

RETAIL FOR LEASE

1909-1915 SUBURBAN AVENUE

1915 SUBURBAN AVENUE, SAINT PAUL, MN 55119



FOR LEASE 1500-8000 SF

KW COMMERCIAL - MINNETONKA, MN
13100 Wayzata Blvd.
Minnetonka, MN 55305



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

1915 SUBURBAN AVENUE

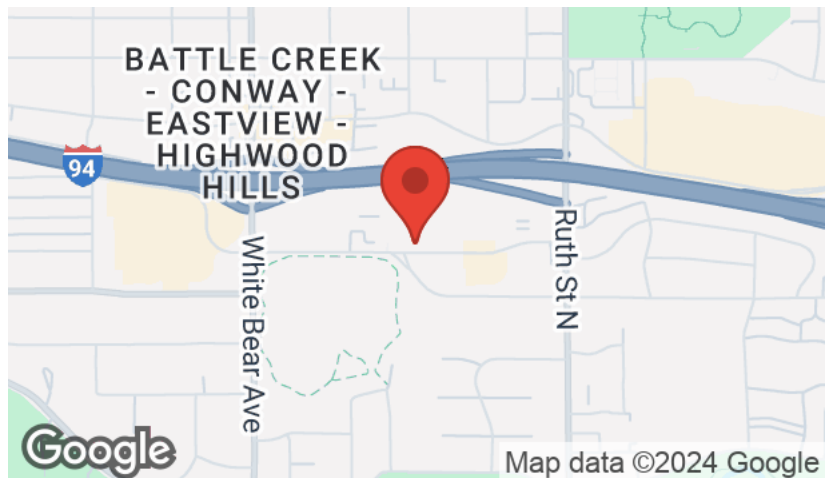


OFFERING SUMMARY

AVAILABLE SF:	1500-8000 SF
LEASE RATE:	\$22.50/SF for 1500 SF \$12.00/SF for 6500-8000 SF (Triple Net)
2024 CAM/TAX:	CAM \$3.42/SF TAX \$4.78/SF
CEILING HEIGHT	12'-14'
YEAR BUILT:	1995
PARKING:	55 parking spaces
ACCESS:	Ruth St/I-94 White Bear Ave/I-94
ZONING:	T2 Traditional Neighborhood

PROPERTY HIGHLIGHTS

- Suite 1913 & Suite 1915 max contiguous 8,000 SF
- Co-Tenants: Metro by T-Mobile, Papa Johns, Salvation Army Family Store & Donation Center
- Area Tenants Include: Target, Aldi, O'Reilly Auto Parts, Asian Grocery, Slumberland, McDonalds, Taco Bell, Wendy's
- High traffic retail area
- Direct access from I-94 via White Bear Avenue and Ruth Street



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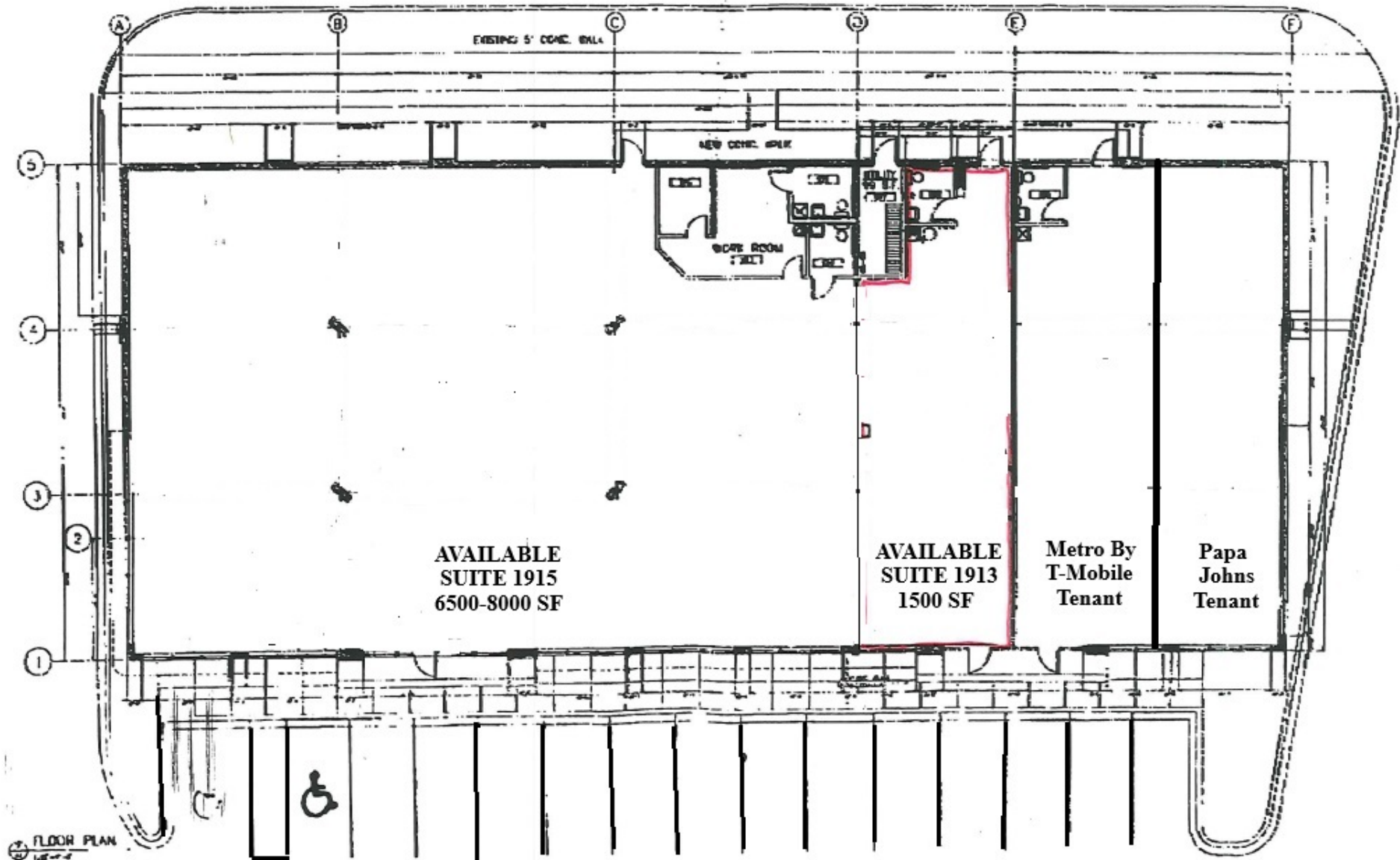
PROPERTY PHOTOS

1915 SUBURBAN AVENUE



FLOOR PLAN

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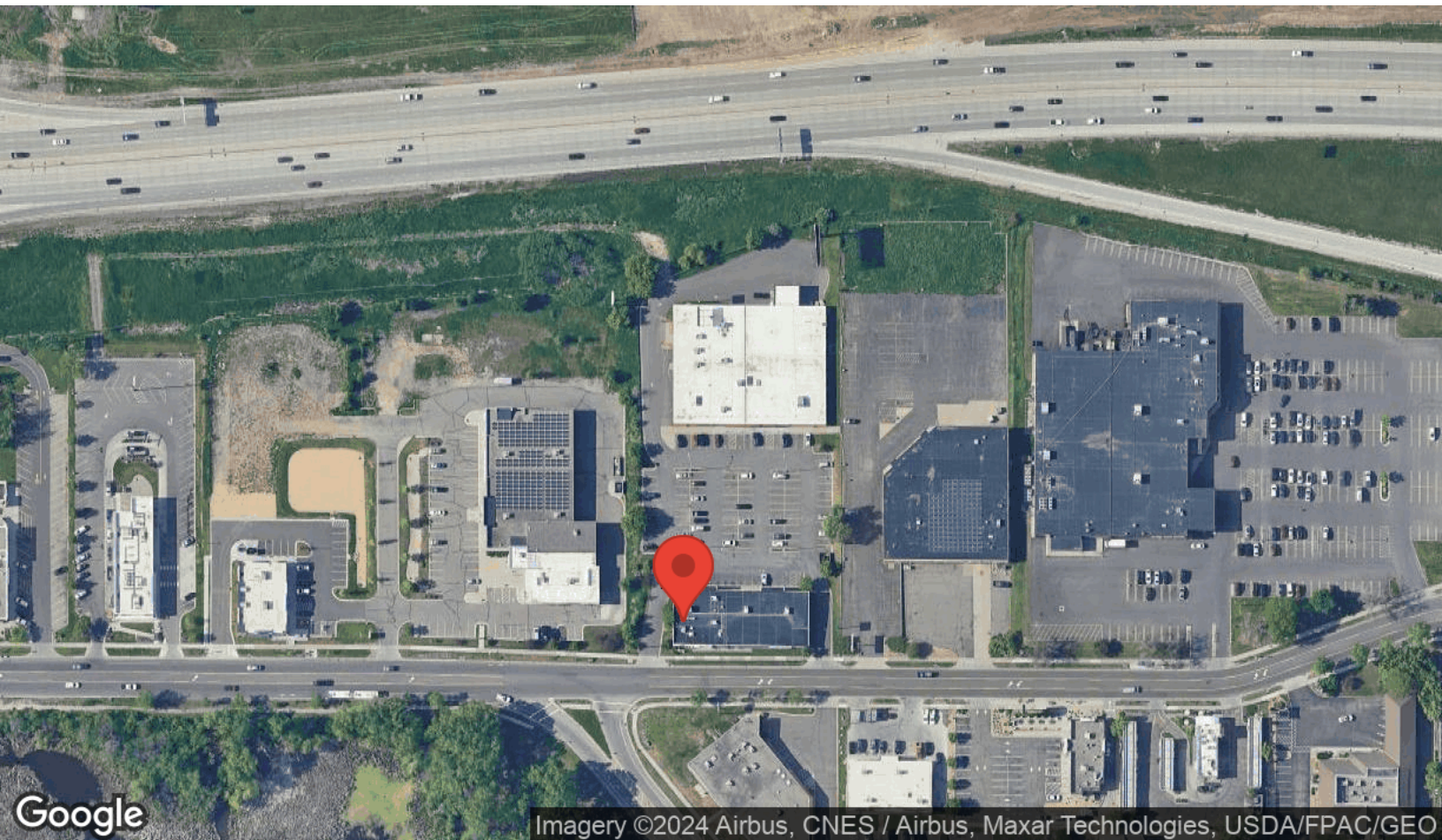
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LOCATION MAPS

1915 SUBURBAN AVENUE



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FACTS-DEMOGRAPHICS

1915 SUBURBAN AVENUE



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1909 Suburban Ave, St. Paul, MN 55119

CITY, STATE

St. Paul, MN

POPULATION

170,254

AVG. HH SIZE

2.69

MEDIAN HH INCOME

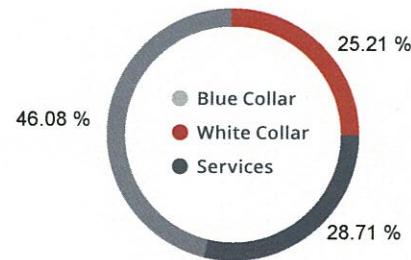
\$49,860

HOME OWNERSHIP

Renters: **30,978**

Owners: **33,796**

EMPLOYMENT



47.00 %
Employed

2.40 %
Unemployed

EDUCATION

High School Grad: **28.53 %**

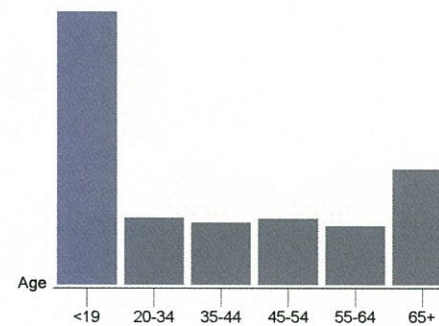
Some College: **22.17 %**

Associates: **6.81 %**

Bachelors: **25.87 %**

GENDER & AGE

49.21 % **50.79 %**



RACE & ETHNICITY

White: **48.41 %**

Asian: **12.45 %**

Native American: **0.22 %**

Pacific Islanders: **0.04 %**

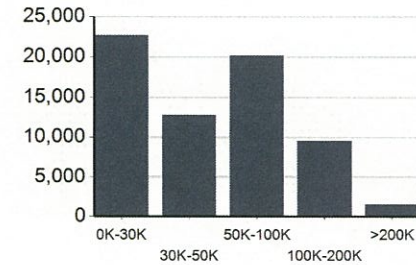
African-American: **12.65 %**

Hispanic: **14.75 %**

Two or More Races: **11.49 %**



INCOME BY HOUSEHOLD



HH SPENDING



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BUSINESS MAP

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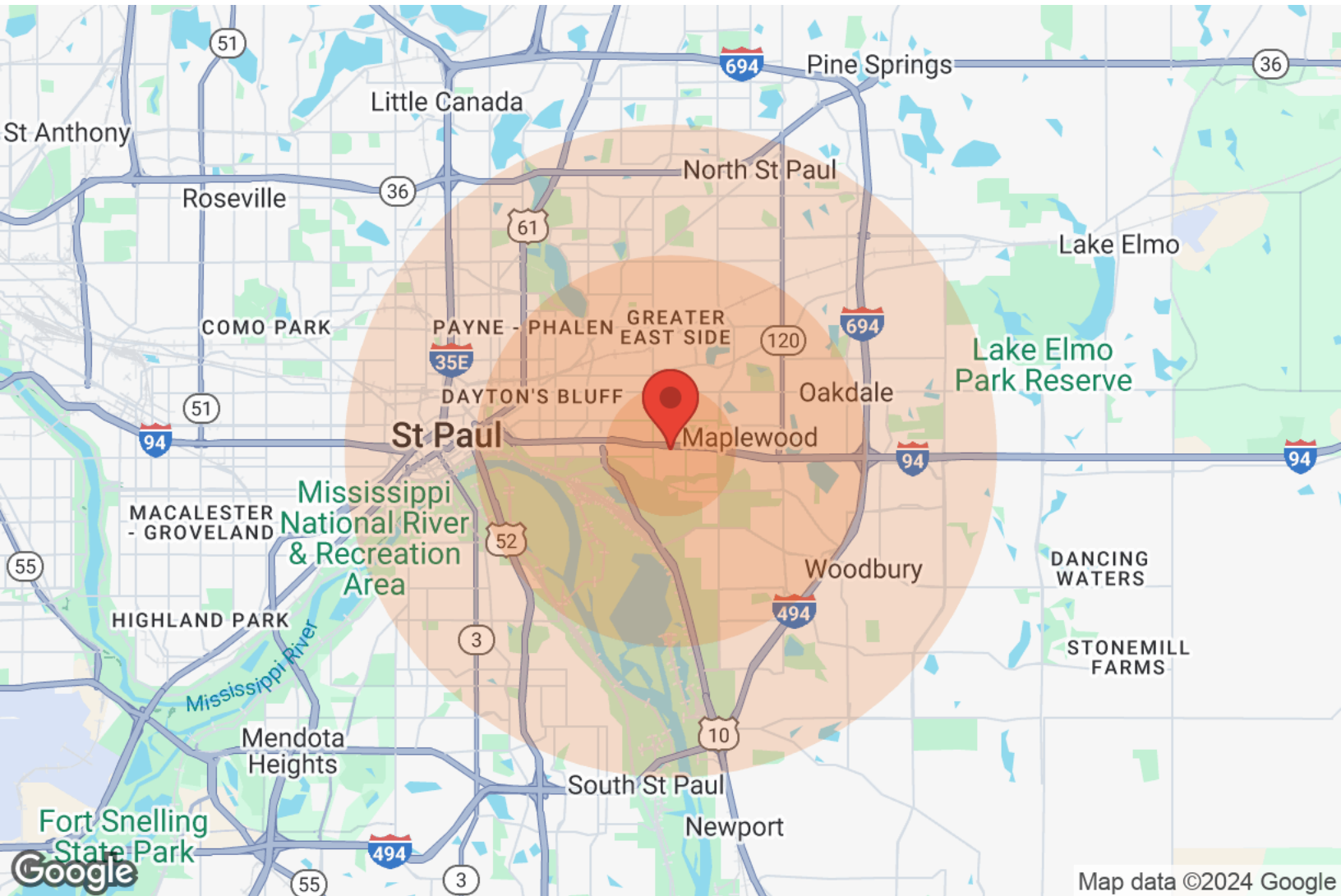
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DEMOGRAPHICS

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Map data ©2024 Google

Population	1 Mile	3 Miles	5 Miles
Male	7,900	50,936	140,260
Female	8,309	52,339	146,294
Total Population	16,209	103,275	286,554

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,821	25,885	66,741
Ages 15-24	2,256	15,956	41,174
Ages 25-54	6,477	40,373	112,658
Ages 55-64	1,641	9,734	30,299
Ages 65+	2,014	11,327	35,682

Race	1 Mile	3 Miles	5 Miles
White	8,944	57,274	182,740
Black	2,586	14,856	35,122
Am In/AK Nat	26	426	921
Hawaiian	6	6	29
Hispanic	2,495	15,054	36,224
Multi-Racial	3,782	22,166	51,648

Income	1 Mile	3 Miles	5 Miles
Median	\$47,756	\$46,382	\$50,255
< \$15,000	680	5,739	15,065
\$15,000-\$24,999	707	4,608	12,207
\$25,000-\$34,999	927	4,452	11,178
\$35,000-\$49,999	1,235	5,975	16,597
\$50,000-\$74,999	1,377	7,608	21,811
\$75,000-\$99,999	820	4,717	14,133
\$100,000-\$149,999	546	3,367	12,495
\$150,000-\$199,999	92	658	3,334
> \$200,000	36	453	2,598

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,886	40,509	119,669
Occupied	6,458	37,244	110,719
Owner Occupied	3,391	21,456	65,611
Renter Occupied	3,067	15,788	45,108
Vacant	428	3,265	8,950

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