

HUMBOLDT SQUARE SHOPPING CENTER

6818-6840 NORTH HUMBOLDT AVENUE, BROOKLYN CENTER, MN 55430



OFFERING SUMMARY

| | |
|----------------------|--------------------------|
| AVAILABLE SF: | 1,355 SF up to 5,250 SF |
| LEASE RATE: | Negotiable |
| 2024 TAX/CAM: | \$8.15 PSF |
| BUILDING SF: | 40,390 |
| SIGNAGE: | Pylon and Building |
| PARKING: | 255 Spaces / Surface Lot |
| LOT SIZE: | 4.11 Acres |
| ZONING: | C2- Commercial District |

PROPERTY OVERVIEW

Humboldt Square retail center is located at the highly visible and busy intersection of Humboldt Avenue N and 69th Avenue N. Current tenants include: New Horizon Academy, Value Foods, Giant Wash Laundromat, House of Hui Restaurant, along with several other neighborhood retailers. Area employers: FBI, Medtronic, Brooklyn Center Community Schools, Earle Brown Heritage Center, and Top Golf.

PROPERTY OVERVIEW

- Established Neighborhood Retail Center
- Pylon and Building Signage Available
- Abundant Parking
- Tax and CAM \$8.15 (2024)



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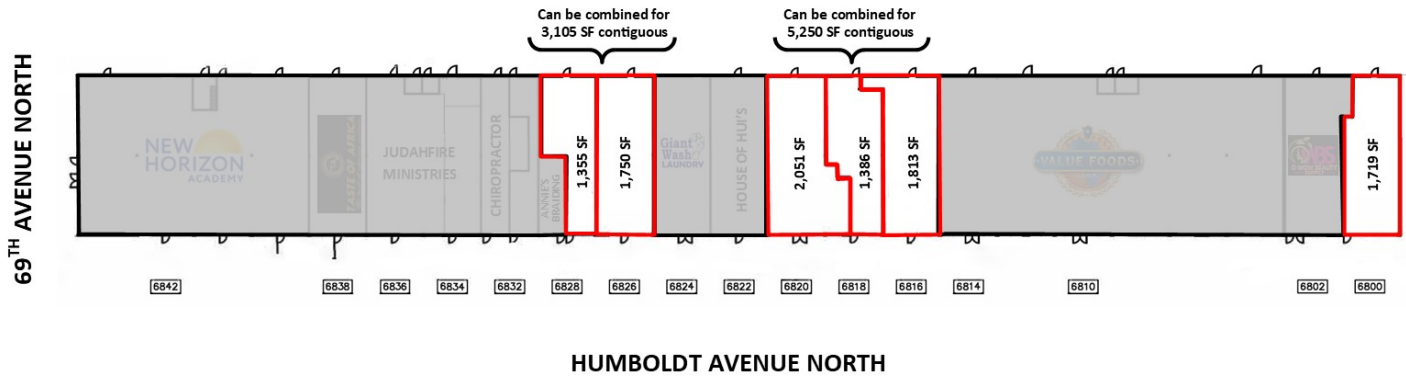
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HUMBOLDT SQUARE AVAILABILITIES

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| SUITE | TENANT | SIZE (SF) | LEASE TYPE | DESCRIPTION |
|--------------|-----------|---------------------|------------|---|
| Suite 6800 | Available | 1,719 SF | Net | End Cap |
| Suite 6816 | Available | 1,813 SF - 5,250 SF | Net | 2nd Generation Pizza Shop, Combine for up to 5,250 SF |
| Suite 6818 | Available | 1,386 SF - 5,250 SF | Net | Combine for up to 5,250 SF Contiguous |
| Suite 6820 | Available | 2,051 SF - 5,250 SF | Net | Combine for up to 5,250 SF Contiguous |
| Suite 6826 | Available | 1,750 SF - 3,105 SF | Net | Combine for up to 3,105 SF Contiguous |
| Suite 6828-A | Available | 1,355 SF - 3,105 SF | Net | Combine for up to 3,105 SF Contiguous |



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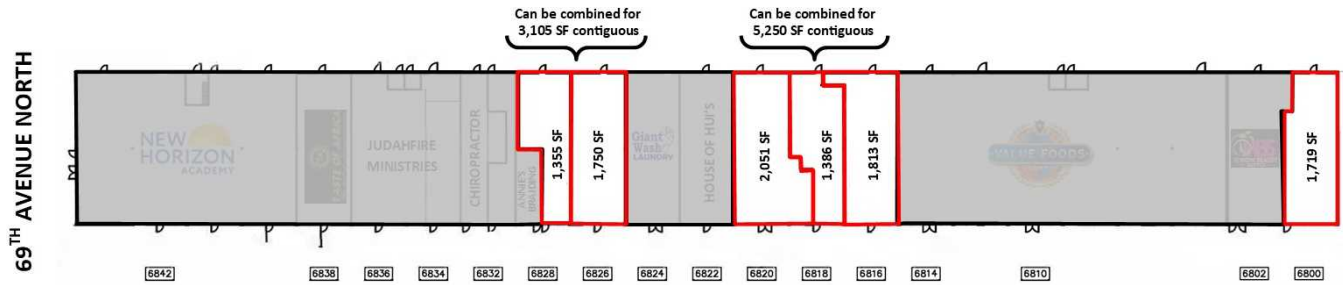
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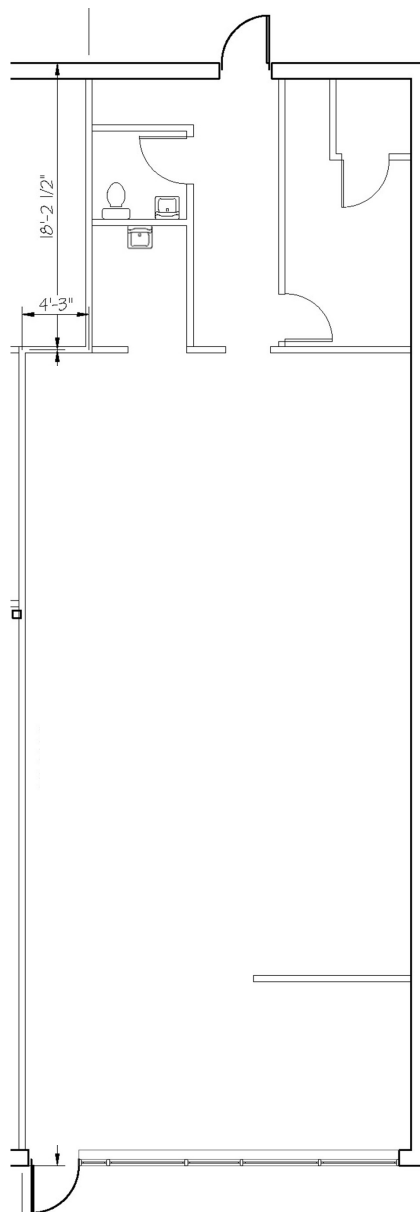
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SUITE 6800: 1,719 SF

6820 NORTH HUMBOLDT AVENUE



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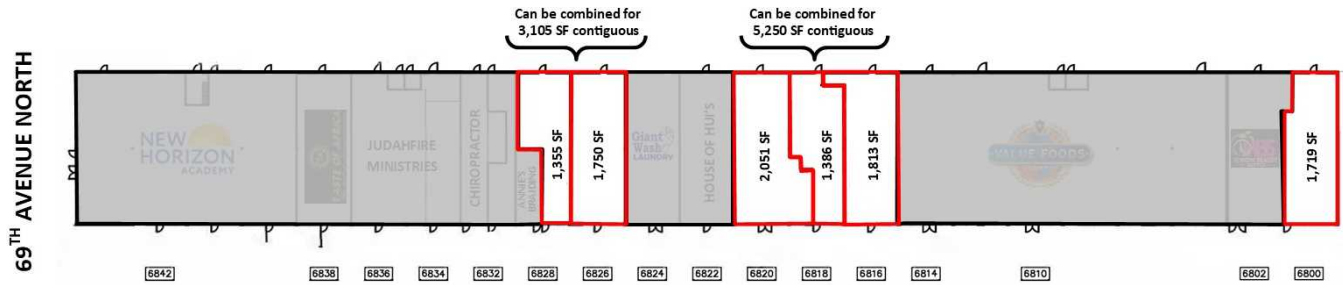
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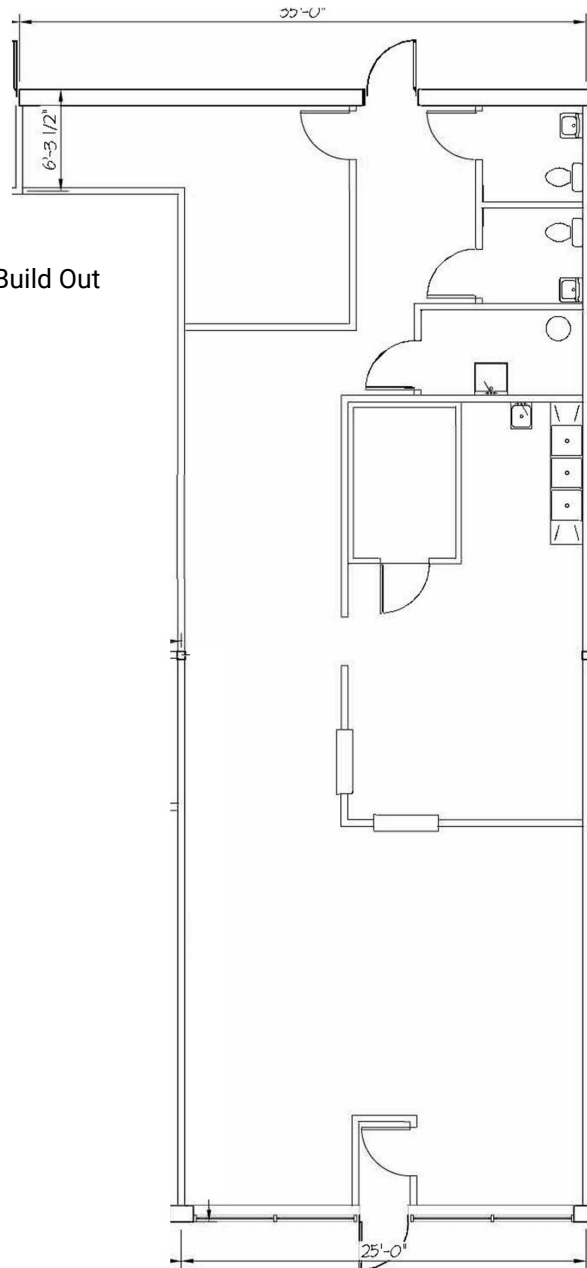
SUITE 6816: 1,813 SF UP TO 5,250 SF

6820 NORTH HUMBOLDT AVENUE



HUMBOLDT AVENUE NORTH

2nd Generation Pizza Shop Build Out

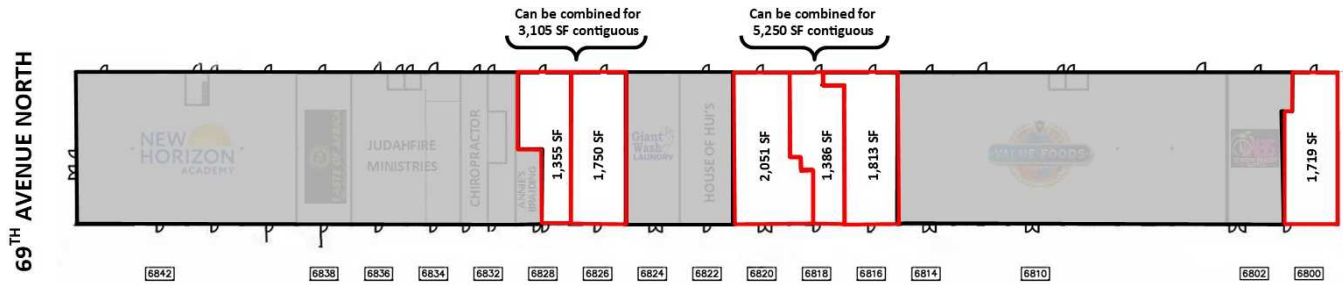


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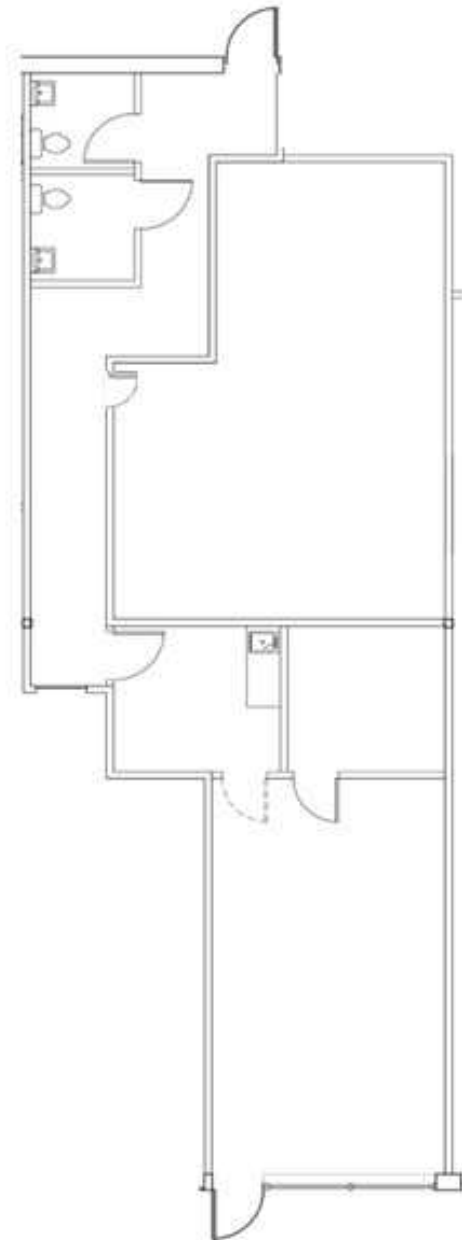
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SUITE 6818: 1,386 SF UP TO 5,250 SF

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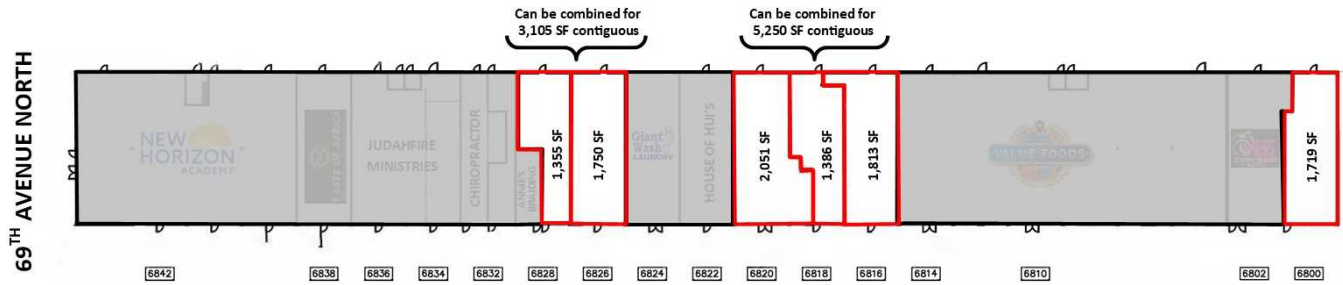
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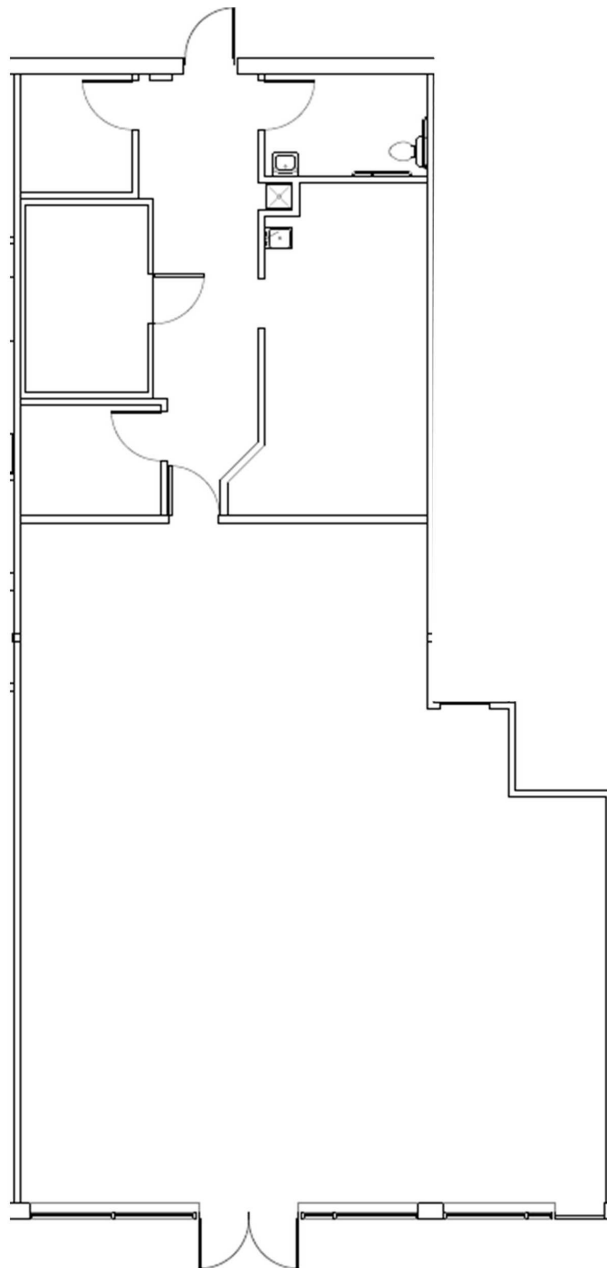
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SUITE 6820: 2,051 SF UP TO 5,250 SF

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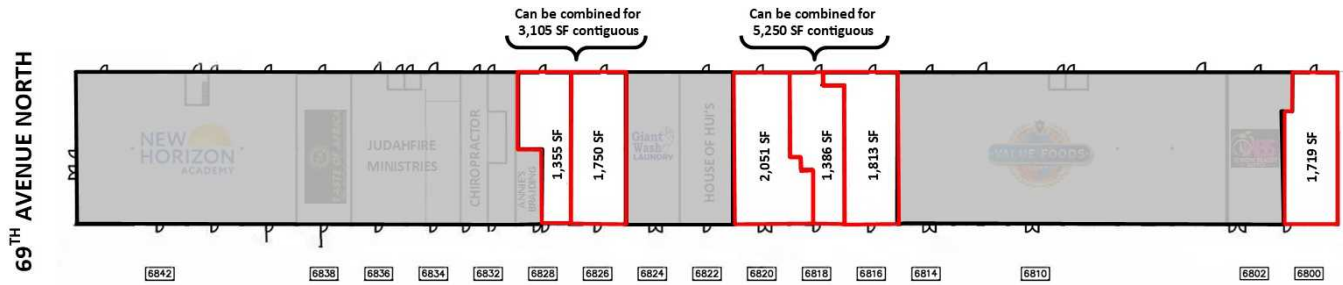
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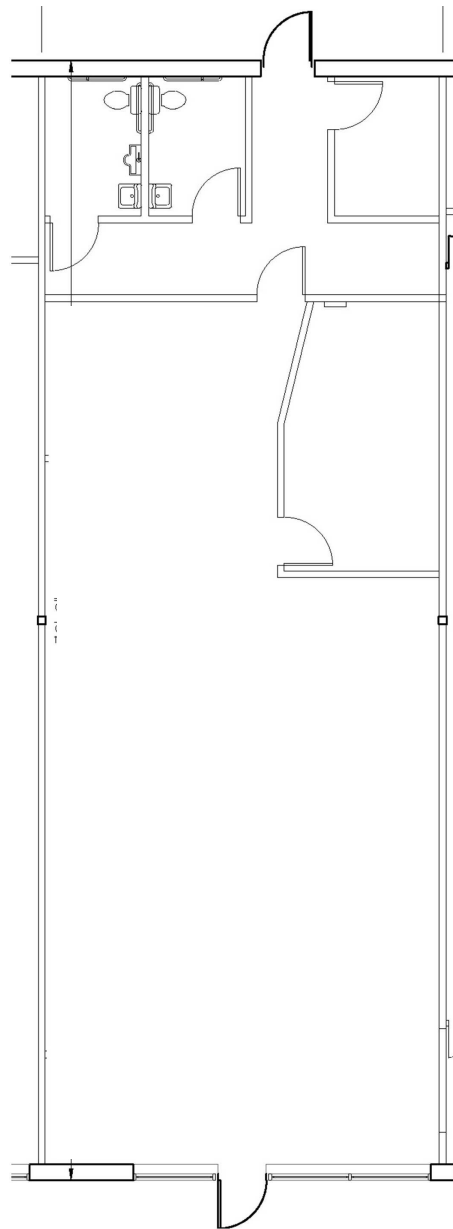
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SUITE 6826: 1,750 SF UP TO 3,105 SF

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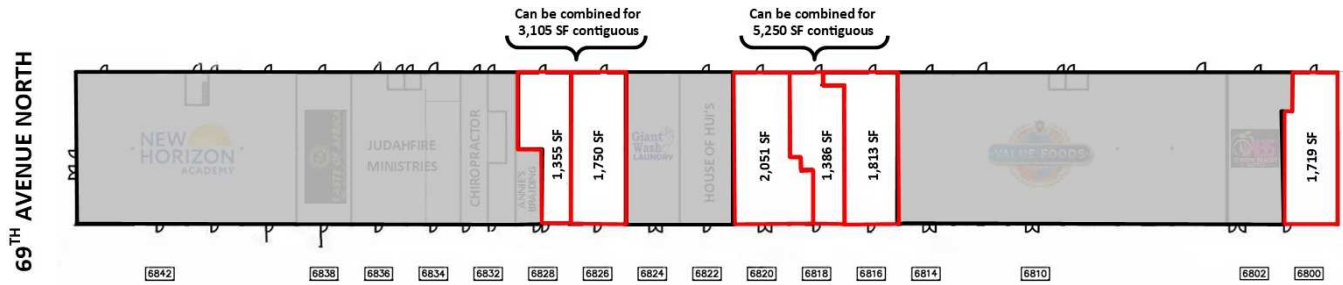
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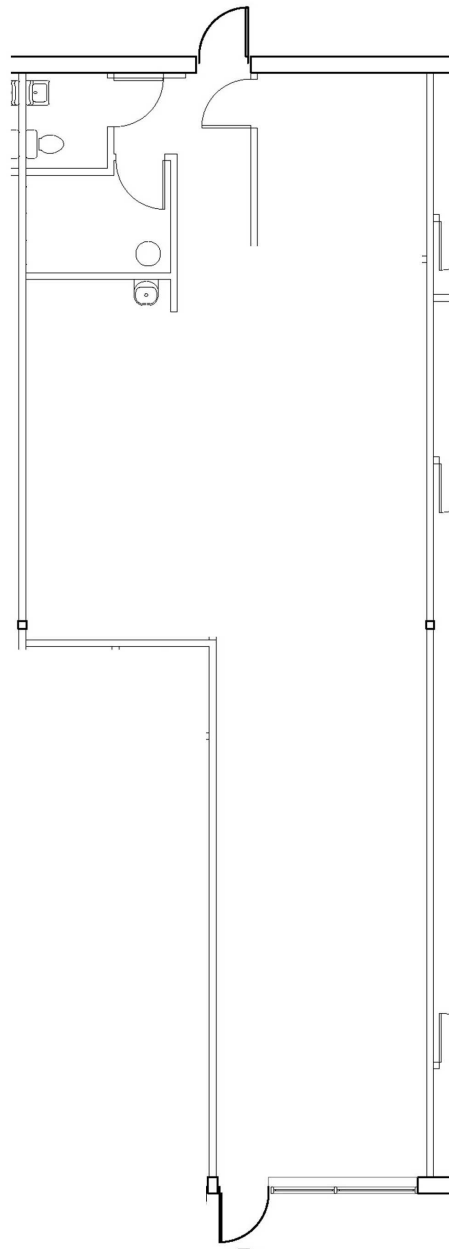
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SUITE 6828-A: 1,355 SF UP TO 3,105 SF

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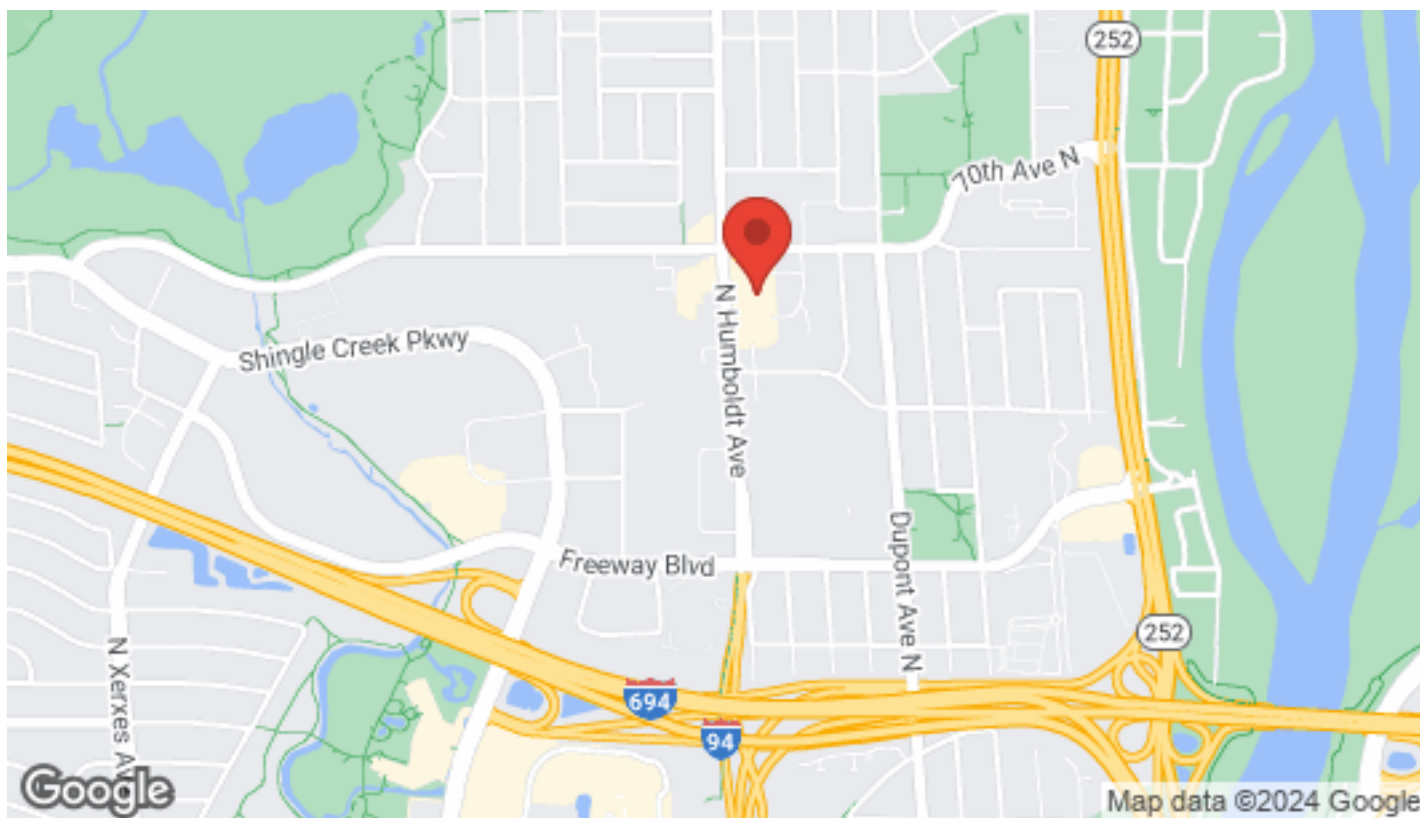
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LOCATION MAPS

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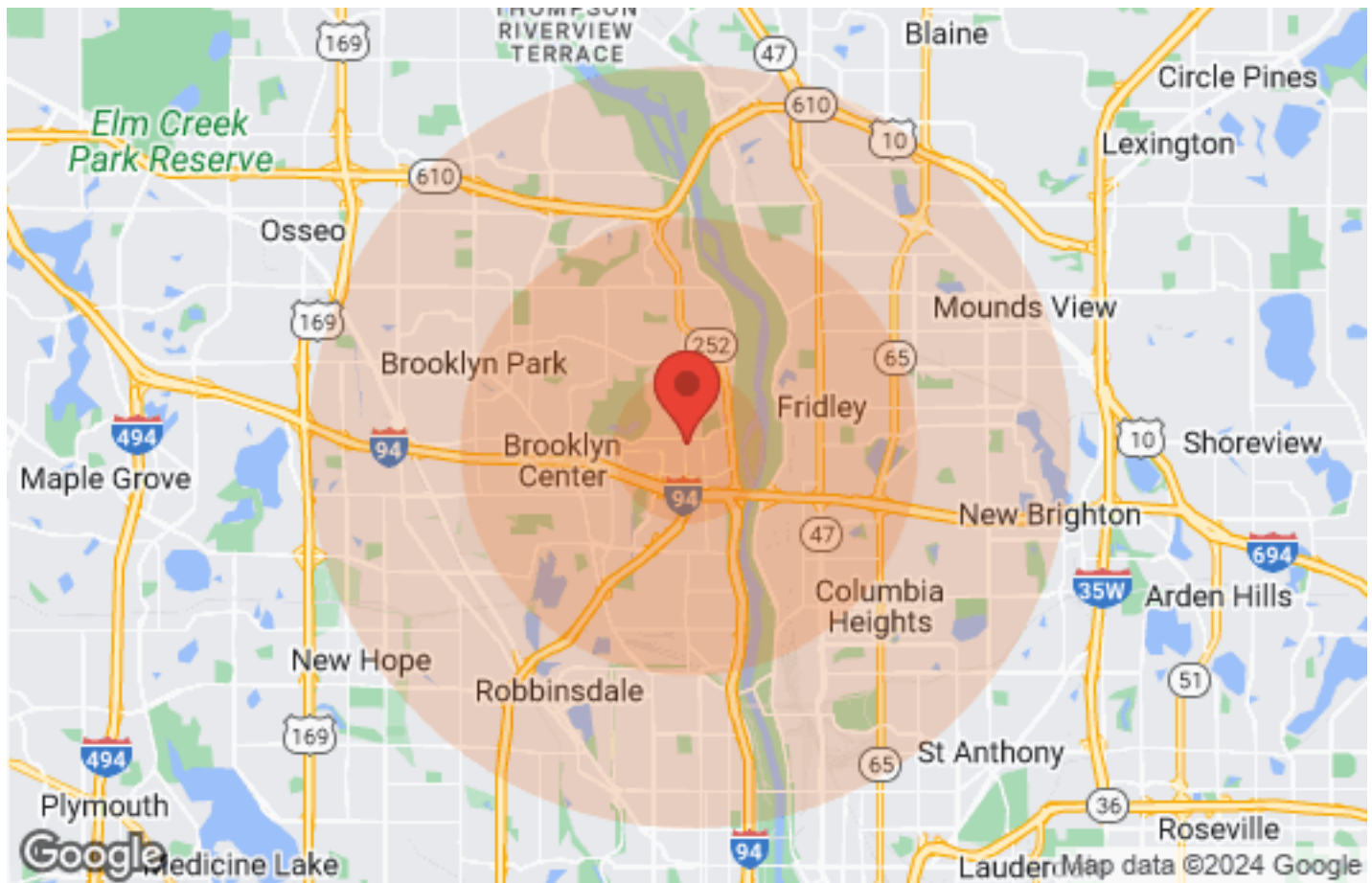
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DEMOGRAPHICS

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| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 5,197 | 52,426 | 143,380 |
| Female | 5,236 | 52,769 | 147,236 |
| Total Population | 10,433 | 105,195 | 290,616 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 2,746 | 24,544 | 65,126 |
| Ages 15-24 | 1,510 | 14,546 | 39,412 |
| Ages 25-54 | 4,123 | 40,144 | 111,064 |
| Ages 55-64 | 1,004 | 11,523 | 32,901 |
| Ages 65+ | 1,050 | 14,438 | 42,113 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$51,494 | \$52,600 | \$52,600 |
| < \$15,000 | 378 | 3,904 | 11,493 |
| \$15,000-\$24,999 | 317 | 3,933 | 11,013 |
| \$25,000-\$34,999 | 559 | 4,401 | 12,254 |
| \$35,000-\$49,999 | 527 | 6,554 | 16,852 |
| \$50,000-\$74,999 | 794 | 8,736 | 23,676 |
| \$75,000-\$99,999 | 680 | 5,784 | 16,250 |
| \$100,000-\$149,999 | 291 | 4,143 | 13,512 |
| \$150,000-\$199,999 | 90 | 1,153 | 3,995 |
| > \$200,000 | 27 | 542 | 1,854 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 3,935 | 42,394 | 119,865 |
| Occupied | 3,686 | 39,689 | 111,742 |
| Owner Occupied | 1,915 | 27,119 | 77,427 |
| Renter Occupied | 1,771 | 12,570 | 34,315 |
| Vacant | 249 | 2,705 | 8,123 |



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