



**PREMIER**  
COMMERCIAL  
PROPERTIES

# FOR LEASE



## Retail Space for Lease

11712 Ulysses Street NE Blaine, MN

- Join Vertex Nail Salon in two tenant building
- Former PHO Saigon restaurant
- Turn-Key full-service restaurant includes all seating, all kitchen equipment (all FF&E included)
- Walk-in ready for business
- Fantastic Blaine location at 117<sup>th</sup> & Central Ave
- Building and monument signage

Lease Rate  
\$30.00 / SF NNN  
\$8.62 (2025) CAM / Tax  
All Equipment included

**FOR MORE INFORMATION, CONTACT:**

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## Salient facts:

11712 Ulysses St. NE. Blaine, MN

- Turnkey full-service restaurant
- Total building size 7,657
- Total parking stalls 69
- Two tenant building, share with Vertex Nail Salon
- Restaurant Space
  - 3,276 RSF
  - Allocated parking 33 stalls
  - Occupancy load 93
  - Dining area, all tables/chairs
  - Bar area, bar stools and behind bar equipment
  - Full kitchen – cooler, freezer, dishwasher, hood, prep line, all fryers, stove and more...
  - Equipment tables, chairs, all included in lease rate (see page one)
- Drive-thru window, order board
- Fantastic demographics & location at 117<sup>th</sup> Ave & Central Ave





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## Dining and Bar Area





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## Full-Service Kitchen





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| Demographics (2024)   | 1 Mile    | 3 Miles   | 5 Miles   |
|-----------------------|-----------|-----------|-----------|
| Population            | 12,450    | 74,437    | 157,938   |
| Households            | 4,616     | 26,993    | 57,622    |
| Avg. Household Income | \$125,320 | \$115,301 | \$110,972 |



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