



Colliers



Second Generation Restaurant Space For Lease

# Rosemount Village Center

15082-15096 Claret Avenue E, Rosemount, MN

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Suite 300  
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# Property Overview

## Building Size

11,971 SF

## Year Built

2002

## Space Available

Suite 5: 1,240 SF

## Date Available

October 1, 2025

## Parking

63 Surface Parking

## 2025 Tax & CAM

\$ 6.03 PSF Operating Expenses

\$ 4.57 PSF Taxes

\$10.60 PSF Total

## Lease Rate

Negotiable

## Traffic Count

County Road 42: 20,744 vehicles per day

Claret Ave W: 2,871 vehicles per day

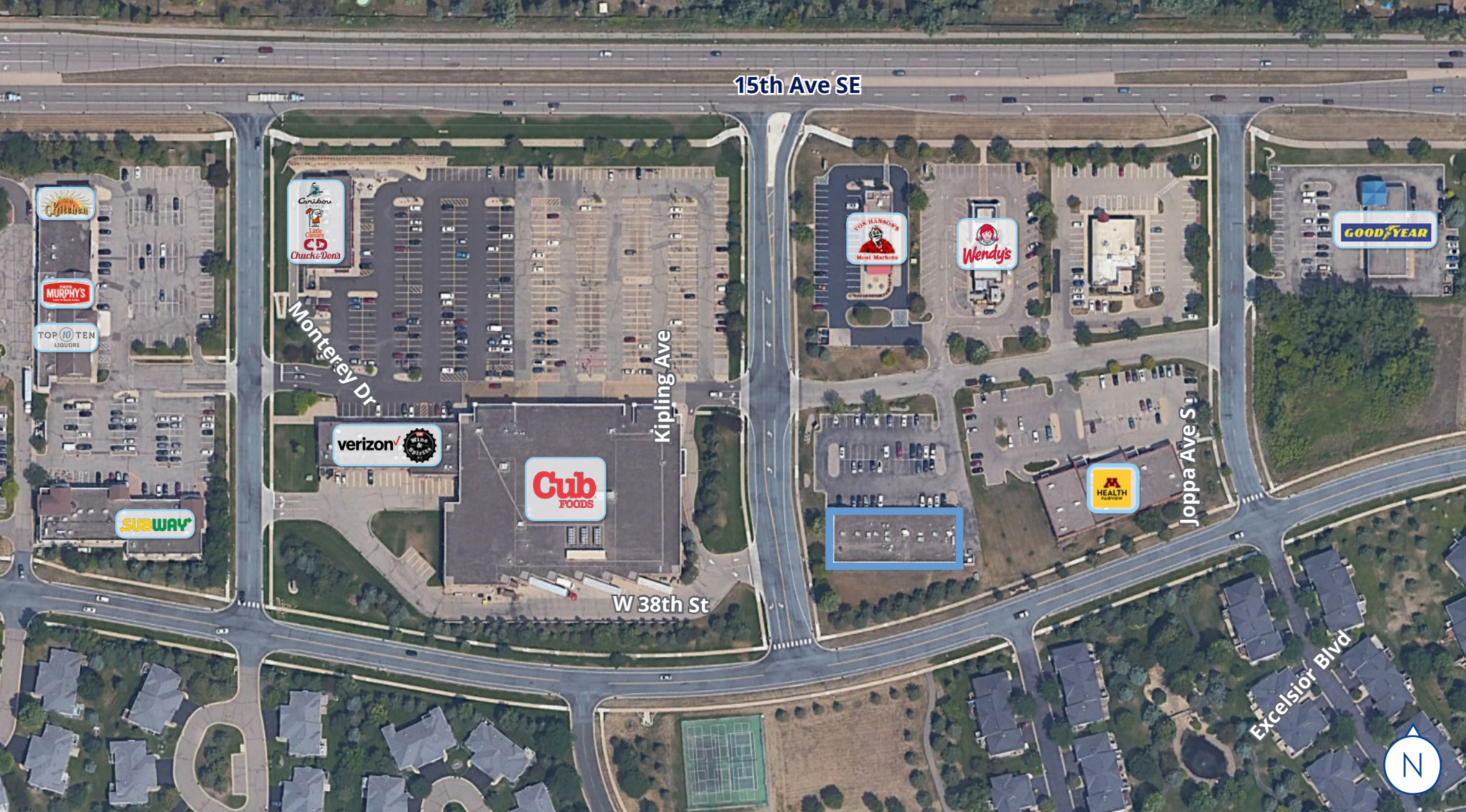
151st Street: 3,076 vehicles per day



## Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	9,866	58,358	141,134
Median HH Income	\$100,654	\$121,565	\$22+,164
Average HH Income	\$120,098	\$149,918	\$147,457
Daytime Population	2,873	9,749	29,394





Strong daytime  
traffic flow near  
Cub-anchored  
shopping center



Great pylon  
signage available



Strong mix of  
national and local  
tenants



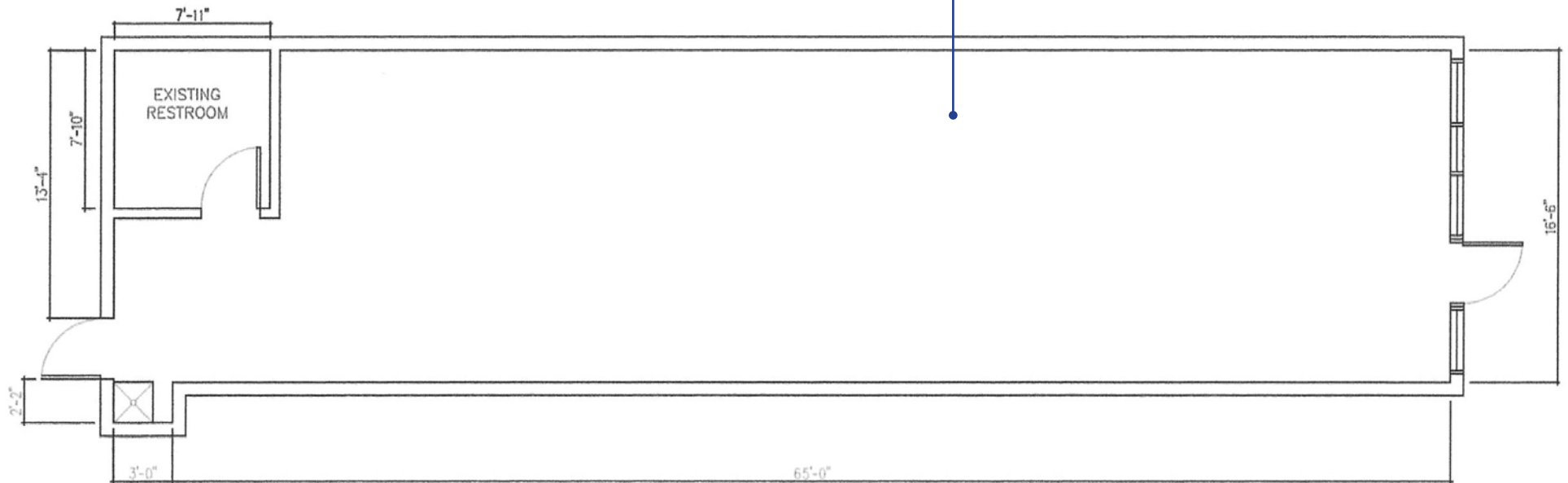
Ample parking



141,134 People in a  
5-Mile Radius

# Floor Plan

*Suite 5*  
**1,240 SF**  
Available  
10/1/2025





# Site Plan



Suite	Tenant	SF
01	China Wok	1,690 SF
02	Lili Nails	1,420 SF
03	Legacy Games	1,422 SF
04	Jimmy John's	1,680 SF
05	AVAILABLE	1,240 SF
06	Fuji Grill & Sushi Bar	1,422 SF
07	Thread and Clover	1,422 SF
08	Great Clips	1,675 SF



County Road 42  
20,744 vpd

Claret Ave W  
2,871 vpd

151st St W  
3,076 vpd

20,100 vpd

1,900 vpd

150th St W

chippendale Ave W

S Robert Trail

MINN 3

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