

**FOR LEASE**

# Prime Retail or Office Space for Lease on Hamline and Grand Avenues

**62 HAMLINE AVENUE SOUTH**

Saint Paul, MN 55105

**PRESENTED BY:**

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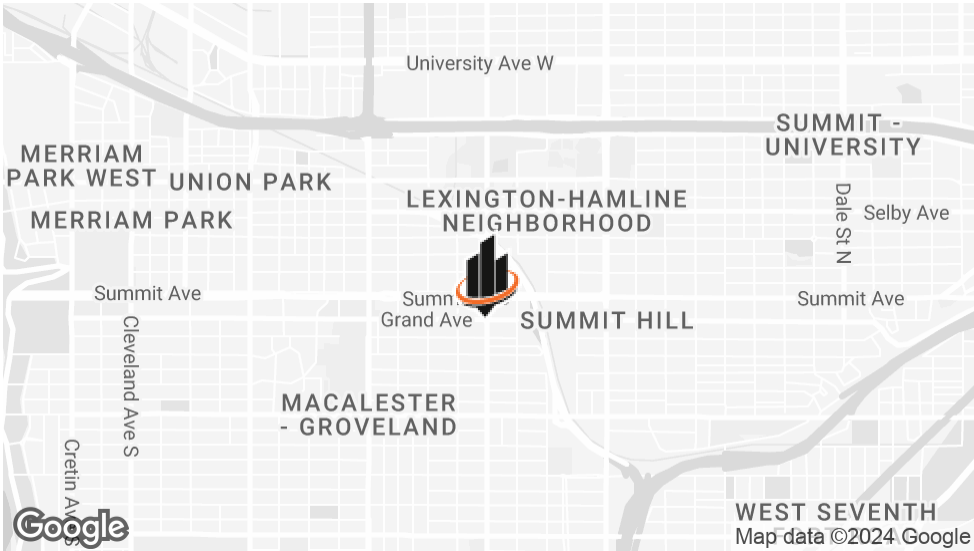
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE (BEFORE UTILITIES AND TRASH):	\$3,000.00 Per Month (Year 1)
LEASE STRUCTURE:	Base Rent + CAM/Tax + Utilities and Trash
AVAILABLE SF (ENTIRE BUILDING):	1,352 SF
ZONING:	B2 - Community Business
VEHICLES PER DAY (VPD):	8,100 VPD (Hamline), 9,821 VPD (Grand)
PROPERTY WEBSITE:	northco.com

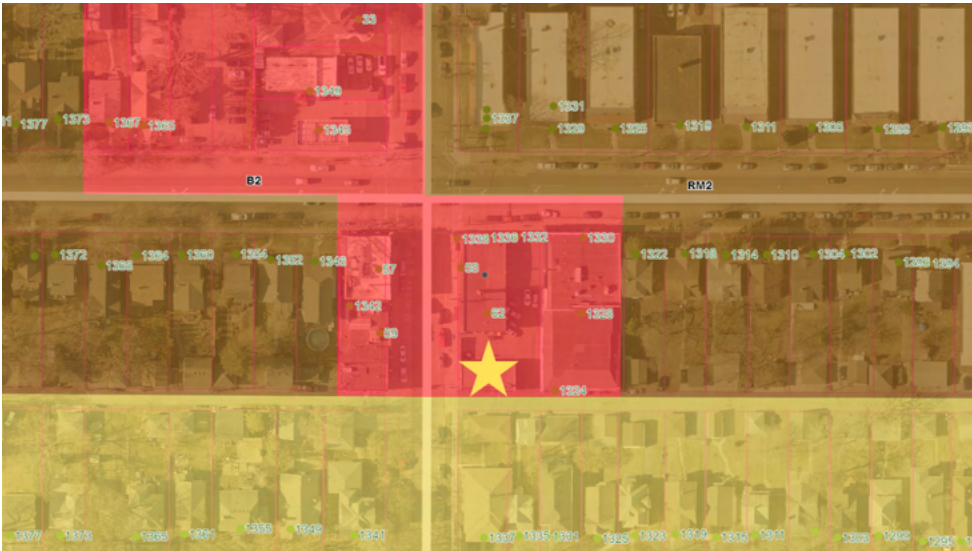
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PROPERTY DESCRIPTION

SVN | Northco is pleased to present for lease 62 Hamline Avenue S in Saint Paul, Minnesota ("Property"). This prime retail suite is near the corner of Grand Avenue and Hamline Avenue, two high traffic streets for both vehicular and pedestrian traffic. Visible signage on Hamline Avenue S, which is visible from a busy metered street corner with 8,100 VPD on Hamline Avenue and 9,821 VPD on Grand Avenue, makes this a very prominent storefront. The Property is a freestanding brick structure encompassing ±1,352 SF, including the office/retail portion with 30 frontage feet on Hamline Ave, and a garage with storage space in the rear. The retail/office space is immaculately furnished with exposed brick, floor to ceiling windows, a wood burning fireplace, and black walnut paneling throughout the interior.

# LOCATION DESCRIPTION & LEASE HIGHLIGHTS



## LOCATION DESCRIPTION

The Property is prominently located on Hamline Avenue near the intersection of Grand Avenue and Hamline in Saint Paul, Minnesota. Grand Avenue is the premiere commercial corridor in the City and is often referred to as "The Heart of Saint Paul", offering a mix of commercial, residential, and entertainment options. Grand Avenue is lined with beautiful historic homes, boutique shops, art galleries, bookstores, and a variety of dining establishments, including cafes, pubs, and fine dining restaurants. Grand Avenue is also home to the annual Grand Old Day festival, which is one of the largest one-day festivals in the Midwest, featuring music, food, and family-friendly activities (brought back after a several year hiatus in 2023). Macalester College, the University of St. Thomas, and Hamline University are all situated nearby, providing vibrant energy to the neighborhood. Across the street from the well-known Green Mill Restaurant, this is a popular pedestrian thoroughfare. This intersection is served by public transportation, as well.

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## LEASE HIGHLIGHTS

- ±1,352 SF of space for lease, with ±676 SF being office or retail space facing Hamline Ave S, and the remainder functioning as enclosed storage and/or a garage space
- Most recently used as an open floorplan office but this is an ideal location for a retail storefront, as well
- Located in a B2 - Community Business zoning district (see map to the left)
- The space can be rented fully-furnished
- Located in close proximity to a very high traffic metered corner for both vehicular and pedestrian traffic (8,100 VPD on Hamline Avenue S and 9,821 VPD on Grand Avenue)
- Located across the street from Green Mill, a very popular local restaurant with high foot traffic
- Prominent signage is available on Hamline Avenue
- Private bathroom
- Separately metered for utilities
- Air conditioning available
- The Hamline/Grand intersection is served by public transportation



## AERIAL MAP



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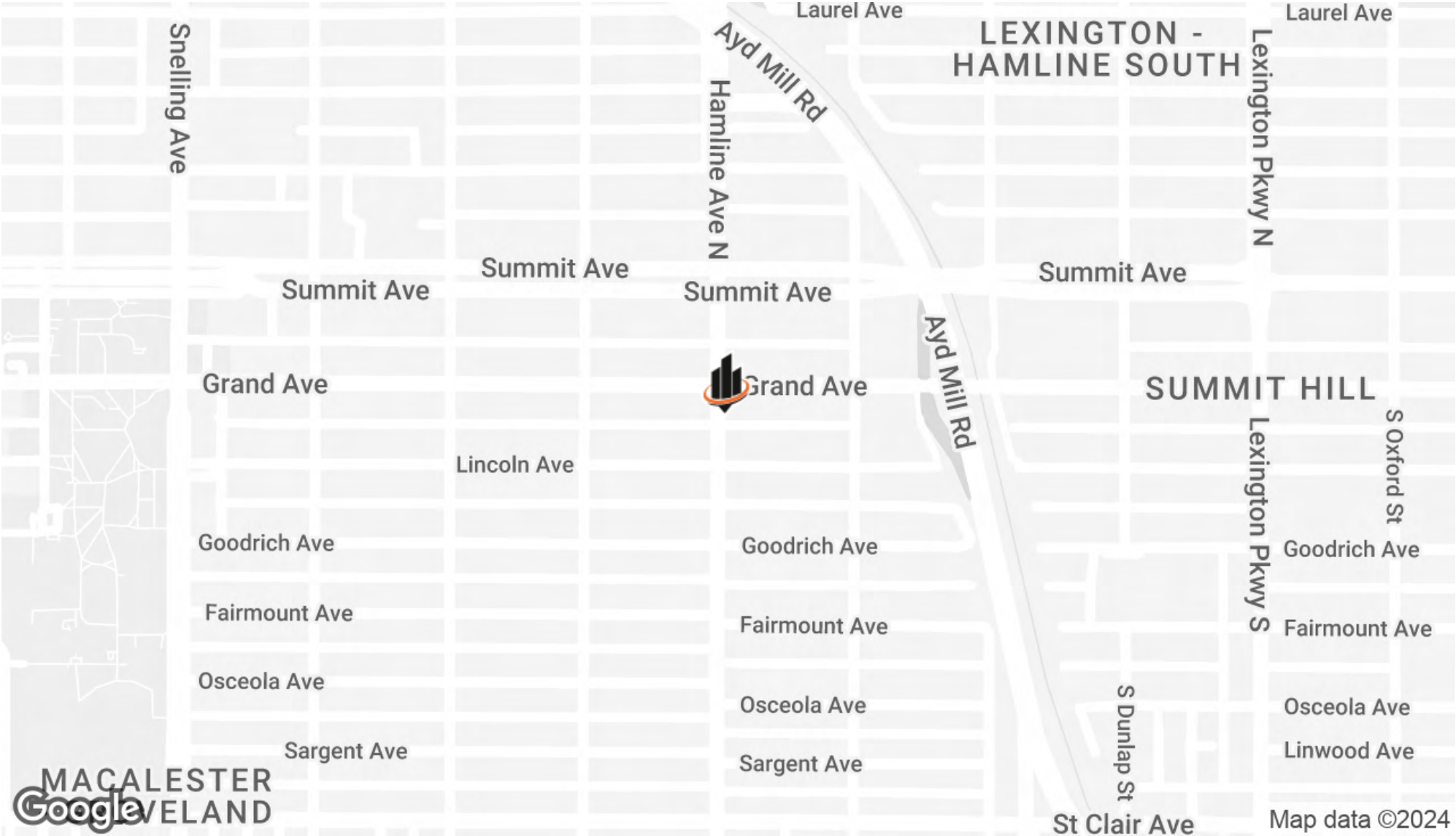
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LOCATION MAP



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## ADDITIONAL PHOTOS



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RETAILER MAP



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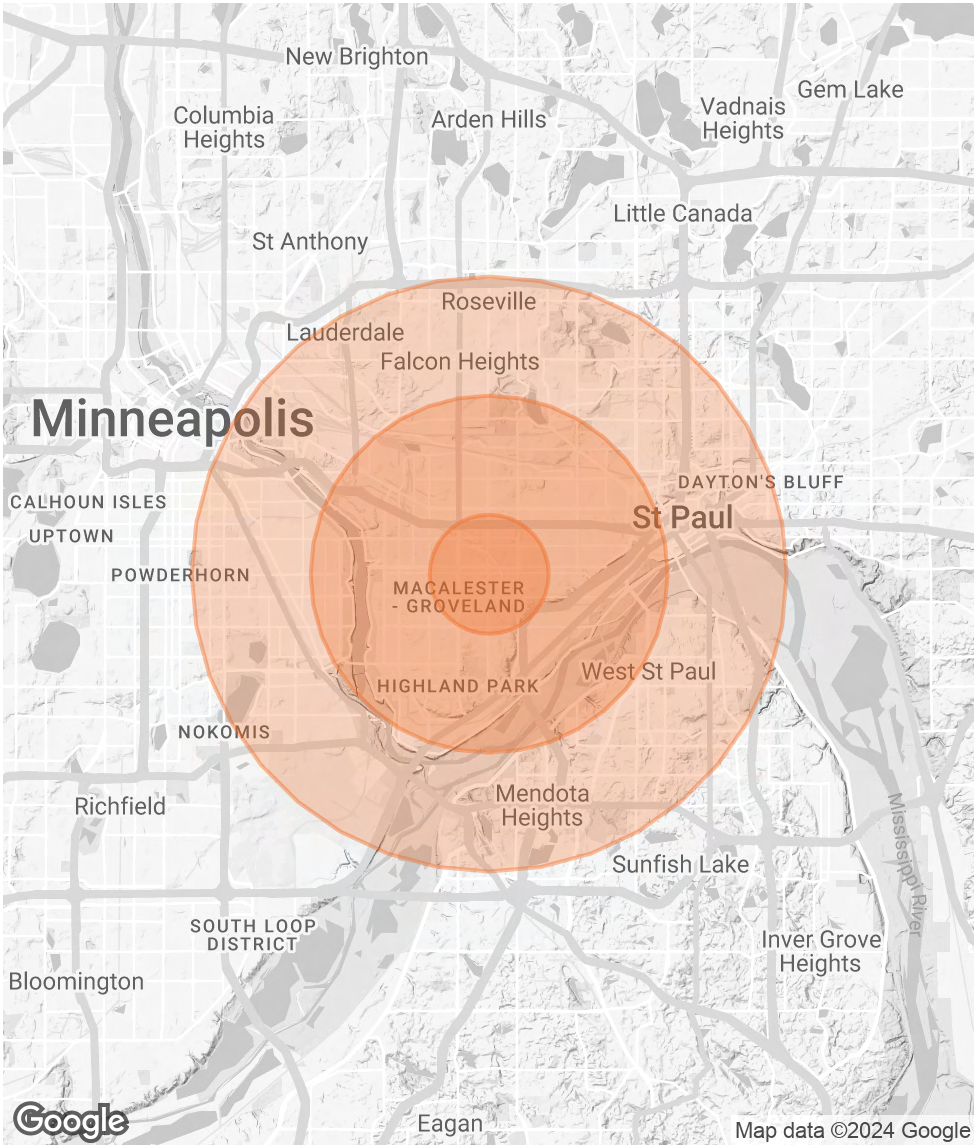


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	23,306	157,103	390,497
AVERAGE AGE	38	39	37
AVERAGE AGE (MALE)	38	38	37
AVERAGE AGE (FEMALE)	39	40	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,951	67,166	159,495
# OF PERSONS PER HH	2.3	2.3	2.4
AVERAGE HH INCOME	\$133,995	\$110,686	\$98,384
AVERAGE HOUSE VALUE	\$478,152	\$417,295	\$381,767

Demographics data derived from AlphaMap



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