

Land | For Sale - \$8.00/PSF

CBRE

City-Owned Office/Retail Land In COR

±7 Acres (Divisible)

Ramsey Blvd NW & Sunwood Dr
Ramsey, MN 55303



OPPIDAN
Industrial

LENNAR
Lynwood

Armstrong Blvd NW

Bunker Lake Blvd NW

169

ANYTIME
FITNESS

GiGi's
RESTAURANT

NEW HORIZON
ACADEMY

COBORN'S
ACAPULCO
RESTAURANTE MEXICANO

SUBWAY
Caribou

Sunwood Dr NW

O'Reilly
AUTO PARTS

CASEY'S
ICE CREAM

Ramsey Blvd NW

10
Northstar Commuter Rail Line

PID: 28-32-25-41-0024
7 Acres

Mississippi River

Hirshfield's
Paints • Wallcoverings • Window Fashions
Family-owned Since 1894

Holiday
Village Bank
GOODYEAR
MORE DRIVEN

Holiday
DUNN BROS. COFFEE
Speedway
WELLS FARGO
DOLLAR TREE
Caribou
Wendy's
SUBWAY
Great Clips

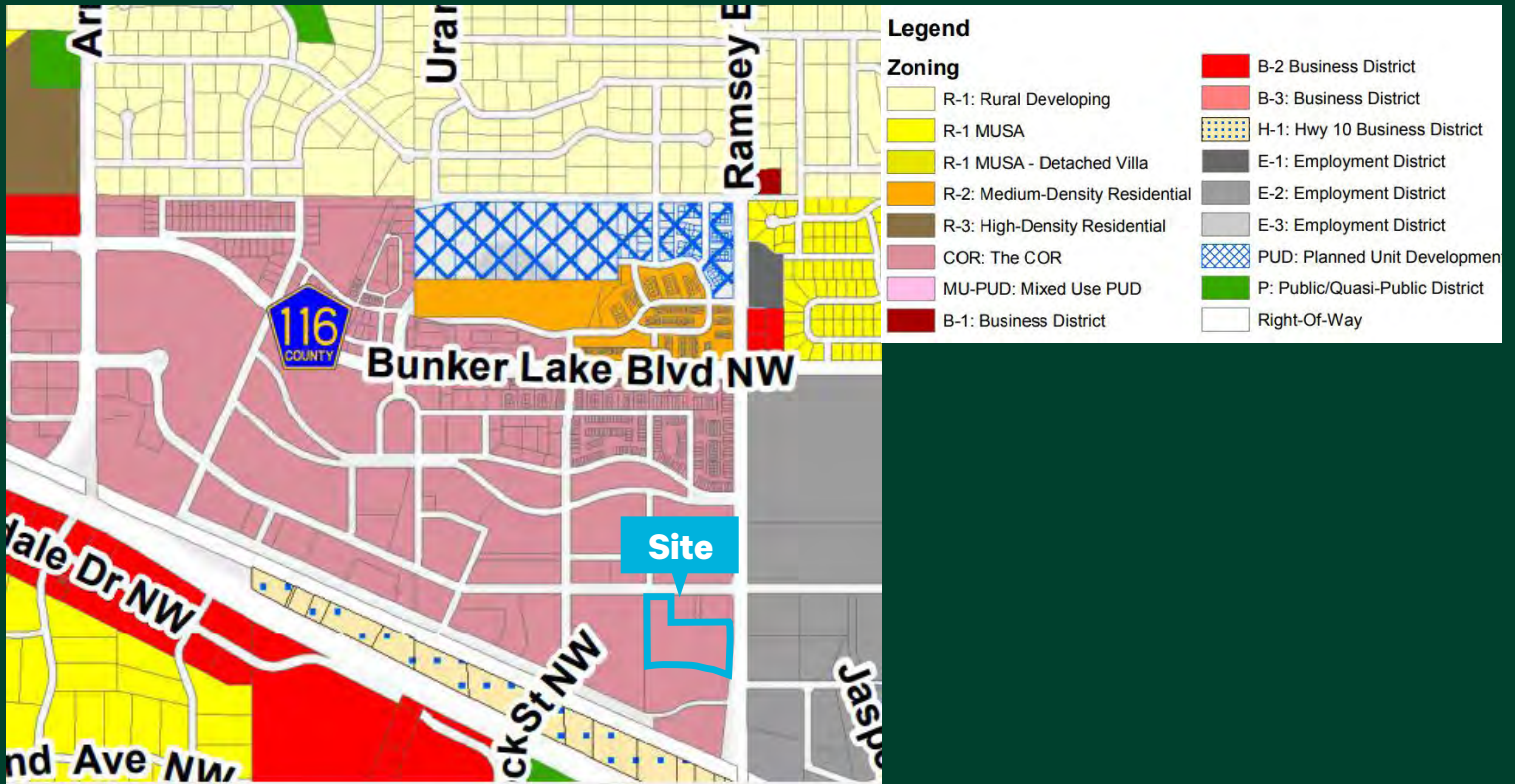


Property Highlights

- Great location for medical office, retail, hospitality, entertainment users. Located at the SE corner of Ramsey Blvd NW and Sunwood Dr
- Land is divisible
- Immediate access to Ramsey Blvd NW and Sunwood Dr
- Easy access to Hwy 10, Armstrong Blvd and Bunker Lake Rd
- Close proximity to Northstar Commuter Rail Station and area retail
- Only 30 minutes to downtown Minneapolis
- Zoned COR (The COR District): Potential uses include retail, hospitality, office, medical office
- Anoka-Hennepin ISD #11
- PID #28-32-25-41-0024
- Great demographics and strong daytime population
- Over 1,000 residential units recently constructed, under construction, or planned within 3 miles of site
- Over 1,000,000 SF of industrial/manufacturing recently completed, under construction, planned
- Walkable community with close proximity to schools, parks, retail

Traffic Counts	
Hwy 10	38,495 VPD
Ramsey Blvd NW	5,950 VPD
Armstrong Blvd NW	8,100 VPD
Bunker Lake Blvd	4,053 VPD
Sunwood Dr NW	4,070 VPD

Zoning



Sec. 117-118. - The COR District

Intent

- a. The primary intent of the COR district is to create a focal point in the community that embodies the principles of transit-oriented and mixed-use development. The COR district envisions a distinctly different development pattern, with a more urban structure of streets and blocks, than the suburban and rural patterns that have shaped the community to date. The COR area is comprised of a number of distinct subdistricts intended to define the type and intensity of uses, location of amenities and overall character of development. The COR district incorporates the COR development plan and development framework by reference to provide necessary building and site design features that are essential to a pedestrian environment.
- b. The COR subdistrict definition. The COR district consists of five subdistricts that define the type and intensity of land use.
 1. COR-1 *mixed-use core subdistrict*. The mixed-use core is intended to provide a mix of residential, retail, service, professional, community service, recreational and similar uses on every block near, and within easy walking distance of the transit station.
 2. COR-2 (COR-2 and 2b) *commercial subdistrict*. The COR-2 commercial subdistrict is designated to provide a location for retail commercial that has building and/or site designs inconsistent with the COR-1 subdistrict, including larger scale retail and other auto-oriented commercial uses.
 3. COR-3 and COR-3a *workplace subdistrict*. The workplace area is intended to accommodate medical and technology-related office and research uses, as well as other office uses and ancillary retail and service uses designed to support serve employees and office visitors.
 4. COR-4 (COR-4a, COR-4b and COR-4c) *neighborhood subdistrict*. The neighborhood subdistrict is intended to include a full range of housing types, from small-lot single-family detached to high-density senior and general apartments, as well as a limited number of small-scale retail and office uses at appropriate locations (i.e., at corners).
 5. COR-5 *park and open space subdistrict*. The park and open space subdistrict is intended to preserve environmental features, provide amenities and create focal points and community gathering places within easy access of all areas of the COR.

Future Land Use



Business Park (BP)

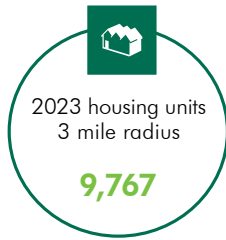
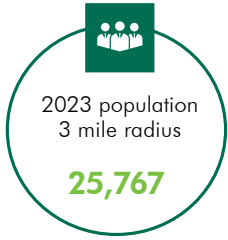
Areas guided Business Park are reserved for office and industrial development.

Future New Ramsey Blvd/Highway 10 Interchange



[Click Here for More Information](#)

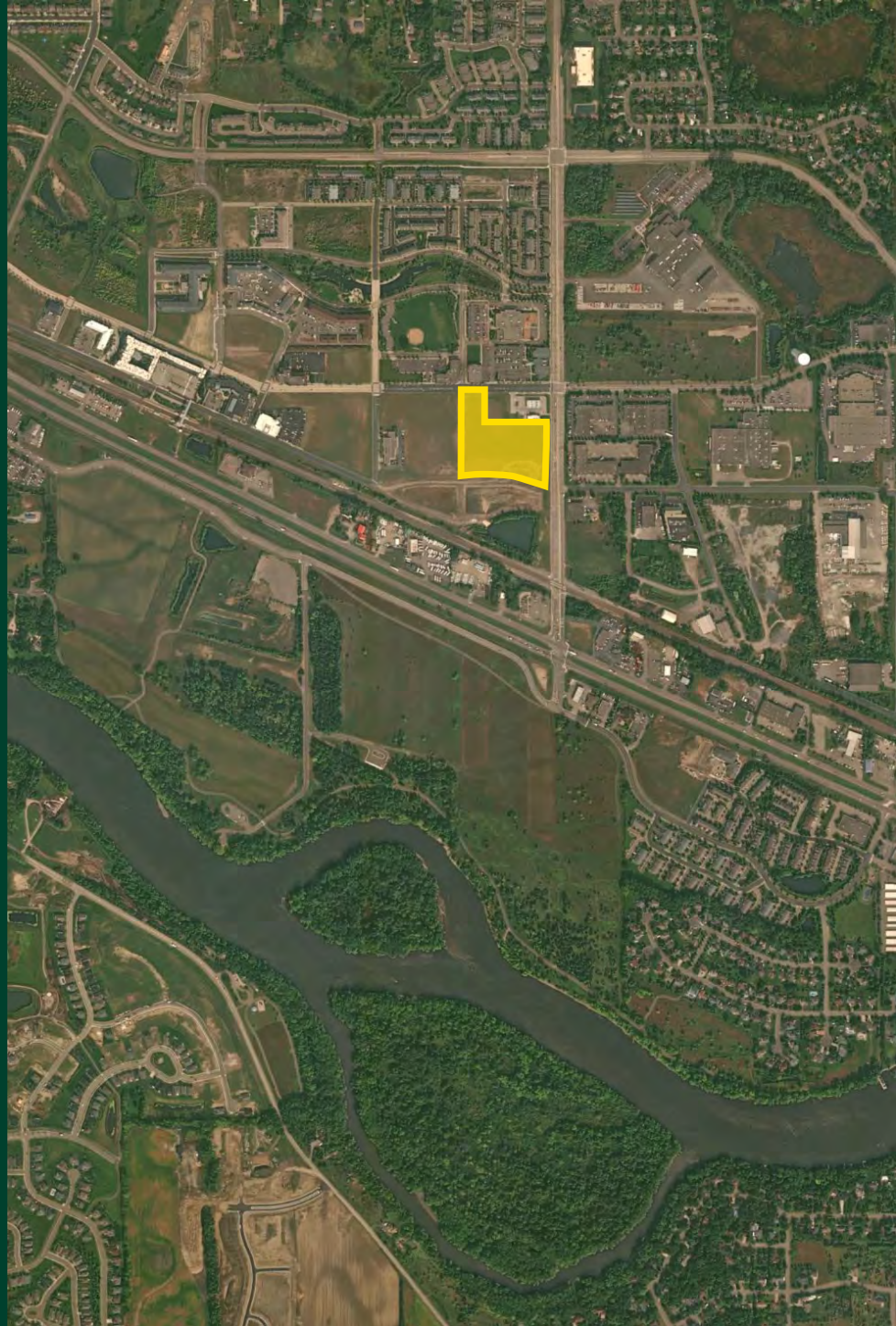
Demographics



POPULATION	1 MILE	3 MILES	5 MILES
2023 Population - Current Year Estimate	4,434	25,767	68,075
2028 Population - Five Year Projection	4,865	26,852	70,784
2020 Population - Census	4,070	23,601	63,417
2010 Population - Census	2,376	18,943	55,167
2020-2023 Annual Population Growth Rate	2.67%	2.74%	2.20%
2023-2028 Annual Population Growth Rate	1.87%	0.83%	0.78%
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Households - Current Year Estimate	1,723	9,327	25,307
2028 Households - Five Year Projection	1,906	9,769	26,427
2010 Households - Census	868	6,622	20,162
2020 Households - Census	1,541 90.2%	8,413 95.5%	23,523 95.6%
2020-2023 Compound Annual Household Growth Rate	3.49%	3.22%	2.27%
2023-2028 Annual Household Growth Rate	2.04%	0.93%	0.87%
2023 Average Household Size	2.57	2.76	2.66
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2023 Average Household Income	\$91,643	\$129,424	\$124,629
2028 Average Household Income	\$104,774	\$145,980	\$141,719
2023 Median Household Income	\$78,320	\$100,209	\$98,493
2028 Median Household Income	\$86,644	\$109,417	\$108,608
2023 Per Capita Income	\$36,041	\$46,761	\$46,097
2028 Per Capita Income	\$41,414	\$53,016	\$52,634
HOUSING UNITS	1 MILE	3 MILES	5 MILES
2023 Housing Units	1,898	9,767	26,775
2023 Vacant Housing Units	175 9.2%	440 4.5%	1,468 5.5%
2023 Occupied Housing Units	1,723 90.8%	9,327 95.5%	25,307 94.5%
2023 Owner Occupied Housing Units	1,191 62.8%	7,870 80.6%	19,858 74.2%
2023 Renter Occupied Housing Units	532 28.0%	1,457 14.9%	5,449 20.4%
EDUCATION	1 MILE	3 MILES	5 MILES
2023 Population 25 and Over	3,005	17,676	47,034
HS and Associates Degrees	1,896 63.1%	11,181 63.3%	29,341 62.4%
Bachelor's Degree or Higher	1,020 33.9%	5,813 32.9%	15,899 33.8%
PLACE OF WORK	1 MILE	3 MILES	5 MILES
2023 Businesses	99	594	1,872
2023 Employees	1,557	9,825	29,796

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Contact Us

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