

RETAIL, RESIDENTIAL, OR  
MIXED-USE OPPORTUNITY



## Investment • Repositioning • Redevelopment Opportunity

Single-tenant net leased retail with rare off-street parking on Grand Avenue

734 Grand Ave, St. Paul, MN 55105

# Investment Summary

734 Grand Avenue offers a rare opportunity to acquire a free standing retail building on a hard corner with dedicated off-street parking on one of Saint Paul's most established commercial corridors. The property provides near-term income from Walgreens while a buyer plans for repositioning, re-tenanting, owner-user occupancy, or potential redevelopment. Buildings of this size with private parking are extremely limited on Grand Avenue, making this a compelling opportunity for investors, developers, and owner-users.



<b>Address</b>	734 Grand Ave, St. Paul, MN 55105
<b>Building Size</b>	<ul style="list-style-type: none"> <li>Main Floor 12,231 SF</li> <li>Basement 2,106 SF</li> </ul>
<b>Lot Size</b>	Approx. 24,394 SF / 0.56 acres
<b>Parcels</b>	022823410174 & 022823410173
<b>Year Built</b>	1914 (Renovated 1988-89, updated 2006)
<b>Zoning</b>	B3 General Business
<b>Construction</b>	Steel frame / Masonry
<b>Parking</b>	Off-street parking lot - Rare on Grand Avenue! Aprx. 27 striped spaces
<b>NNN Lease</b>	Tenant: Walgreens <ul style="list-style-type: none"> <li>Lease expires March 31, 2029, no renewal option</li> <li><b>In-place income from Walgreens through March 31, 2029</b></li> <li>Structure: Net lease. Tenant pays most expenses except structural</li> </ul>
<b>NOI</b>	\$164,025
<b>Asking Price</b>	\$2,450,000

# Investment Summary



## Highlights

- Prime Grand Avenue frontage with excellent visibility and access
- Large-format retail footprint (rare on the corridor)
- In-place income from Walgreens through March 31, 2029
- Strong underlying land value on an irreplaceable Saint Paul commercial corridor
- Hard to find off-street parking on Grand Avenue
- Re-tenanting to higher-rent boutique, restaurant, medical, or experiential users
- Potential redevelopment into residential or mixed-use including retail
- In-place rents below market with future upside

**WalkScore** 91

**Bike Score** 75

## Traffic Counts

Grand Ave 10,150 vpd

Summit Ave 11,500 vpd

S Dale Street 1,325 vpd

# Single-Tenant Redevelopment

The site presents a potential opportunity for future mixed-use redevelopment, including residential units above ground-floor retail. A strong underlying building is currently masked by the existing façade. Single-tenant redevelopment would provide the opportunity to re-tenant the property to higher-rent boutique, restaurant, medical, or experiential users.



# Multi-Tenant Redevelopment

The site presents a potential opportunity for future mixed-use redevelopment, including residential units above ground-floor retail. A multi-tenant redevelopment would have 3 to 5 mixed-use suites, with access from the east parking lot and Grand Avenue. High visibility signage would attract from the heavily traveled Grand Avenue to 35E.



# Elevations



# Demographics

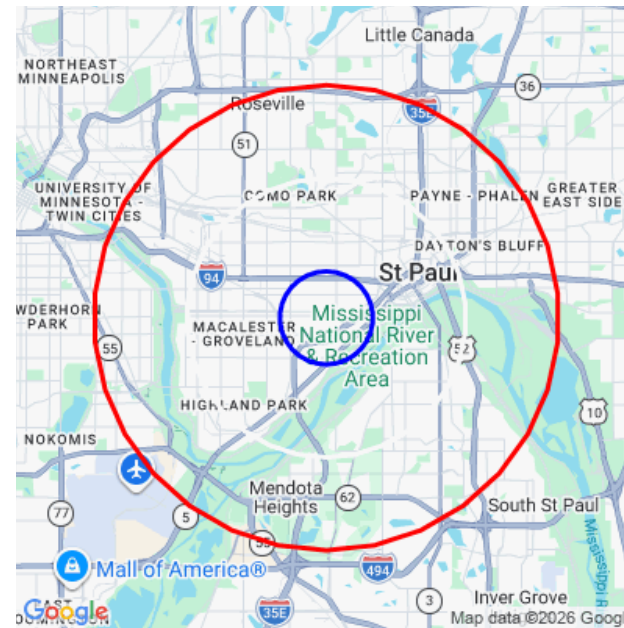
<b>Population</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
Male	12,207	88,536	187,521
Female	12,741	83,281	182,948
Total Population	24,948	171,817	370,469

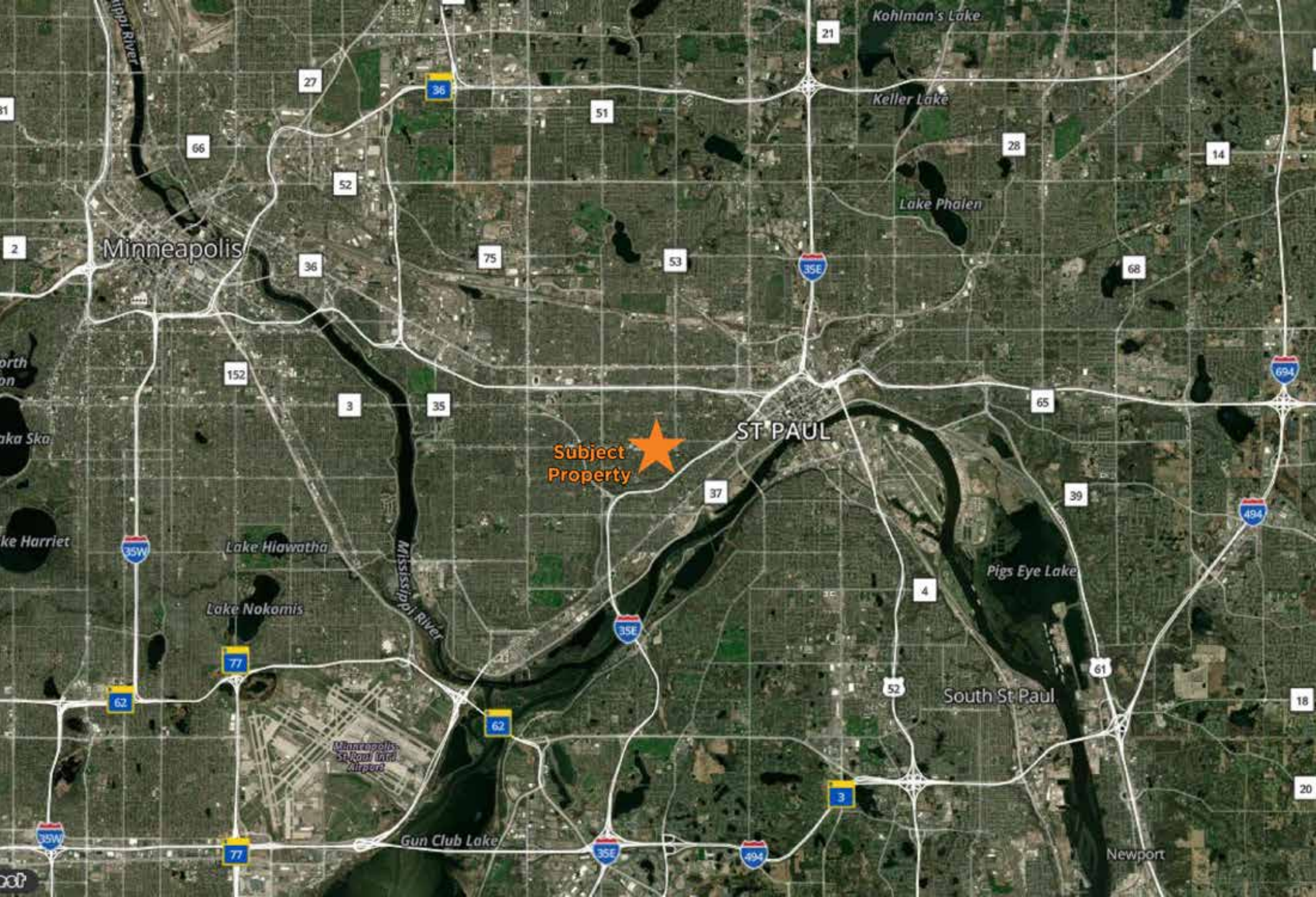
<b>Race / Ethnicity</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
White	16,603	102,128	211,278
Black	4,254	28,092	56,459
Am In/AK Nat	92	808	1,704
Hawaiian	7	69	111
Hispanic	1,552	15,240	34,565
Asian	1,484	18,883	52,681
Multiracial	916	6,151	12,855
Other	37	430	778

<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Unit	13,110	80,190	168,549
Occupied	11,804	72,811	153,985
Owner Occupied	5,523	35,230	78,390
Renter Occupied	6,281	37,581	75,595
Vacant	1,305	7,380	14,565

<b>Age</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Ages 0 - 14	3,750	29,085	66,888
Ages 15 - 24	2,716	26,255	53,278
Ages 25 - 54	11,500	72,726	155,918
Ages 55 - 64	2,880	18,307	38,435
Ages 65+	4,102	25,445	55,950

<b>Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Median	\$89,980	\$83,165	\$80,719
Under \$15k	752	6,008	12,198
\$15k - \$25k	712	4,899	10,283
\$25k - \$35k	502	4,196	10,217
\$35k - \$50k	1,080	6,520	14,716
\$50k - \$75k	1,897	11,465	24,780
\$75k - \$100k	1,602	10,155	20,979
\$100k - \$150k	2,025	12,492	26,045
\$150k - \$200k	1,285	7,457	15,816
Over \$200k	1,950	9,618	18,952





Minneapolis

ST PAUL

Subject Property

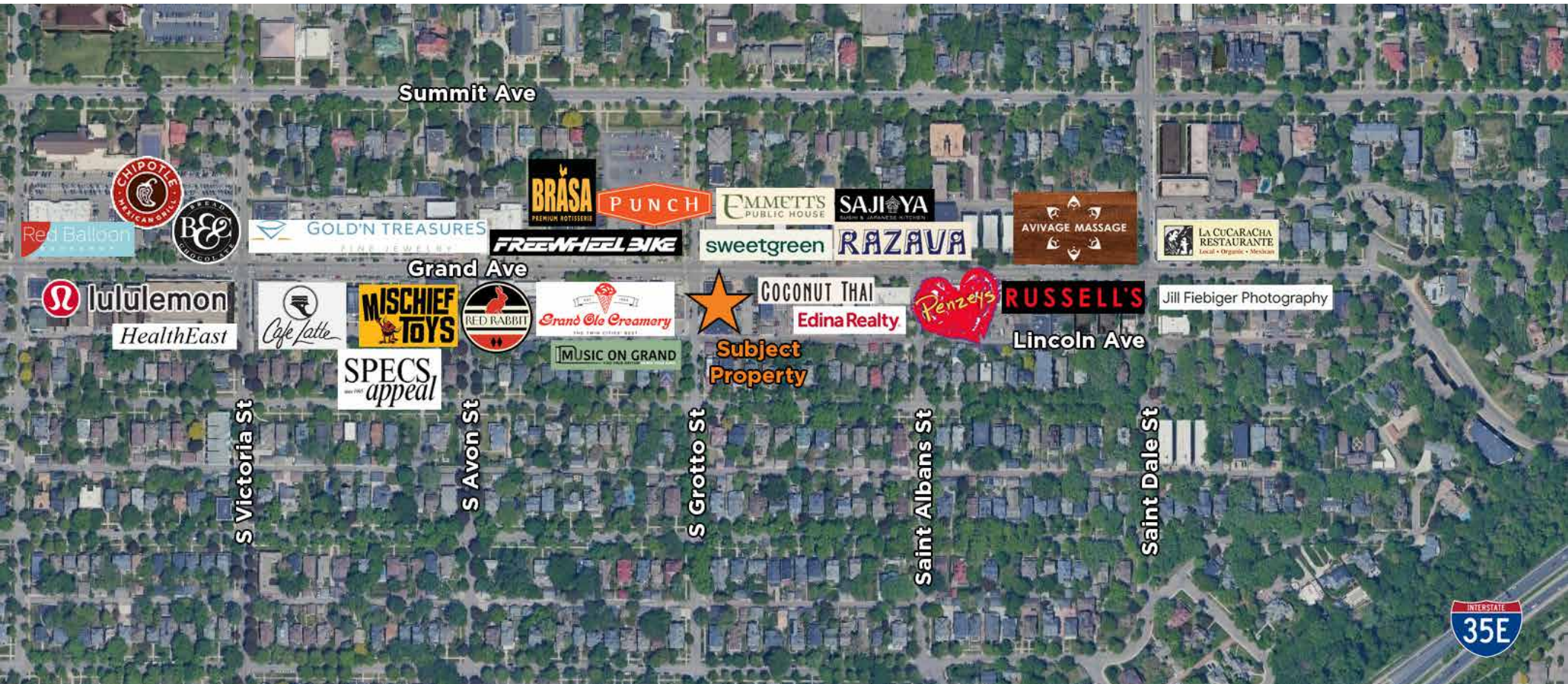
Minneapolis-St. Paul Intl. Airport

South St. Paul

Newport

# Neighborhood

734 Grand Ave is located on one of the most iconic streets in all of Saint Paul. The vast assortment of cuisines and atmospheres draws in guests from near and far. The neighborhood boasts an eclectic and inviting atmosphere, with wide, tree-lined streets, patio dining, and cozy coffee shops. During the day, patrons enjoy a quaint shopping and services destination. In the evening, Grand Avenue transforms into one of the best places for night life in the Midwest, with award-winning restaurants, bars, and entertainment. Residents and travelers alike enjoy strolling with family, shopping, dining at unique restaurants, meeting their friends for coffee, or running errands. Many also choose to make Grand Avenue their home with a wide range of living options; from historic homes and apartments to newly developed luxury condominium living.



# CONTACT

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