



TRANSWESTERN

REAL ESTATE
SERVICES



1064 GRAND AVE

Retail Sublease Available | St. Paul, MN

PROPERTY SUMMARY

LOCATION: 1064 Grand Ave | St. Paul, MN

BUILDING SIZE: 8,704 sq. ft.

YEAR BUILT: 1935

PARKING: 27 stalls

VISIBILITY: 15,100 vpd - Lexington Pkwy
9,379 vpd - Grand Avenue

SUBLEASE AVAILABLE

1064: 2,603 sq. ft. endcap
Sublease through June 2027

CAM + TAX: \$12.50 psf (2026 est.)

HIGHLIGHTS

1064 Grand Avenue is a prime retail property located in the heart of St. Paul's shopping district and near the intersection of Lexington Parkway and Grand Avenue.

Grand Avenue is surrounded by the preferred neighborhoods of St. Paul, which features strong demographics and incomes.

On site Parking is available.

NEIGHBORHOOD TENANTS

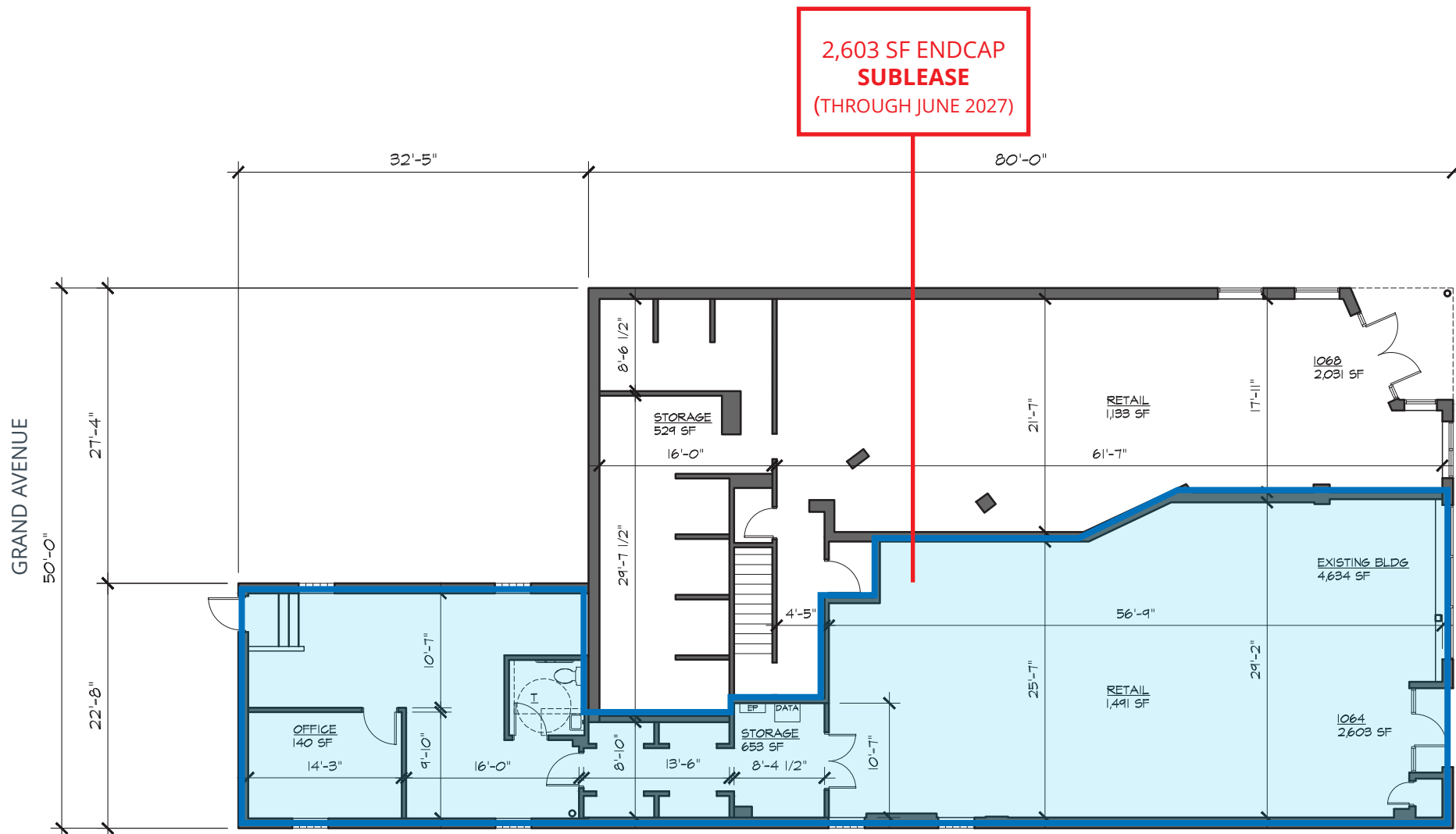


DEMOGRAPHICS

2023 ESRI est.

DISTANCE	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	23,362	168,271	381,089
DAYTIME POPULATION	18,420	216,138	440,380
AVERAGE HH INCOME	\$138,692	\$110,382	\$101,654
MEDIAN HH INCOME	\$91,100	\$71,752	\$68,729

PROPERTY SITE PLAN



contacts

RETAIL LEASING

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TRADE AREA



SITE



FOR MORE INFO CONTACT:

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