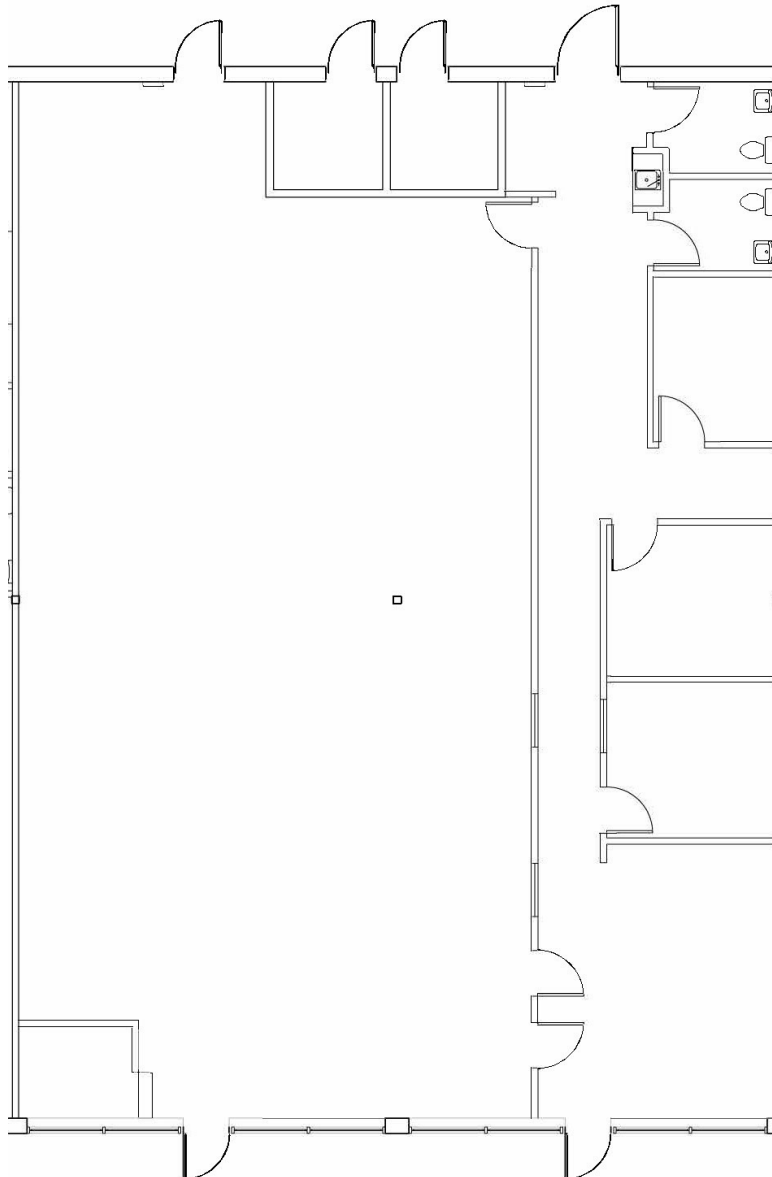
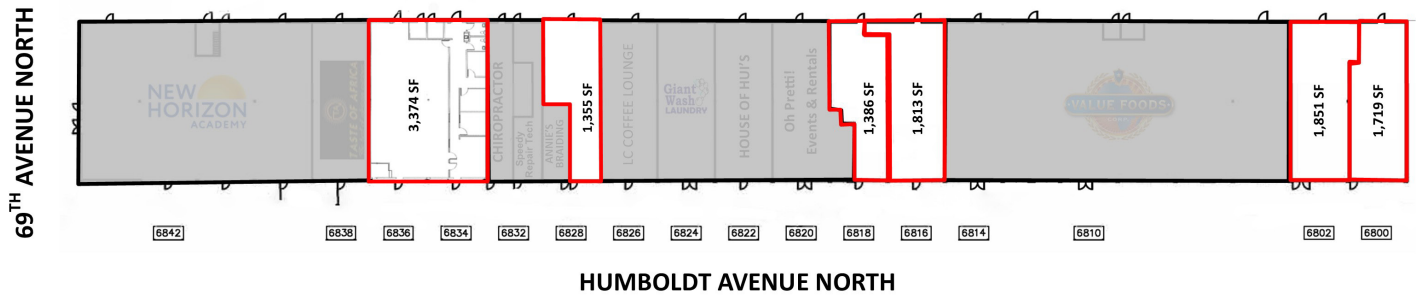
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3,374 SF



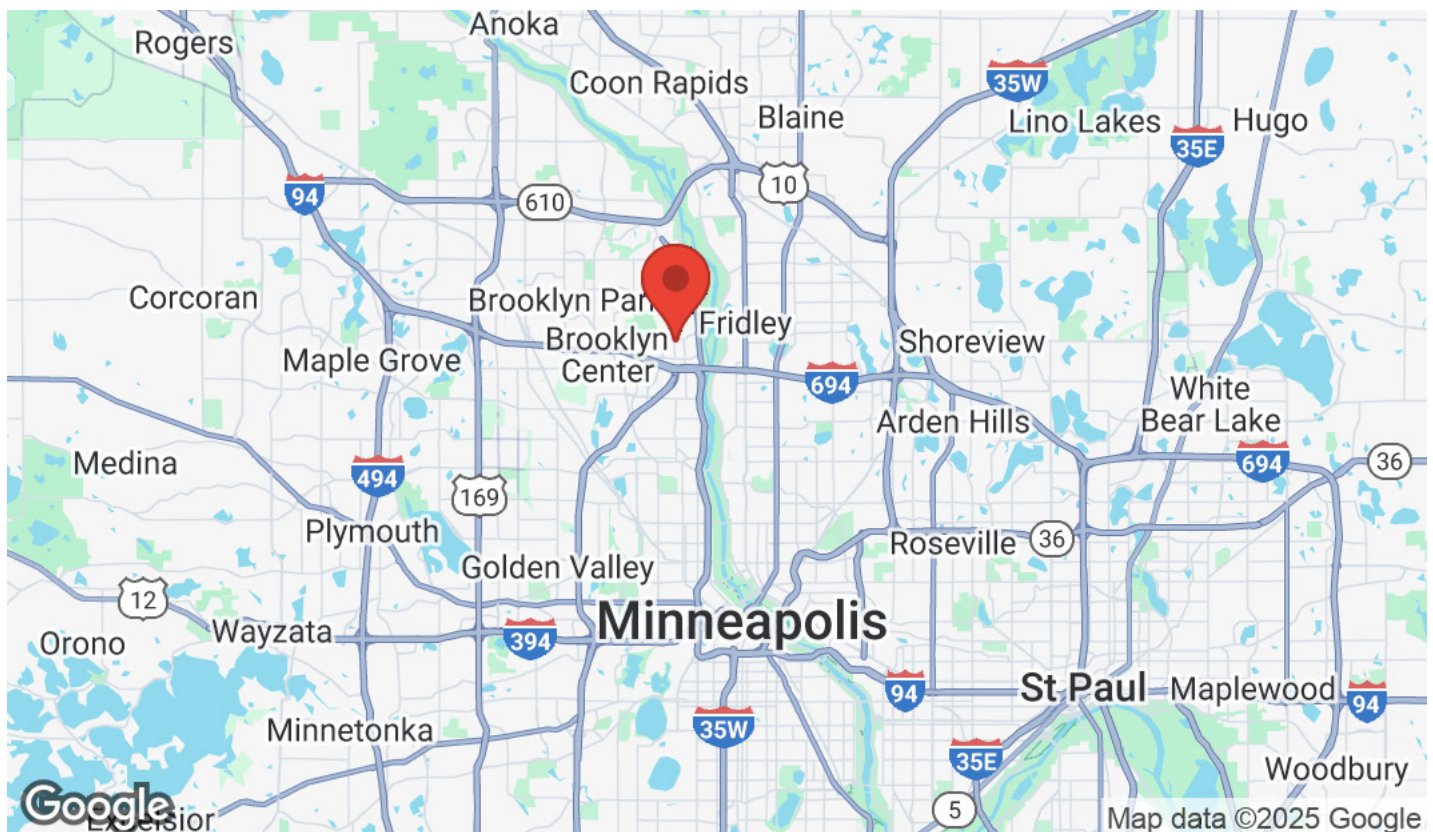
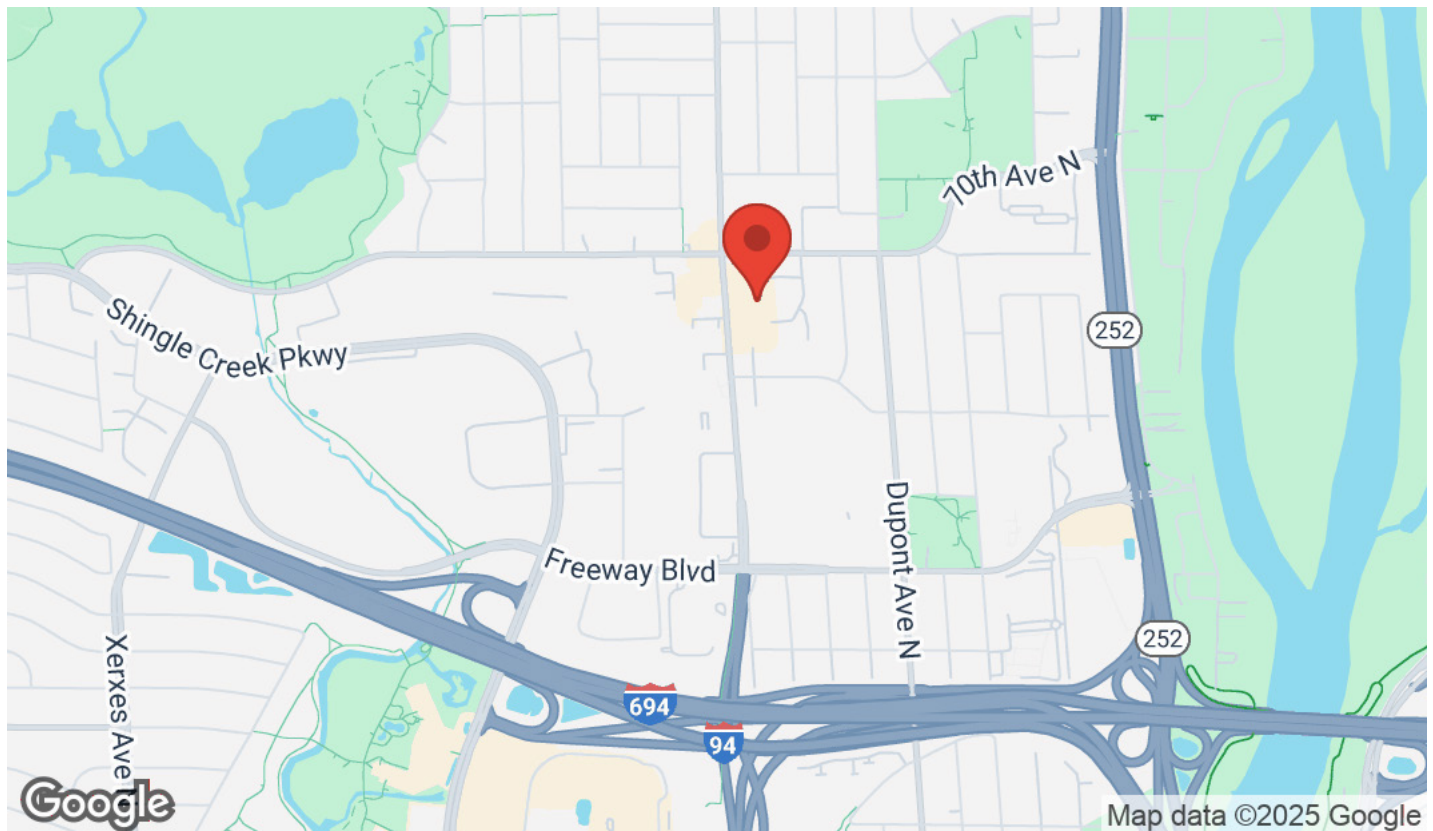
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LOCATION MAPS

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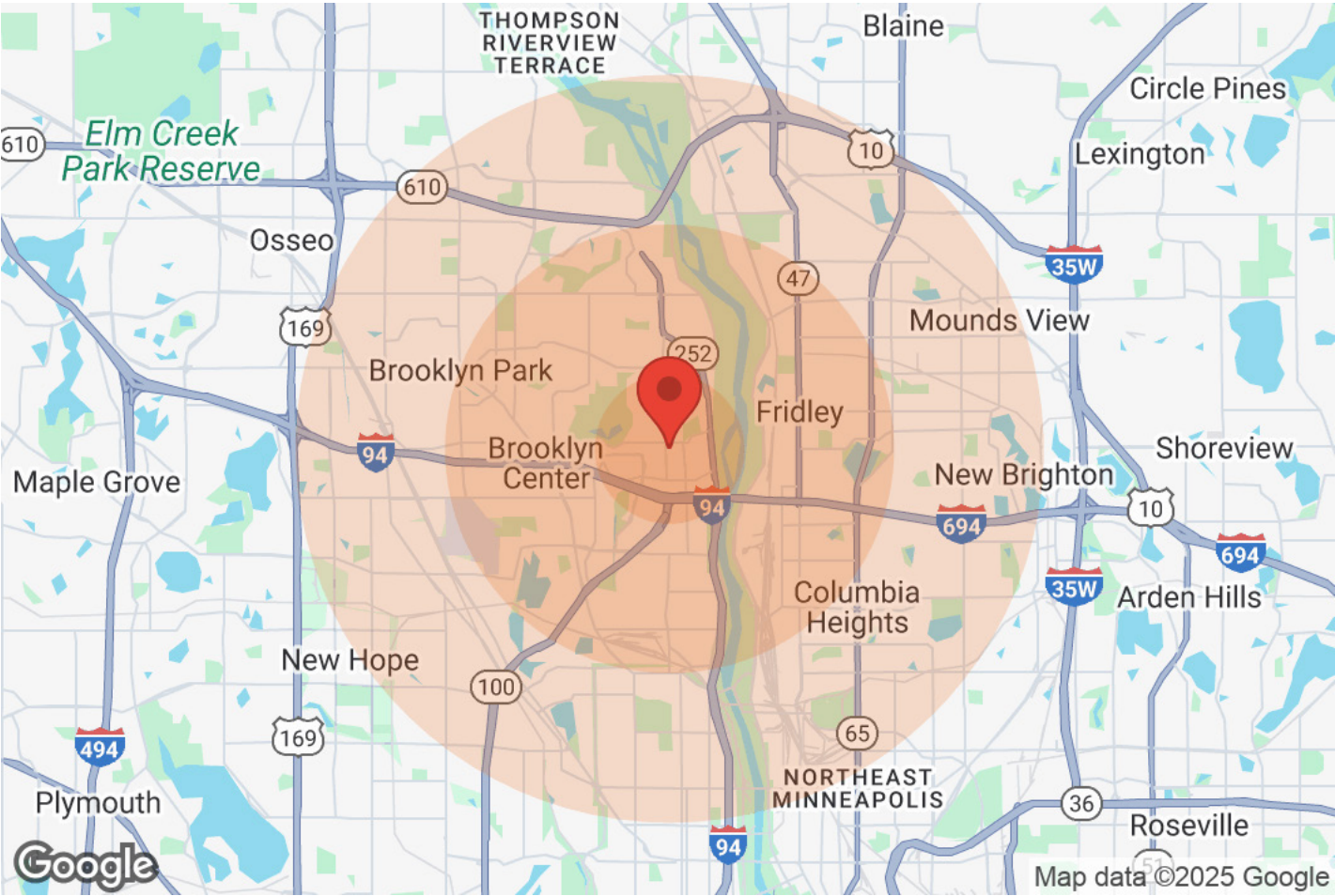
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	5,197	52,426	143,380
Female	5,236	52,769	147,236
Total Population	10,433	105,195	290,616

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,746	24,544	65,126
Ages 15-24	1,510	14,546	39,412
Ages 25-54	4,123	40,144	111,064
Ages 55-64	1,004	11,523	32,901
Ages 65+	1,050	14,438	42,113

Income	1 Mile	3 Miles	5 Miles
Median	\$51,494	\$52,600	\$52,600
< \$15,000	378	3,904	11,493
\$15,000-\$24,999	317	3,933	11,013
\$25,000-\$34,999	559	4,401	12,254
\$35,000-\$49,999	527	6,554	16,852
\$50,000-\$74,999	794	8,736	23,676
\$75,000-\$99,999	680	5,784	16,250
\$100,000-\$149,999	291	4,143	13,512
\$150,000-\$199,999	90	1,153	3,995
> \$200,000	27	542	1,854

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,935	42,394	119,865
Occupied	3,686	39,689	111,742
Owner Occupied	1,915	27,119	77,427
Renter Occupied	1,771	12,570	34,315
Vacant	249	2,705	8,123



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