

Redevelopment Property

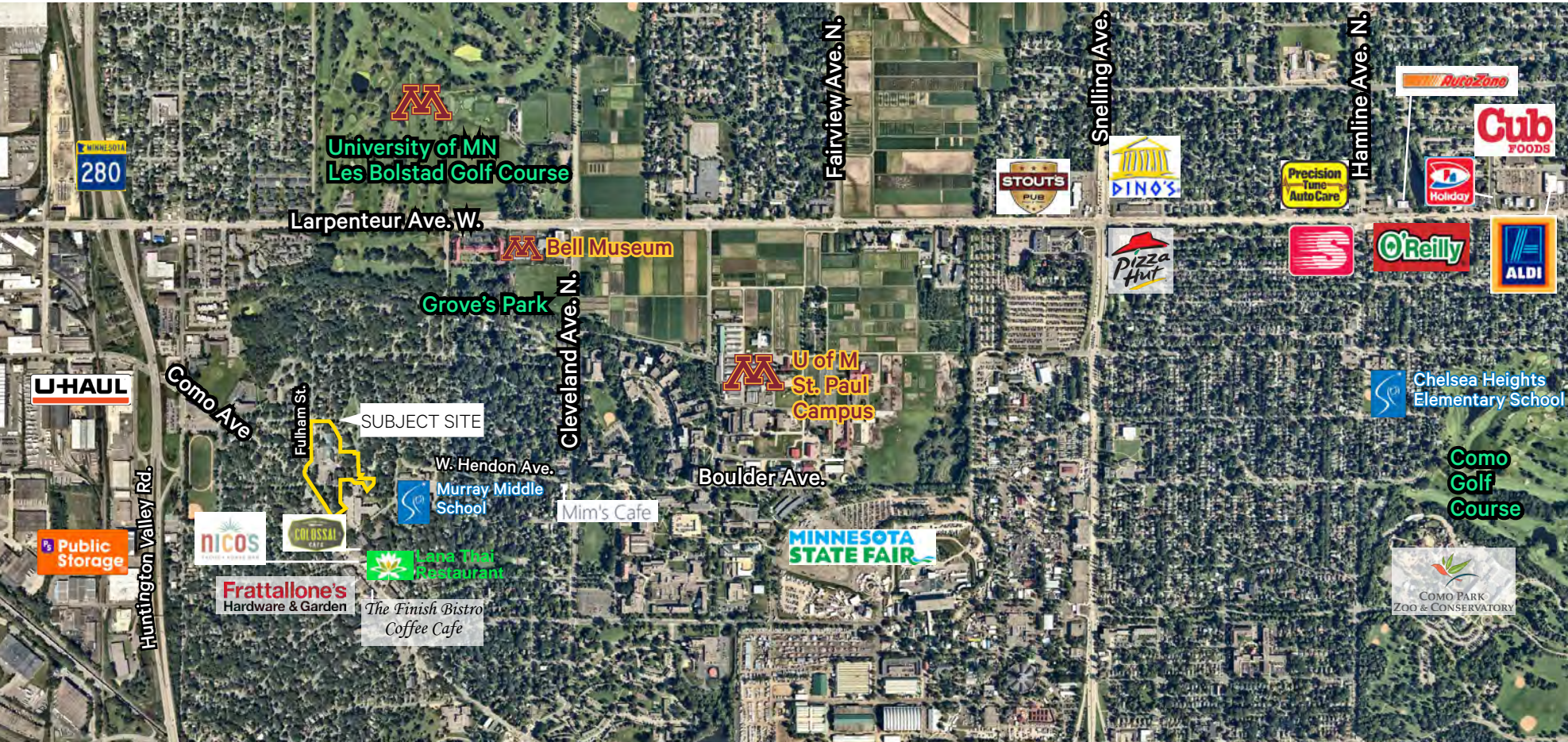
Multiple Buildings on ±10.75 Acres Luther Seminary Campus (divisible)

1490 Fulham St., St. Paul, MN 55108
2481 Como Ave., St. Paul, MN 55108
14582 Branston St., St. Paul, MN 55108



1490 Fulham St. St. Paul, 2481 Como Ave, and 14582 Branston St.
St. Paul, MN 55108

For Sale



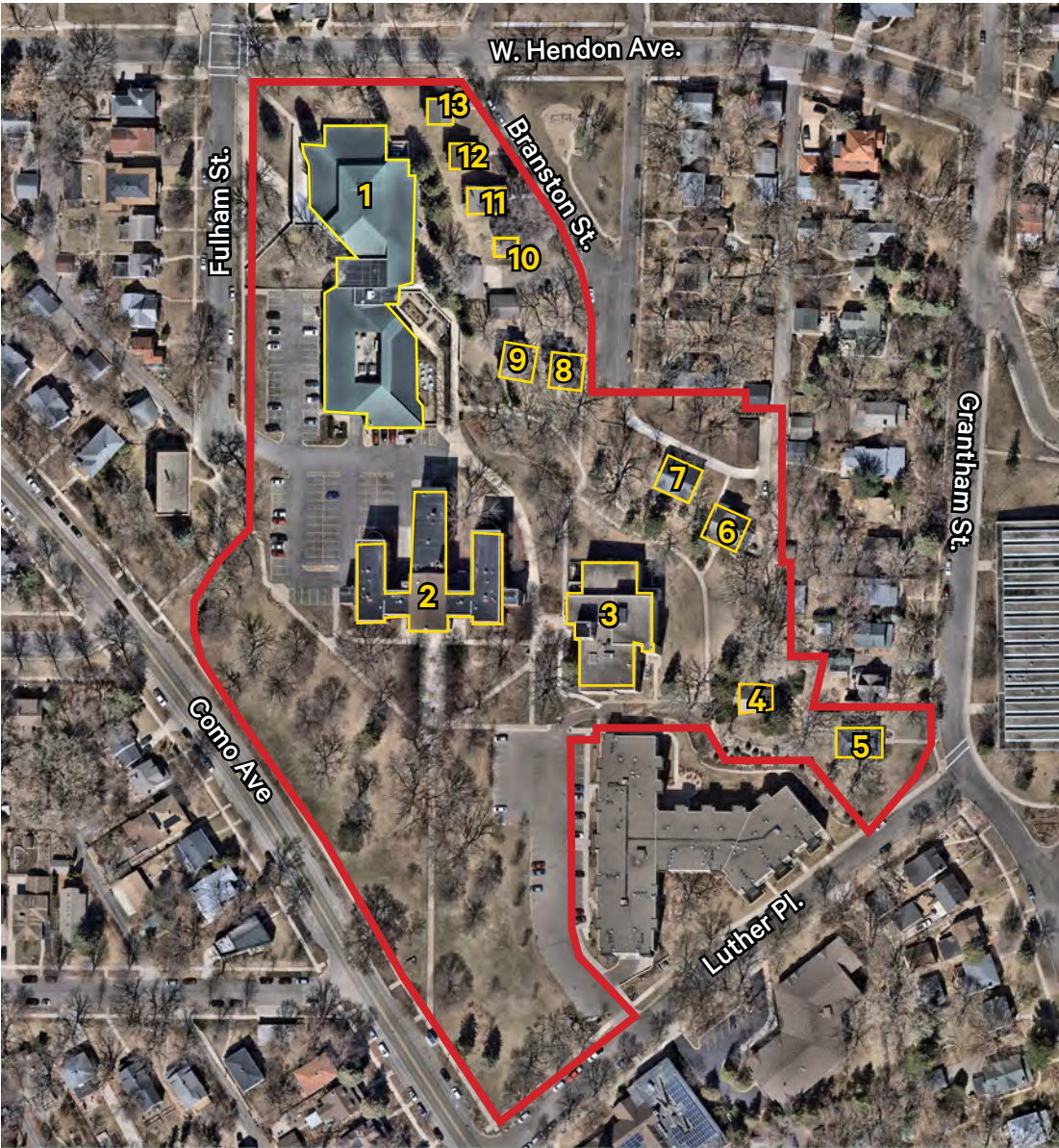
Property Highlights

- ±10.75-acre divisible site in St. Paul, MN
- Infill location with nearby amenities including parks, retail, and schools
- Existing buildings can be used for educational, religious, and residential uses.
- Excellent access to MN-280, I-35W and I-94
- Located near University of Minnesota, Augsburg, Concordia, and Hamline
- Close to the Minnesota State Fairgrounds
- Zoning and Future Land Use allow for a variety of uses including religious, educational, and residential
- Situated on the NW corner of the Saint Anthony Park neighborhood, in St. Paul, MN
- St. Paul School District
- Bockman Hall and Old Muskego church are on the National Registry of Historic Places

Traffic Counts			
Highway 280	54,283 VPD	Como Ave	7,100 VPD
Larpenteur Ave W	18,107 VPD	I-35W	117,499 VPD

Building Information

- 1) Olson Campus Center - 1490 Fulham, St., St Paul, MN 55108 - ± 62,583 sf
- 2) Bockman Hall (Historic Building) - 2375 Como Ave., St. Paul, MN 55108 - ± 64,934 sf
- 3) Gullixon Hall - 2375 Como Ave., St. Paul, MN 55108 - ± 47,654 sf
- 4) Old Muskego Church (Historic Building) - ± 750 sf
- 5) 1419 Grantham St., St. Paul, MN 55108 - ± 3,597 sf
- 6) 1452 Branston St., St. Paul, MN 55108 - ± 3,909 sf
- 7) 1456 Branston St., St. Paul, MN 55108 - ± 3,990 sf
- 8) 1465 Branston St., St. Paul, MN 55108 - ± 2,799 sf
- 9) 1467 Branston St., St. Paul, MN 55108 - ± 2,799 sf
- 10) 1479 Branston St., St. Paul, MN 55108 - ± 2,376 sf
- 11) 1483 Branston St., St. Paul, MN 55108 - ± 3,174 sf
- 12) 1491 Branston St., St. Paul, MN 55108 - ± 2,277 sf
- 13) 1497 Branston St., St. Paul, MN 55108 - ± 2,337 sf



Address	PID	Zoning	Future Land Use	Acres	Taxes
1490 Fulham St.	20-29-23-13-0118	H-2 Residential	Urban Neighborhood	±2.54	\$3,242.00
1452 Branston St.	20-29-23-13-0122	H-2 Residential	Civic and Institutional	±0.82	\$215.61
2481 Como Ave.	20.29.23.42.0126	T-1 Traditional Neighborhood	Civic and Institutional	±7.39	\$0 (tax exempt)
Totals				±10.75	\$3,457.61

Area Map



St. Anthony Park is a historic and vibrant neighborhood that offers convenient access to the wide variety of amenities the Twin Cities has to offer.

- Rosedale Shopping Center located to the north of property
- Close proximity to Minneapolis CBD (7.8 Miles) and Saint Paul CBD (4.2 Miles)
- Close to major healthcare providers including HCMC, Health Partners/Park Nicollet Family Practice
- Midland Hills Country Club and U of M les Bolstad Golf Course are minutes from the property
- Nearby park spaces includes Langford Park Area, Holmes Park, and St. Anthony Park
- Close to major roadways, including 280, I-94 and I-35W
- Near the University of Minnesota, Augsburg, Concordia, Hamline campuses
- Several Metro Transit Bus stops along Como Avenue and Eustis Avenue

Area Amenities

usbank
stadium

Huntington
Bank Stadium

ROSEDALE
CENTER

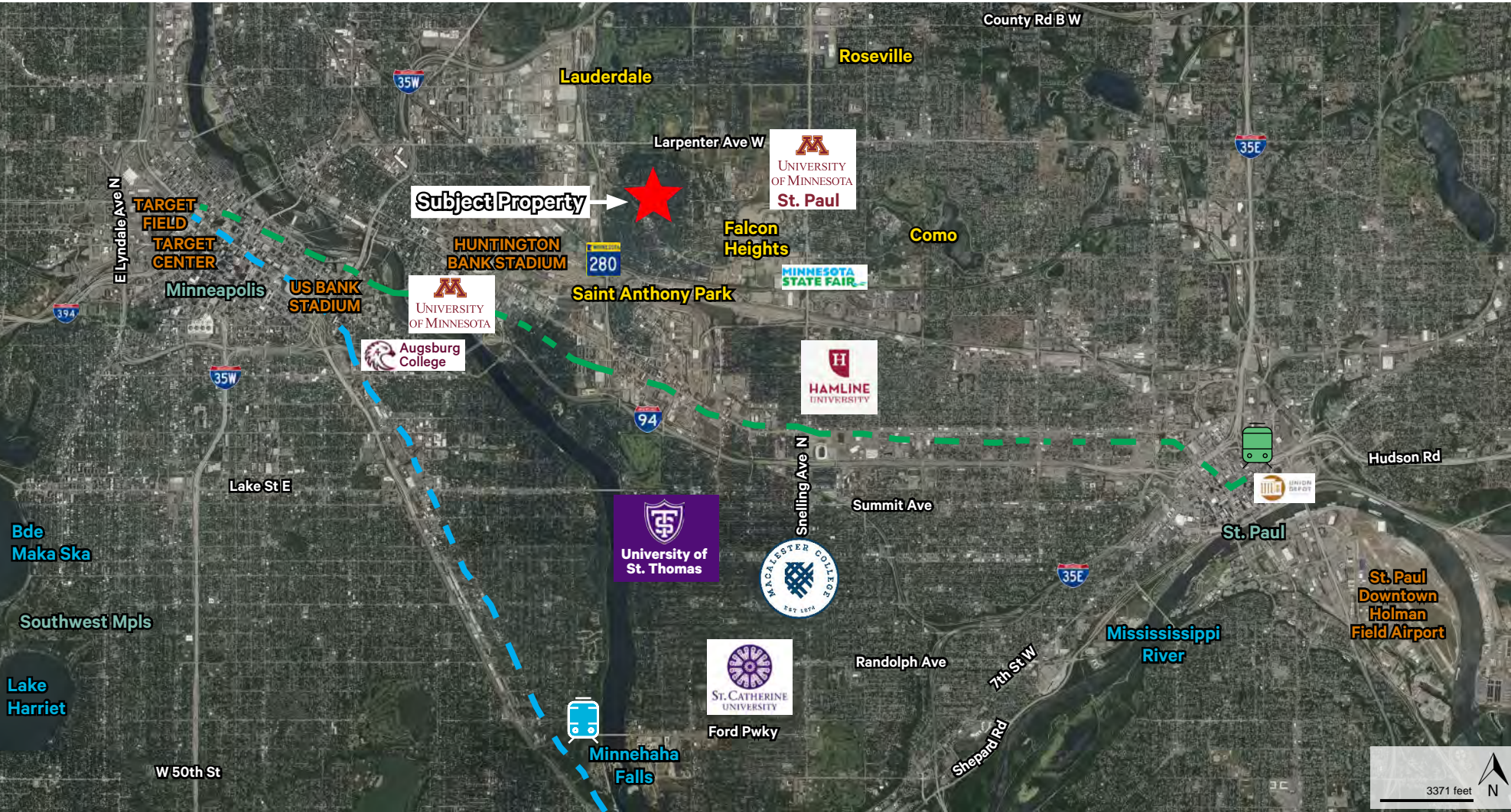
Allianz
Field

UNIVERSITY
OF MINNESOTA

MINNESOTA
STATE FAIR

COMO PARK
ZOO & CONSERVATORY

Minneapolis and St. Paul Area Map



Zoning

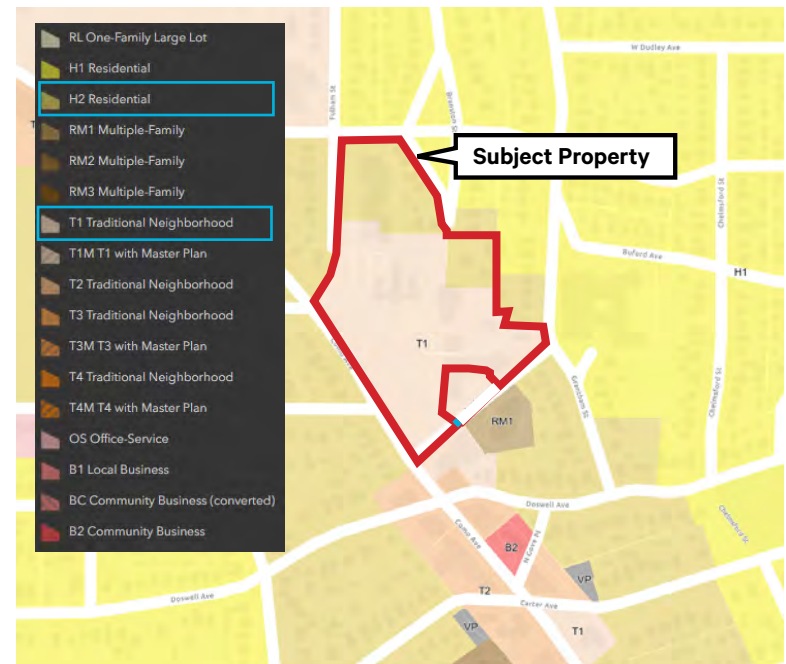
Current Zoning Map

H2 Residential

The district provides for a variety of housing options along with civic and institutional uses, public services and utilities that serve residents in the district. The district allows for reuse and/or conversion of existing homes and infill development in existing neighborhoods, lots, and backyards, without having to demolish existing viable housing. It is intended for use in Neighborhood Nodes and near transit routes along fixed rail and bus rapid transit corridors and high-frequency bus routes.

T-1 Traditional Neighborhood

The district is intended to provide for compact, pedestrian-oriented mixed-use areas of limited size, with a variety of residential, office and service uses that primarily serve neighborhood needs. It is also intended to serve as a transitional use of land along major thoroughfares, between commercial or industrial districts and residential districts or other less intensive land uses. For additional information, select this [link](#).



Future Land Use Map

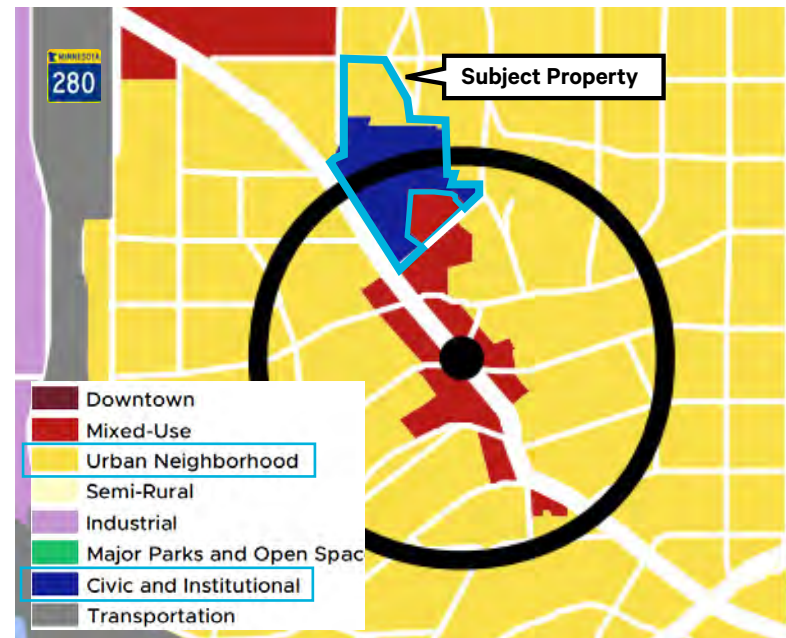
Urban Neighborhood

Primarily residential areas with a range of housing types. Single family homes and duplexes are most common, although multi-family housing predominates along arterial and collector streets, particularly those with transit. Multi-family housing, schools, neighborhood parks, religious institutions and cemeteries may also be scattered throughout Urban Neighborhoods. Limited neighborhood serving commercial may also be present, typically at intersections of arterial and/or collector streets. Urban Neighborhood is the largest land use area in Saint Paul.

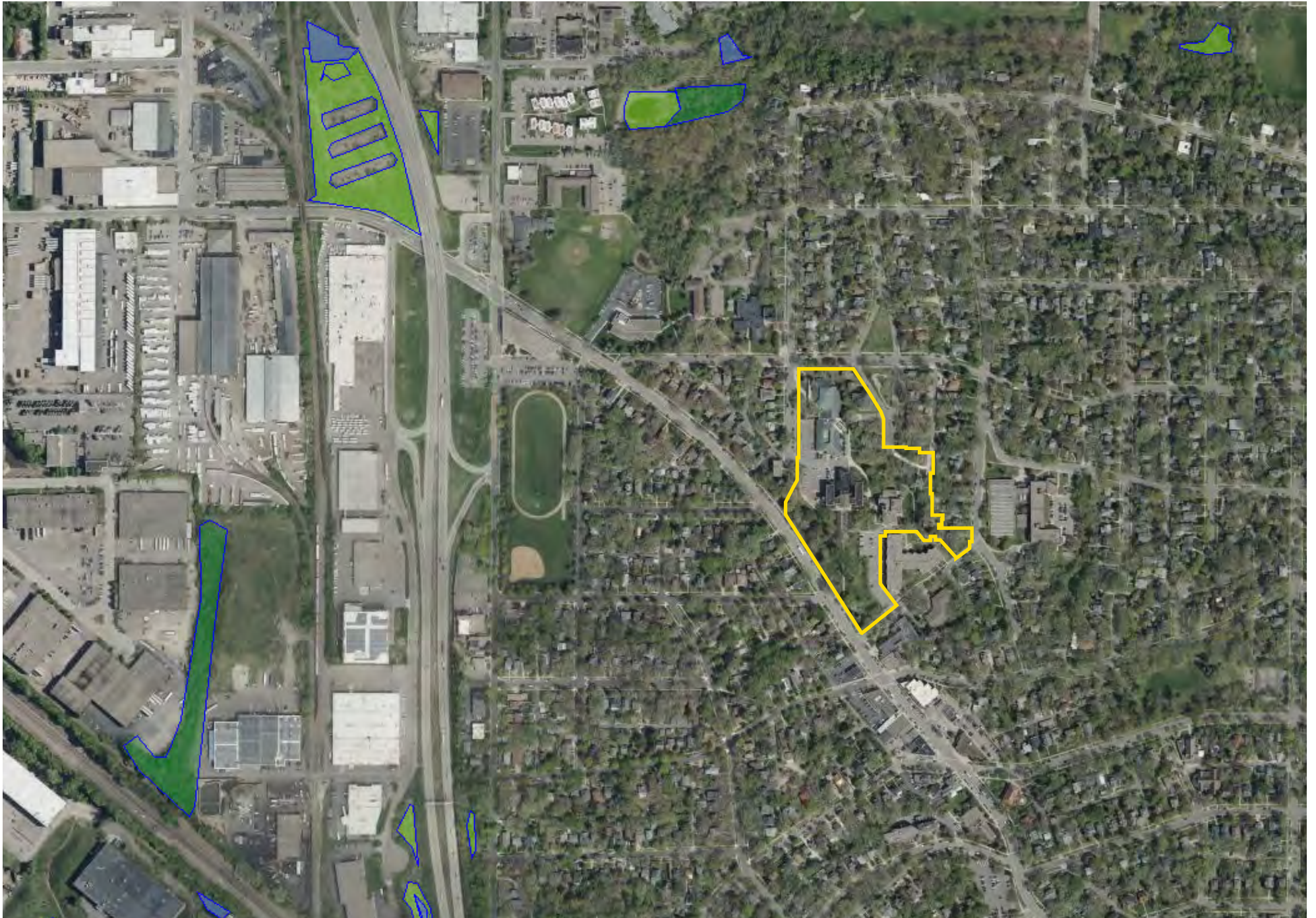
Civic and Institutional

Use includes buildings and open space for major institutional campuses.

For additional information, select this [link](#).

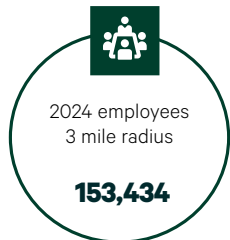
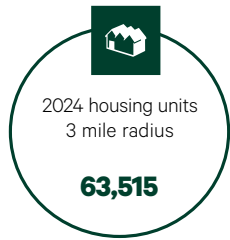
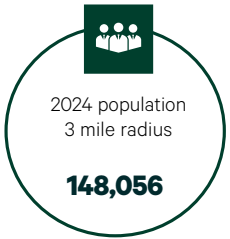


Wetlands Map



Demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	10,474	148,056	485,965
2029 Population - Five Year Projection	10,549	151,287	496,562
2020 Population - Census	10,471	144,759	479,416
2010 Population - Census	10,463	125,571	430,308
2020-2024 Annual Population Growth Rate	0.01%	0.53%	0.32%
2024-2029 Annual Population Growth Rate	0.14%	0.43%	0.43%
HOUSEHOLDS			
2024 Households - Current Year Estimate	4,341	63,515	210,533
2029 Households - Five Year Projection	4,313	65,250	216,648
2010 Households - Census	4,216	51,486	181,295
2020 Households - Census	4,420 95.9%	61,513 94.8%	206,675 94.4%
2020-2024 Compound Annual Household Growth Rate	-0.42%	0.76%	0.44%
2024-2029 Annual Household Growth Rate	-0.13%	0.54%	0.57%
2024 Average Household Size	2.30	2.12	2.18
HOUSEHOLD INCOME			
2024 Average Household Income	\$105,632	\$101,692	\$104,265
2029 Average Household Income	\$121,072	\$116,724	\$119,729
2024 Median Household Income	\$76,594	\$69,161	\$72,476
2029 Median Household Income	\$85,199	\$79,251	\$82,629
2024 Per Capita Income	\$45,449	\$43,799	\$45,355
2029 Per Capita Income	\$51,585	\$50,458	\$52,428
HOUSING UNITS			
2024 Housing Units	4,530	67,773	225,672
2024 Vacant Housing Units	189 4.2%	4,258 6.3%	15,139 6.7%
2024 Occupied Housing Units	4,341 95.8%	63,515 93.7%	210,533 93.3%
2024 Owner Occupied Housing Units	1,876 41.4%	23,192 34.2%	86,189 38.2%
2024 Renter Occupied Housing Units	2,465 54.4%	40,323 59.5%	124,344 55.1%
EDUCATION			
2024 Population 25 and Over	7,372	89,722	327,591
HS and Associates Degrees	1,488 20.2%	29,288 32.6%	125,359 38.3%
Bachelor's Degree or Higher	5,792 78.6%	55,255 61.6%	175,850 53.7%
PLACE OF WORK			
2024 Businesses	445	8,050	22,866
2024 Employees	11,473	153,434	447,986



Property Images - Bockman Hall

Exterior



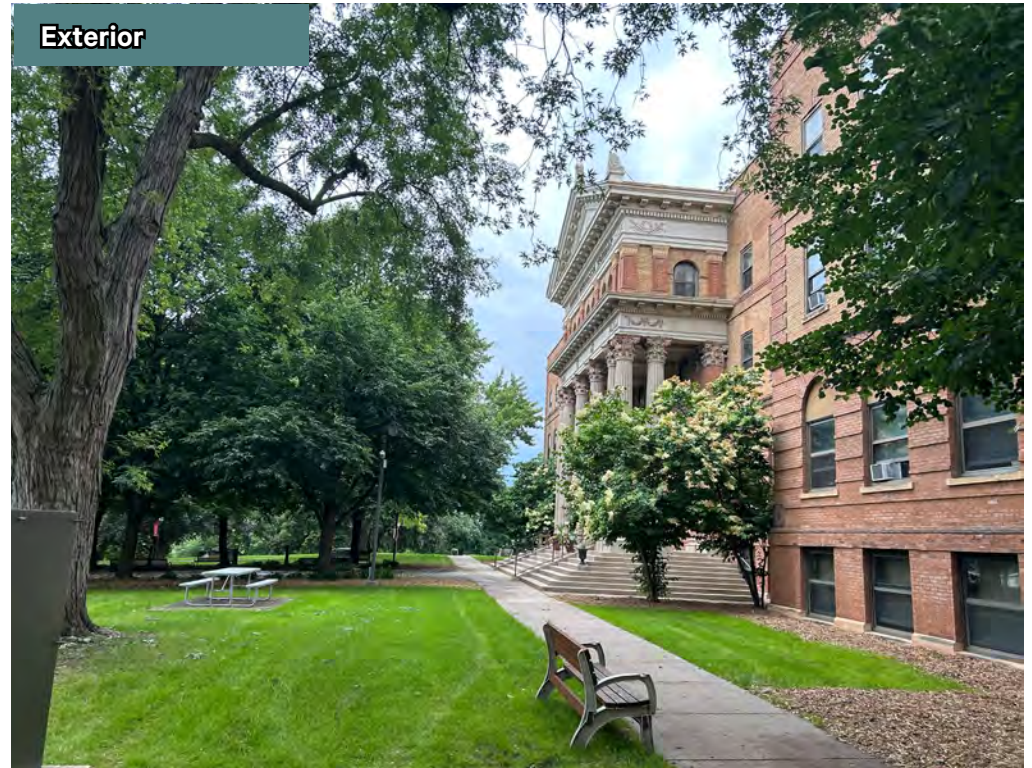
Exterior



Exterior



Exterior



Property Images

Old Muskego Church



Olson Campus Center Garden



Gullixson & Bockman Hall



Garden



Property Images

1419 Grantham St.



1497 Branston St.



1491 Branston St.



1483 Branston St.



1465 & 1467 Branston St.

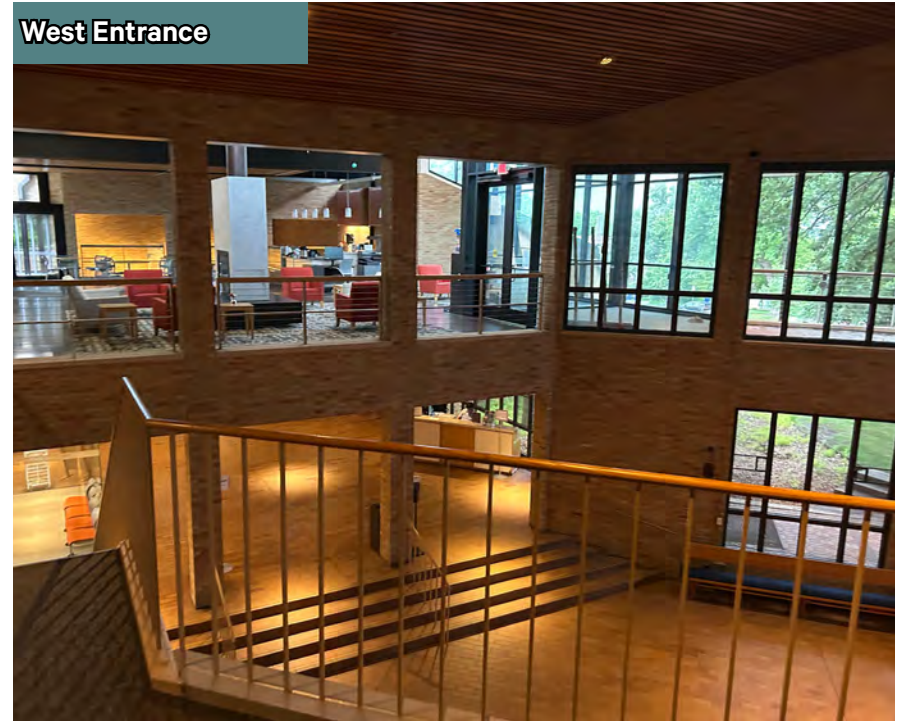


Property Images - Olson Campus Center

West Entrance



West Entrance



Front Desk



Dining Area



Property Images

Gullixson hall



Rare Book Room - Gullixson



Workout Room



Bockman Hall



Gullixson Hall Entrance



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St. Paul, MN 55108

For Sale



Contact Us

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