

MIXED-USE DEVELOPMENT OPPORTUNITY

1407 Washington Ave. S, Minneapolis, MN 55454









FOR SALE
±1.15 ACRES

CBRE



PROPERTY HIGHLIGHTS

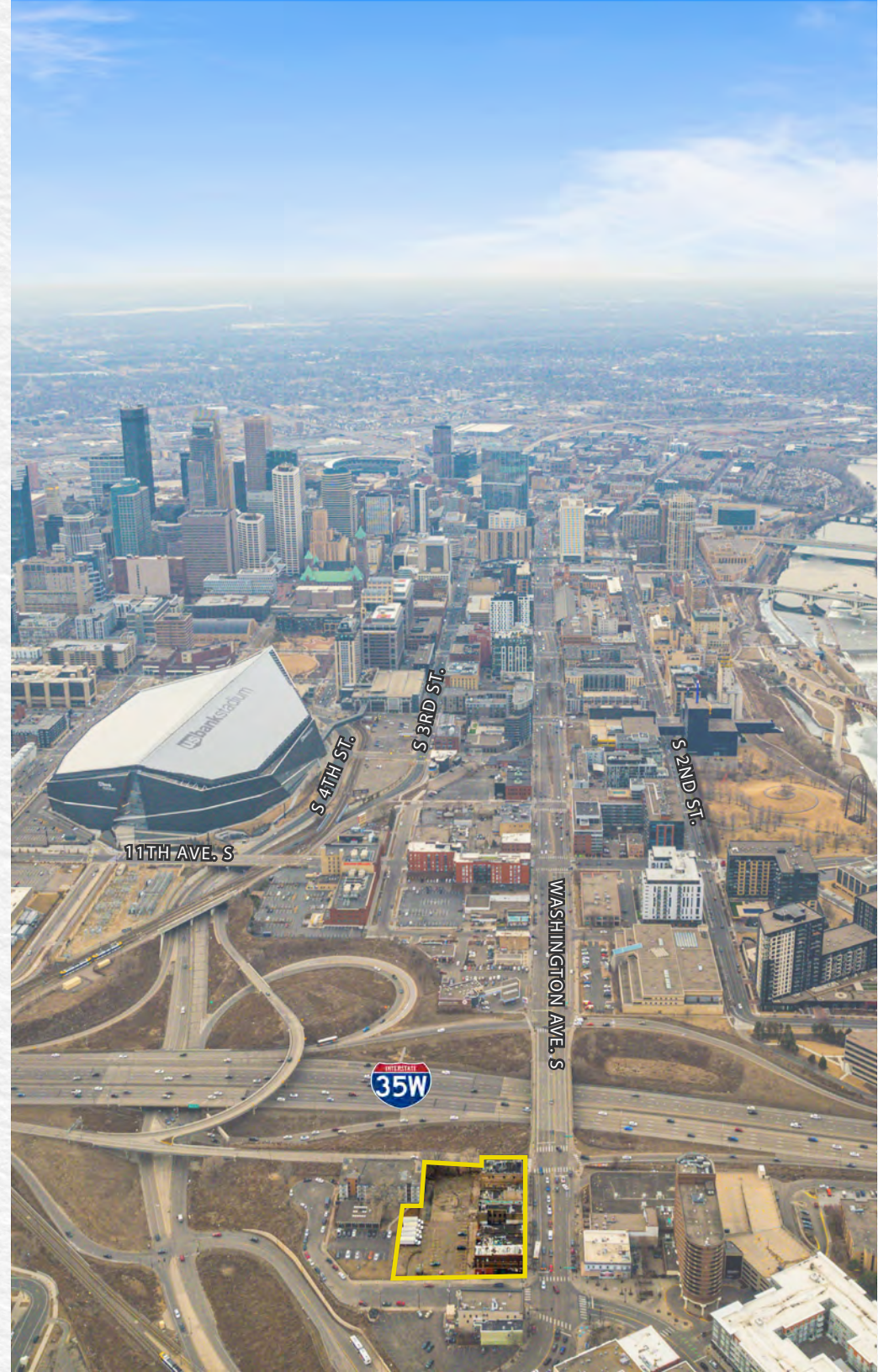
Welcome to 1407 Washington Ave S, a prime development opportunity in the heart of Minneapolis' vibrant University of Minnesota West Bank Campus. Strategically situated on the I-35W corridor and located on the eastern edge of Downtown Minneapolis, future occupiers will enjoy being near a wide range of restaurants, shops and amenities which a future development will enjoy.

-  \$7,250,000 asking price
-  Located on the I-35W corridor of the University of Minnesota's West Bank Campus
-  Direct access and visibility from Washington Ave. S and I-35W
-  2 blocks from the University of Minnesota Law School and Carlson School of Management
-  Zoning and Future Land Use allow for a mixed-use residential development
-  Situated on the eastern edge of Downtown Minneapolis, giving great access to restaurants, shops, sports venues, parks, and employers
-  Existing retail buildings totalling $\pm 37,540$ sf
-  ± 0.8 miles from The University of Minnesota Hospital and Medical School which are home to 2,500+ students and 3,000+ faculty members which includes 148 doctors

TRAFFIC COUNTS

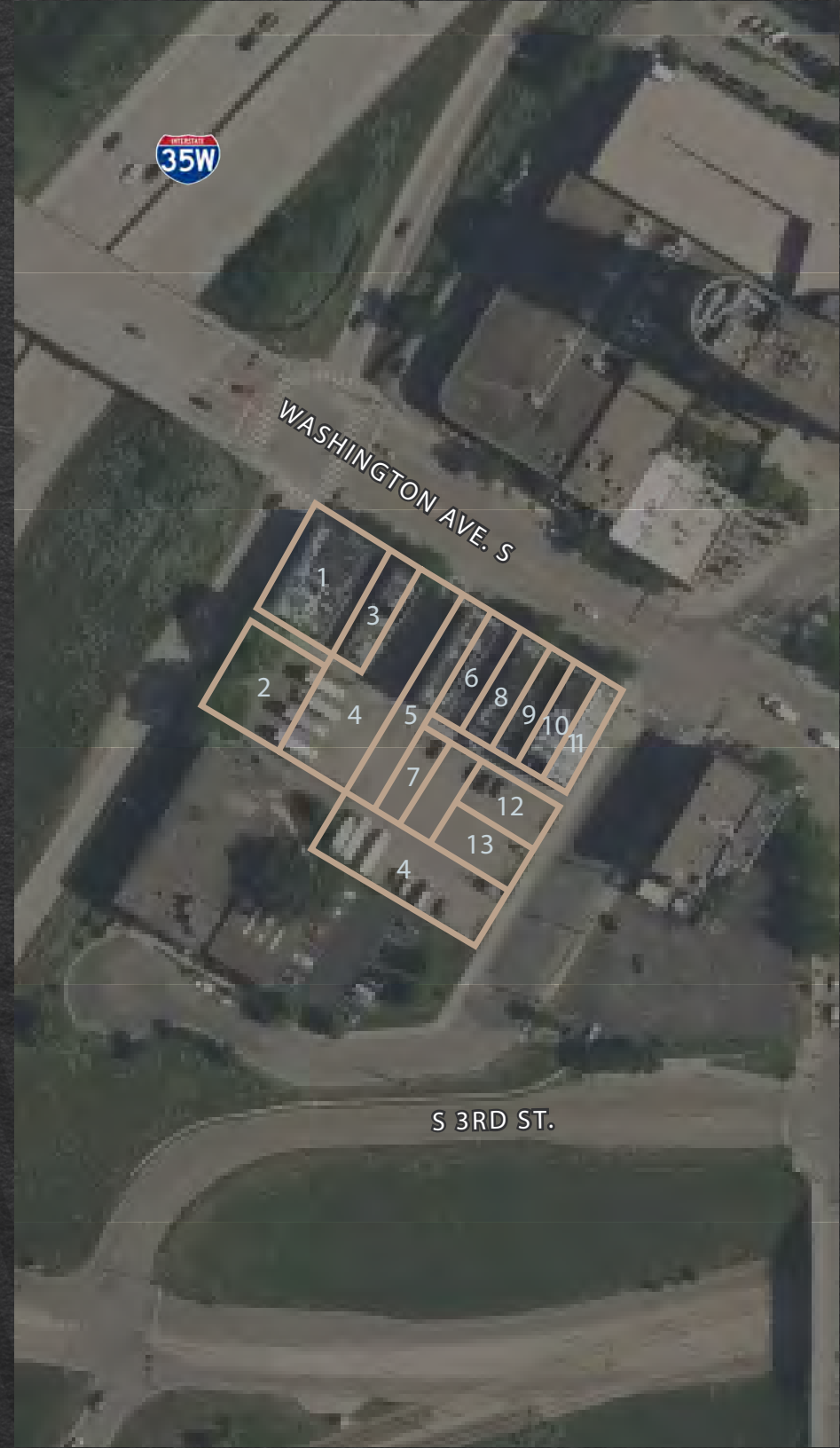
Washington Ave. S: 12,000 VPD

I-35W: 135,877 VPD



PROPERTY BREAKDOWN

PID	Address	Size (Acres)	Building Size (SF)	2024 taxes
1. 2602924140046	1407 Washington Ave. S	0.12	14,080 SF	\$39,414.16
2. 2602924140050	245 14th Ave. S	0.11	N/A	\$2,803.00
3. 2602924140045	1413 Washington Ave. S	0.04	2,420 SF	\$11,038.98
4. 2602924140081	1417 Washington Ave. S	0.36	N/A	\$9,518.76
5. 2602924140044	1419 Washington Ave. S	0.08	6,656 SF	\$15,319.30
6. 2602924140043	1421 Washington Ave. S	0.04	1,575 SF	\$17,912.88
7. 2602924140041	1421 1/2 Washington Ave. S	0.04	N/A	\$921.94
8. 2602924140042	1423 Washington Ave. S	0.07	4,640 SF	\$11,424.36
9. 2602924140040	1425 Washington Ave. S	0.04	4,840 SF	\$11,504.78
10. 2602924140038	1427 Washington Ave. S	0.04	6,820 SF	\$22,510.76
11. 2602924140035	1429 Washington Ave. S	0.04	6,239 SF	\$24,077.10
12. 2602924140037	1425 1/2 Washington Ave. S	0.06	N/A	\$1,480.76
13. 2602924140036	242 15th Ave. S	0.05	N/A	\$1,525.18
Total		±1.15	±47,270 SF	\$169,451.96







ZONING

CM3 District

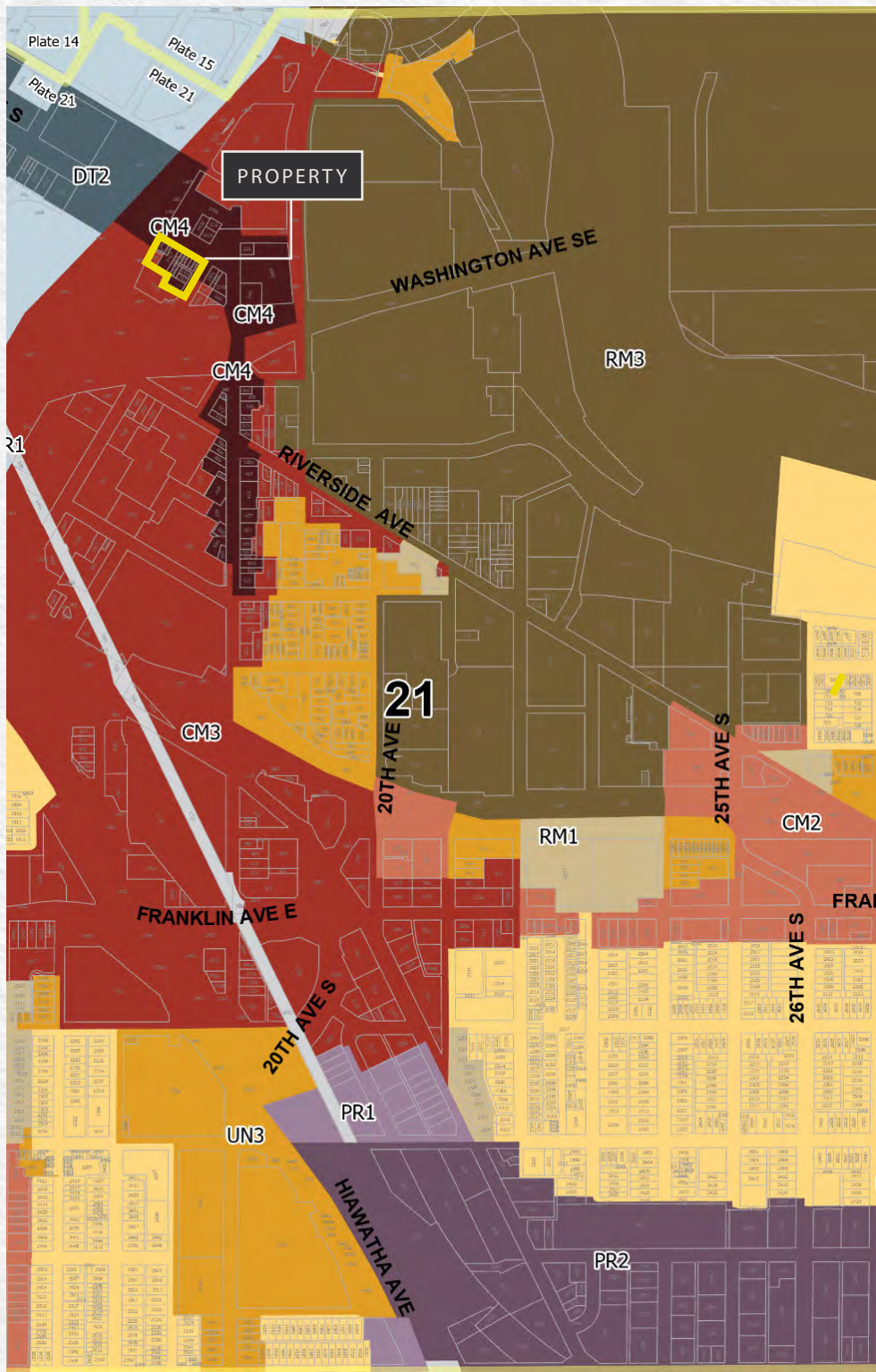
The CM3 Community Mixed-Use District allows large-scale mixed-use development with commercial uses fronting on major streets. Commercial spaces are typically smaller in order to generate pedestrian activity. Nonresidential uses that are accessible to the general public are required at the street level.

CM4 District

The CM4 Destination Mixed-Use District includes multistory mixed-use development. Commercial retail uses are required at the street level of all development in this category to encourage pedestrian activity beyond the typical daytime business hours. Street-level use standards reflect the need to serve the most active commercial areas of the city.

UA Overlay District

The UA University Area Overlay District is established to ensure high quality residential development through site design and off-street parking regulations that acknowledge the unique demands placed on land uses near a major center of educational employment and enrollment. Subject property falls into UA-University Area Overlay.



Source Credit: City of Minneapolis

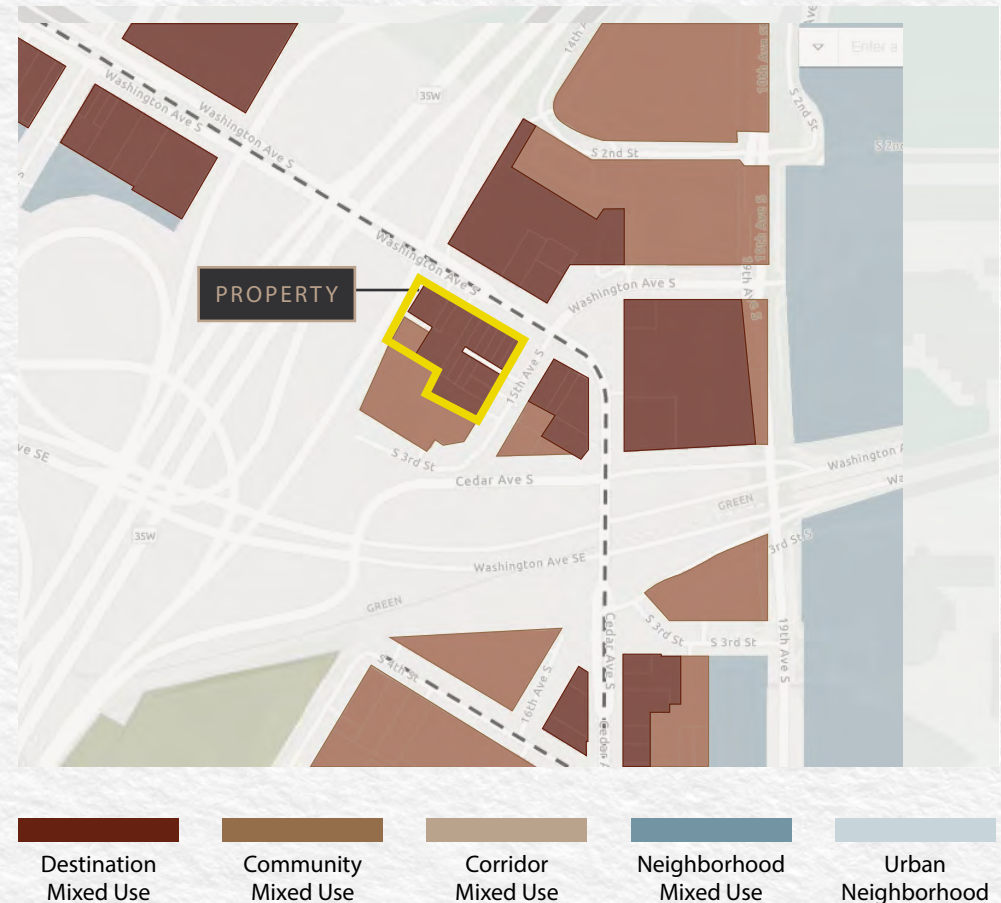
FUTURE LAND USE

DESTINATION MIXED USE

Commercial retail uses are required at the street level of all development in this category to encourage pedestrian activity beyond the typical daytime business hours. Multi-story development is required. Contiguous expansion of commercial zoning is allowed.

COMMUNITY MIXED USE

Large-scale activity and development is encouraged throughout these areas, with commercial uses fronting on major streets. Commercial retail spaces are typically smaller in order to generate pedestrian activity and are often a destination for customers coming from outside of the market area. Active uses that are accessible to the general public such as office, food service, retail, or medical establishments are required at the street level; therefore single-use residential development is not permitted. Contiguous expansion of commercial zoning is allowed.

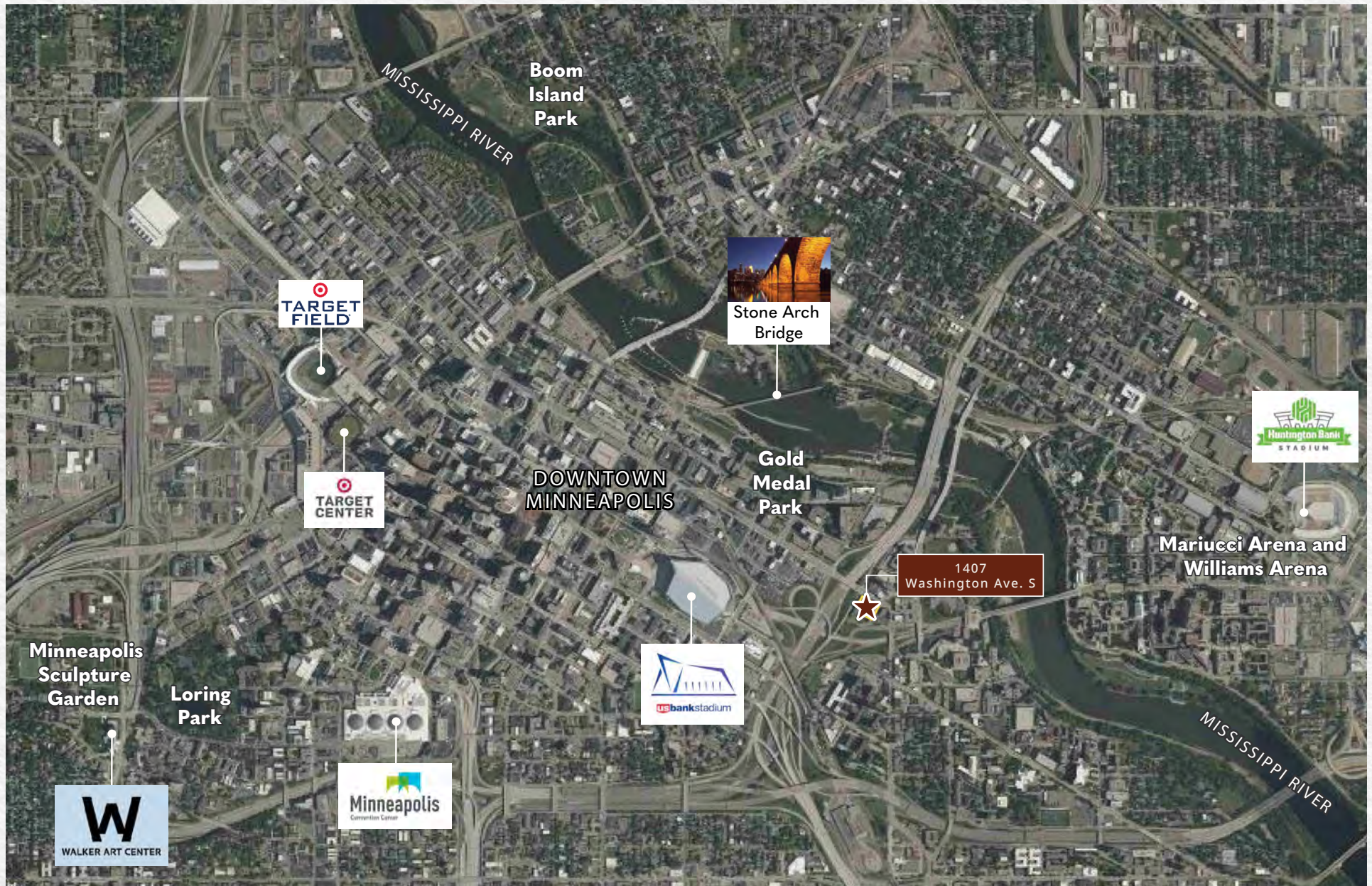


THE CENTER OF THE ACTION

This location offers unparalleled access to a vibrant array of nearby amenities that cater to every lifestyle and interest, creating a unique development opportunity. Surrounded by a surplus of restaurants, retail, and entertainment options, future occupants can indulge in a diverse metropolitan scene. This scene spans from fine dining to casual eats, offering a wide range of choices. The area is also home to a variety of entertainment options, including theaters, music venues, and sports stadiums, ensuring that there's always something to do, see, or experience. The site's proximity to the Minneapolis CBD and nearby universities presents a prime opportunity for development, allowing the impressive views of the city to serve the students and staff of the University of Minnesota, as well as other nearby colleges.



NOTABLE LANDMARKS NEARBY

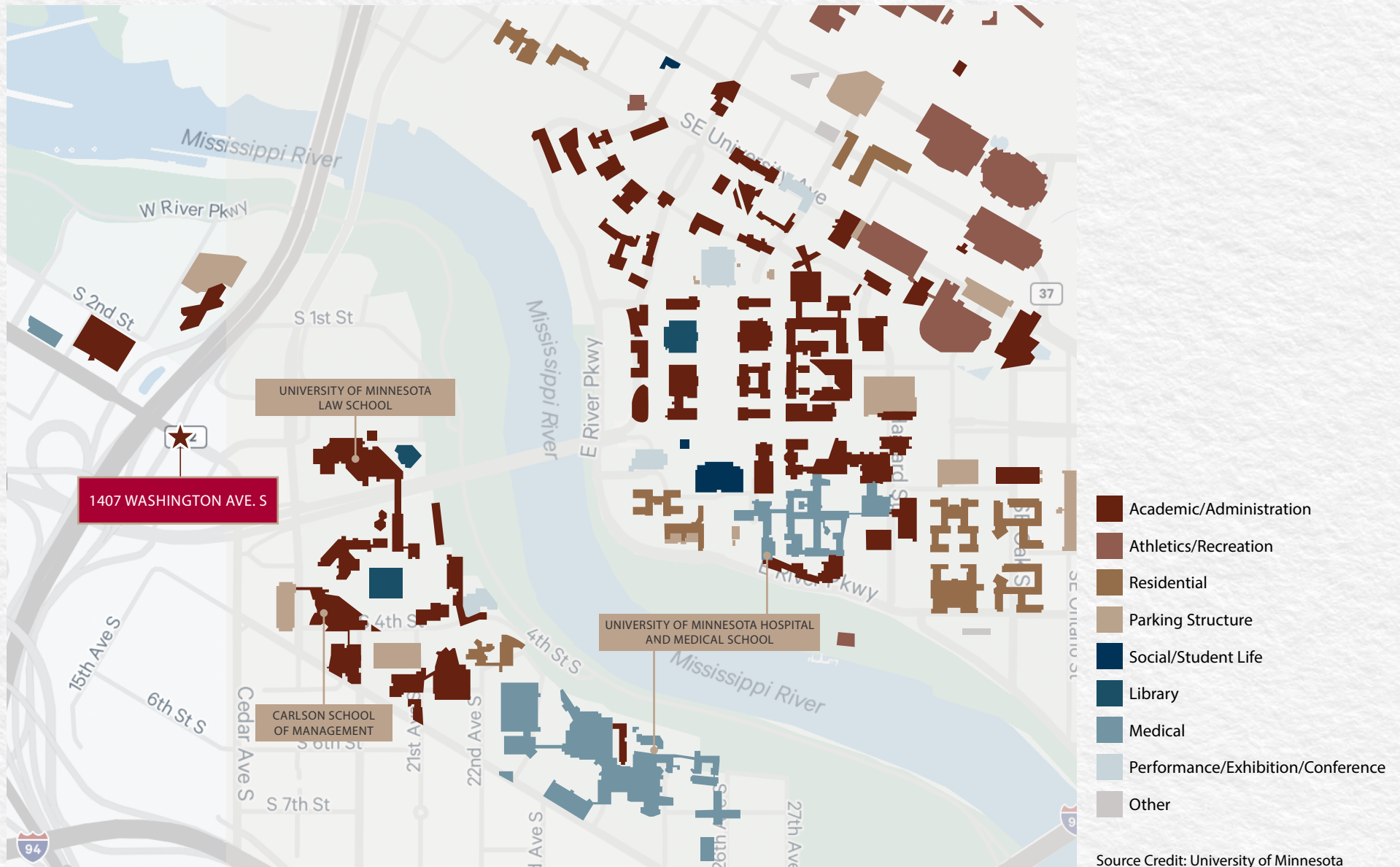


UNIVERSITY OF MINNESOTA CAMPUS MAP



UNIVERSITY OF MINNESOTA

Driven to DiscoverSM



UNIVERSITY OF MINNESOTA & TWIN CITIES OVERVIEW

Located on the boarder of Minneapolis and St. Paul, the University of Minnesota offers a blend of urban excitement and collegetown charm. With two downtowns, 16 Fortune 500 companies, and the state capital in close proximity, you can have the best of big city opportunities with a traditional experience. The U of MN fuels advances in healthcare, technology, and much more. The campus is surrounded by student neighborhoods with coffee shops, restaurants, and entertainment. Whether you're looking to kick back after a football game or to see a show on Friday night, the campus is perfect for students who crave it all.



±56,666
STUDENTS

(undergrad and graduate students)



±28,130
FACULTY
& STAFF



19 COLLEGES

make up the university offering
over 150 undergraduate programs



TOP 10

The U of MN is among the top
research universities in the United
States, ranking in the top 10 in
total research expenditures
(Top American Research Universities Report)



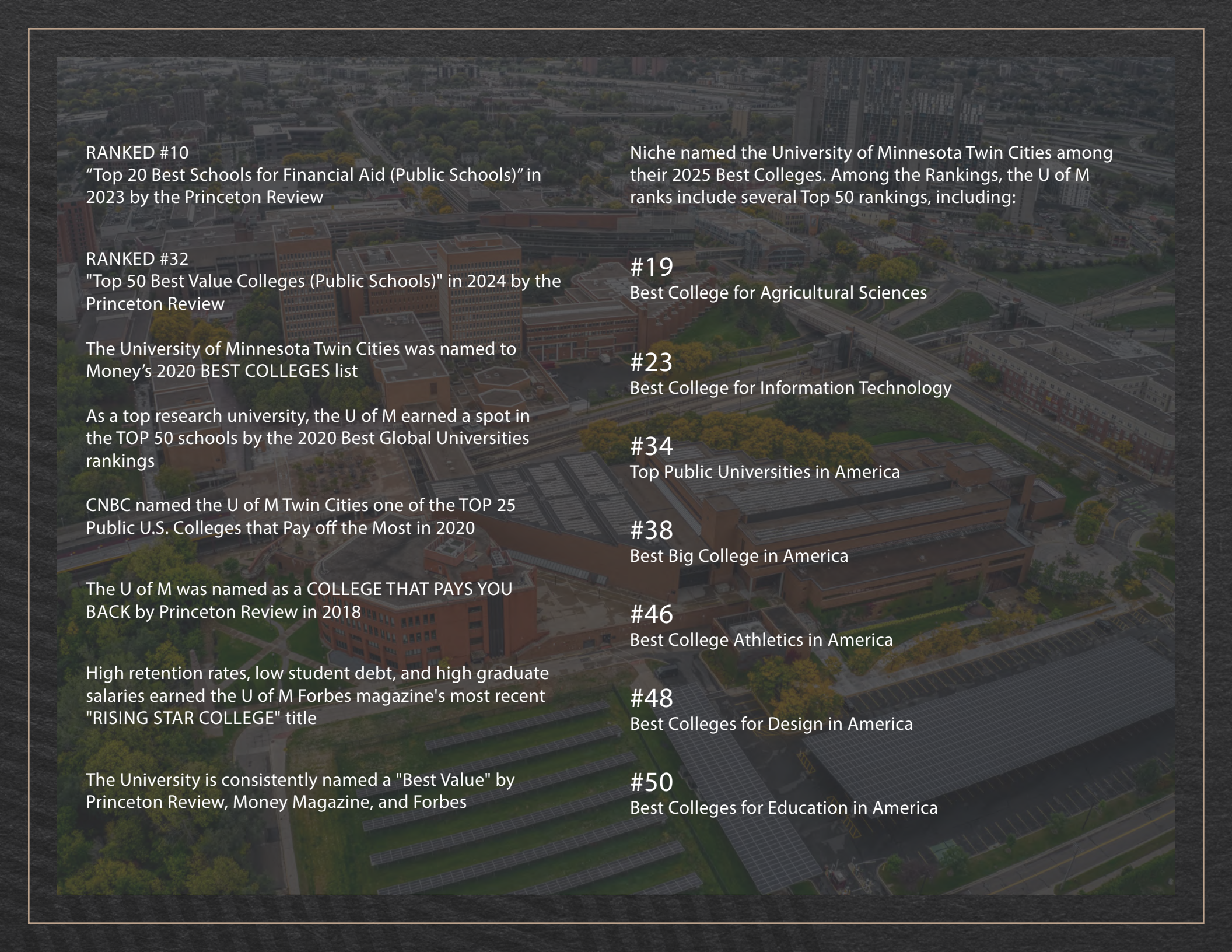
ON CAMPUS
ATTRACTIONS

include Huntington Bank Stadium,
Mariucci Arena, Williams Arena,
Ridder Arena



ESTABLISHED
IN 1851

and sits on over 350 acres
between East and West Bank
campuses



RANKED #10

"Top 20 Best Schools for Financial Aid (Public Schools)" in 2023 by the Princeton Review

RANKED #32

"Top 50 Best Value Colleges (Public Schools)" in 2024 by the Princeton Review

The University of Minnesota Twin Cities was named to Money's 2020 BEST COLLEGES list

As a top research university, the U of M earned a spot in the TOP 50 schools by the 2020 Best Global Universities rankings

CNBC named the U of M Twin Cities one of the TOP 25 Public U.S. Colleges that Pay off the Most in 2020

The U of M was named as a COLLEGE THAT PAYS YOU BACK by Princeton Review in 2018

High retention rates, low student debt, and high graduate salaries earned the U of M Forbes magazine's most recent "RISING STAR COLLEGE" title

The University is consistently named a "Best Value" by Princeton Review, Money Magazine, and Forbes

Niche named the University of Minnesota Twin Cities among their 2025 Best Colleges. Among the Rankings, the U of M ranks include several Top 50 rankings, including:

#19

Best College for Agricultural Sciences

#23

Best College for Information Technology

#34

Top Public Universities in America

#38

Best Big College in America

#46

Best College Athletics in America

#48

Best Colleges for Design in America

#50

Best Colleges for Education in America



TALENT QUALITY

TOP 10

The University of Minnesota is one of the top 10 public universities for medicine and pharmacy

TOP 20

The University of Minnesota is among the top 20 Public Research Universities in the world

9TH

Most Literate State in the U.S. City
Wallethub

#5

Best State for Labor Force Participation
World Population Review, 2023



Minneapolis/St. Paul is among the top 3 best markets for underrepresented race/ethnic groups in the U.S. Tech & Talent Workforce.
CBRE Research, 2023

COLLEGES & UNIVERSITIES

With more than 200 post-secondary institutions to choose from, the Minneapolis labor force is among the nation's best educated.

200+

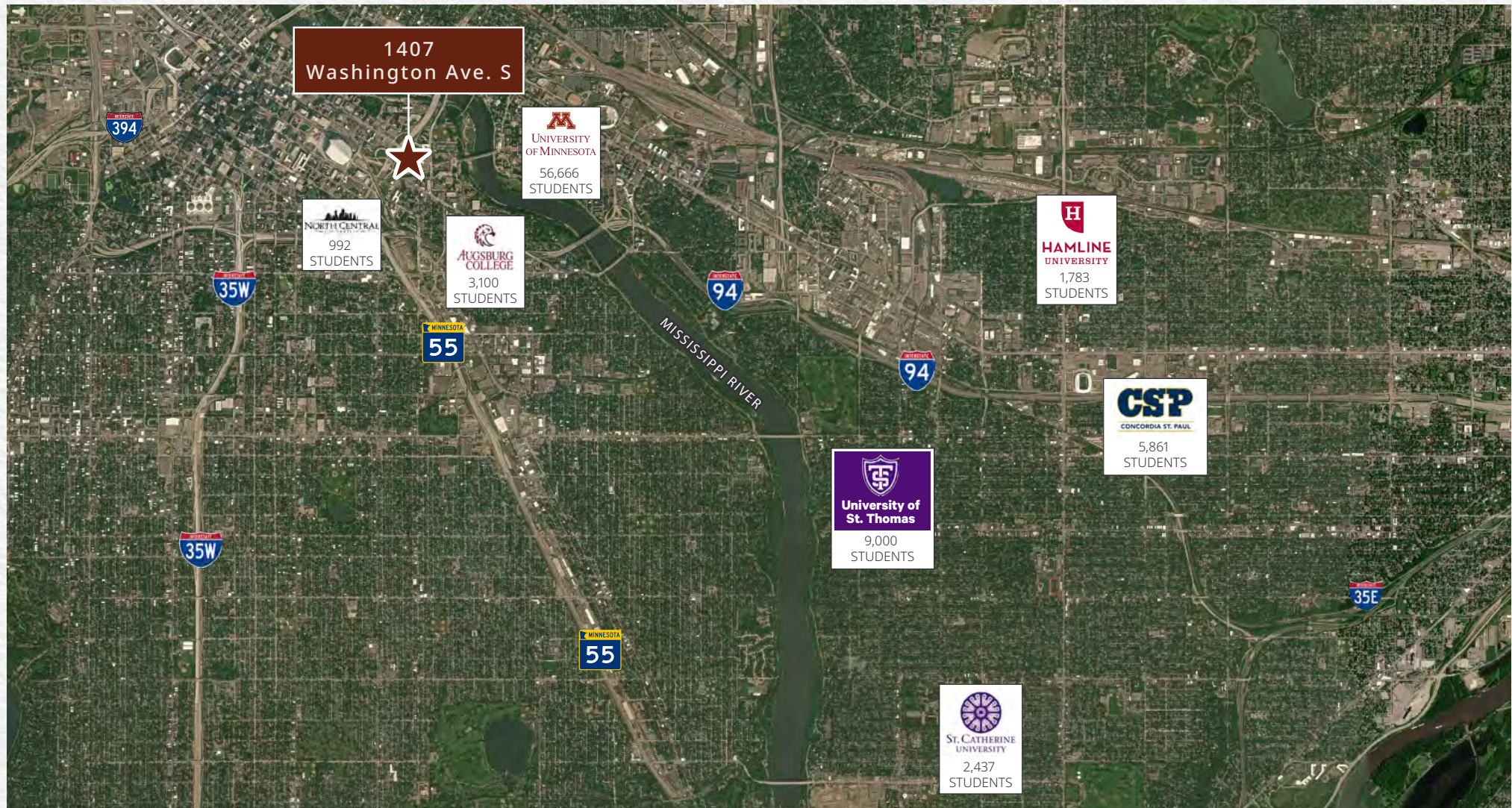
Post-Secondary Institutions

#2

Education Level in the U.S.
Minnesota Office of Educational Attainment

IMMEDIATE ACCESS TO EDUCATED LABOR POOL

Minneapolis offers direct access to a highly skilled and diverse labor pool. With various nearby universities, the city is home to a talented pool of recent graduates and experienced professionals in a wide range of fields. Within 5 miles of 1407 Washington Ave. S, alone, 57% of the population holds a bachelor's degree or higher. With a strong presence of major industries such as healthcare, technology, and finance, Minneapolis offers a unique opportunity for businesses to tap into a highly skilled and motivated work force to capitalize from.



505,275
2024 POPULATION
5 MILES

\$112,303
2024 AVERAGE
HH INCOME
5 MILES

241,293
2024 HOUSING UNITS
5 MILES

22,869
2024 BUSINESSES
5 MILES

408,315
2024 EMPLOYEES
5 MILES

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 POPULATION	48,721	260,241	505,275
2024 AVERAGE HH INCOME	\$90,230	\$96,934	\$112,303
2024 HOUSING UNITS	23,026	130,622	241,293
2024 BUSINESSES	2,648	14,583	22,869
2024 EMPLOYEES	88,158	294,141	408,315

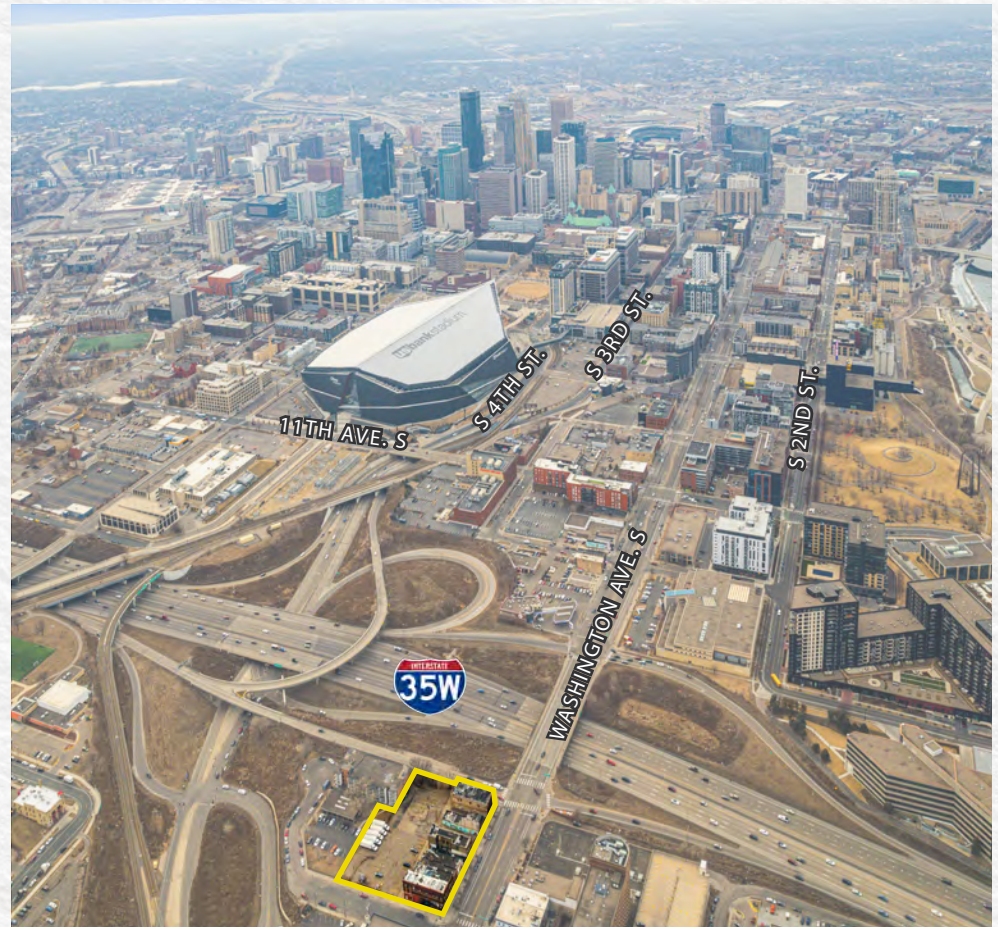
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SALE CONTACTS

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