

# Retail and Restaurant Space For Lease



**7980 Rose Street, Victoria,  
MN (Victoria Rowe)**

Picture renderings

## 8,873 SF Retail and Restaurant Space.

Excellent visibility and signage placement on Class A retail site on hard corner of Highway 5 and Rose Street.

Will demise the space for smaller units.

Shaft in place for restaurant uses.

High performing area for retail and restaurants due to high incomes and growing population.

125 Residential Units Upstairs.

Frontage/Visibility on Hwy 5, Arboretum Blvd.

Downtown Victoria Commercial.

District Dedicated parking.

Flexible lease terms and negotiable rates.

TI's Available for Buildout.

Well capitalized, local, hands on Landlord.



County	Carver
Asking Rent	\$25-28 psf NNN
Lease Type	NNN
CAM/TAX	\$8.41
Year Built	Q2 2025 Delivery Date Expected
Available SF	8,873 SF
Availability Date	Q2 2025
Tenancy Type	Retail, Restaurants
Parking Spaces	Ample Parking
Sprinklers	Yes
Class	A
Total Floors	Three-and four-story mixed-use apartment building
HWY VPD	HWY 5 / ARBORETUM BLVD. - 14,300 VPD



## Area Tenants

The Victoria Burrow	Ruby's Roost Bakery & Coffee	White Burch House Furniture
Winchester & Rye	Chapter One Books	Vic's Bar and Grill
Floyd's Bar	Tazzie Baby & Child	Roulette's Pizza
The Noble Lion	Nautical Bowls	Old National Bank
The Parlour Salon & Spa	HomeTown Bank	Snap Fitness
Regarding Dentistry	Willa June Fashion	Enki Brewing



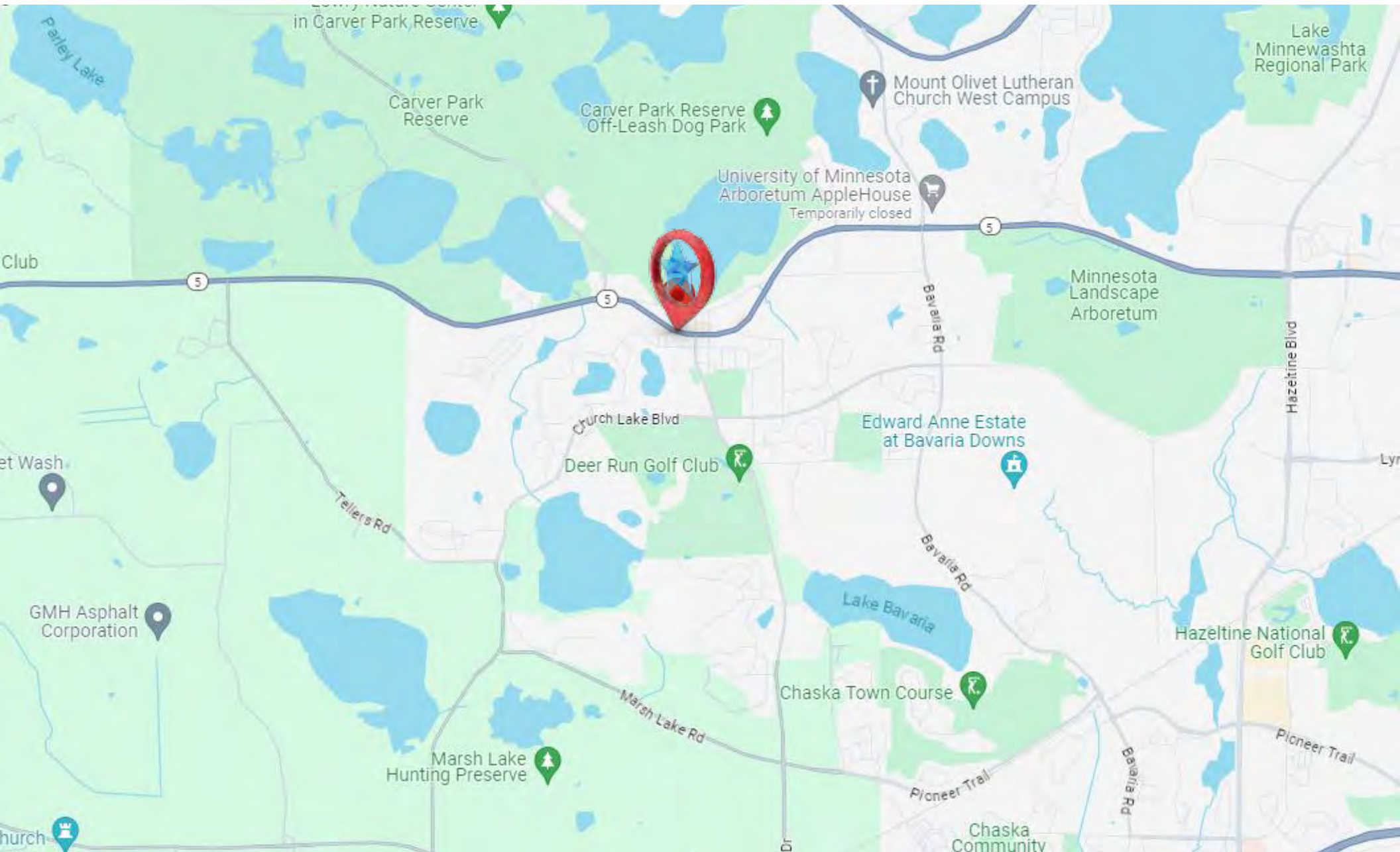
Picture renderings

**Housing**

Owner-occupied housing unit rate, 2018-2022	90.6%
Median value of owner-occupied housing units, 2018-2022	\$534,700
Median selected monthly owner costs -with a mortgage, 2018-2022	\$2,952
Median selected monthly owner costs -with a mortgage, 2018-2022	\$914
Median gross rent, 2018-2022	\$2,588

**Income**

Median household income (in 2022 dollars), 2018-2022	\$179,515
Per capita income in past 12 months (in 2022 dollars), 2018-2022	\$71,237



7401 Bush Lake Rd Edina, MN 55439.



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At Caspian, we strive to provide the best service possible, and our group of talented brokers are enthusiastic about getting the best deal for our clients. Our brokers are specialized in retail, industrial, and office spaces and know the local market conditions needed to negotiate the best terms for our clients.

Our client relationships are the most important part of our business. Through consistent communication and updates, we ensure that our clients are always aware of what is going on and are in front of the transaction.



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