

Mike Salmen

Managing Principal

(612) 840 1978

mike.salmen@transwestern.com

Drew Yeager

Analyst

(612) 746 1164

drewyeager@transwestern.com

GRAND AVE DEVELOPMENT OPPORTUNITY

The Offering

Transwestern is pleased to offer a unique redevelopment opportunity located in the heart of St. Paul's most vibrant retail and residential area. Located at the bustling intersection of Grand and Fairview Avenues, this property is ideally situated in a highly populated residential area and proximate to several prestigious colleges and universities. The site is also served by strong retail amenities and sits on St. Paul's busiest retail corridor. Grand Avenue has seen immense redevelopment over the past several years and continues to mix its historic feel with newly constructed apartments and redevelopments. Developers of the subject property will benefit from the success of surrounding projects and can capitalize on an expanding population and strong household incomes to ensure a profitable project. Further, the existing owner would potentially be interested in anchoring a new development with its reputable retail establishment on the first floor.

Property Overview

The property consists of three contiguous parcels measuring a combined 0.7 acres and is currently improved with three separate retail buildings. All three parcels are zoned traditional neighborhood and guided for multi-optional development by the City of St. Paul.



1818 GRAND AVE

PID: 042823420037
Current Use: Storefront Retail
Acres: 0.18 Acres
Zoning: T2 Traditional Neighborhood
Future Land Use Plan: Multi-Optional Development



1808 GRAND AVE

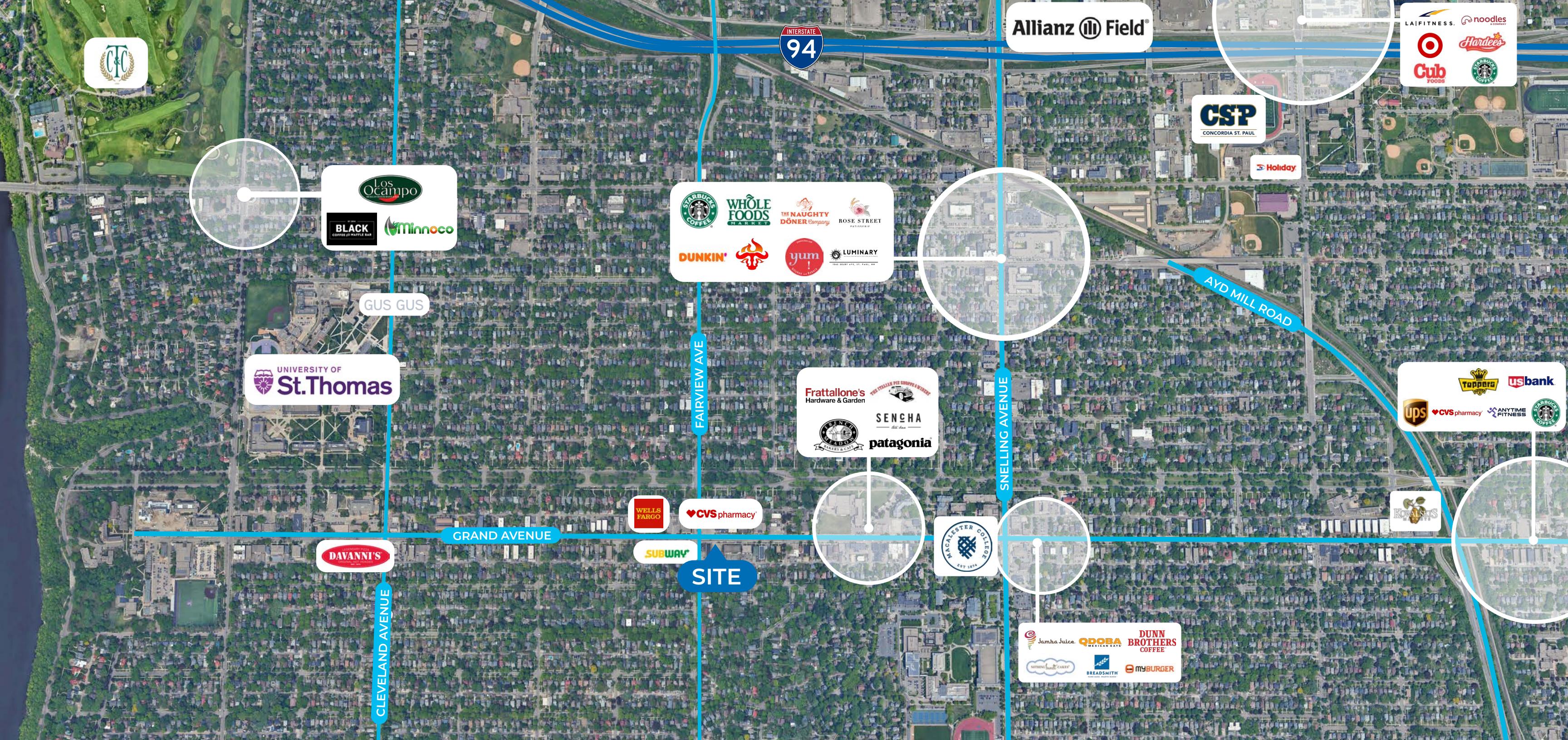
PID: 042823420036
Current Use: Storefront Retail
Acres: 0.17 Acres
Zoning: T2 Traditional Neighborhood
Future Land Use Plan: Multi-Optional Development



1800 GRAND AVE

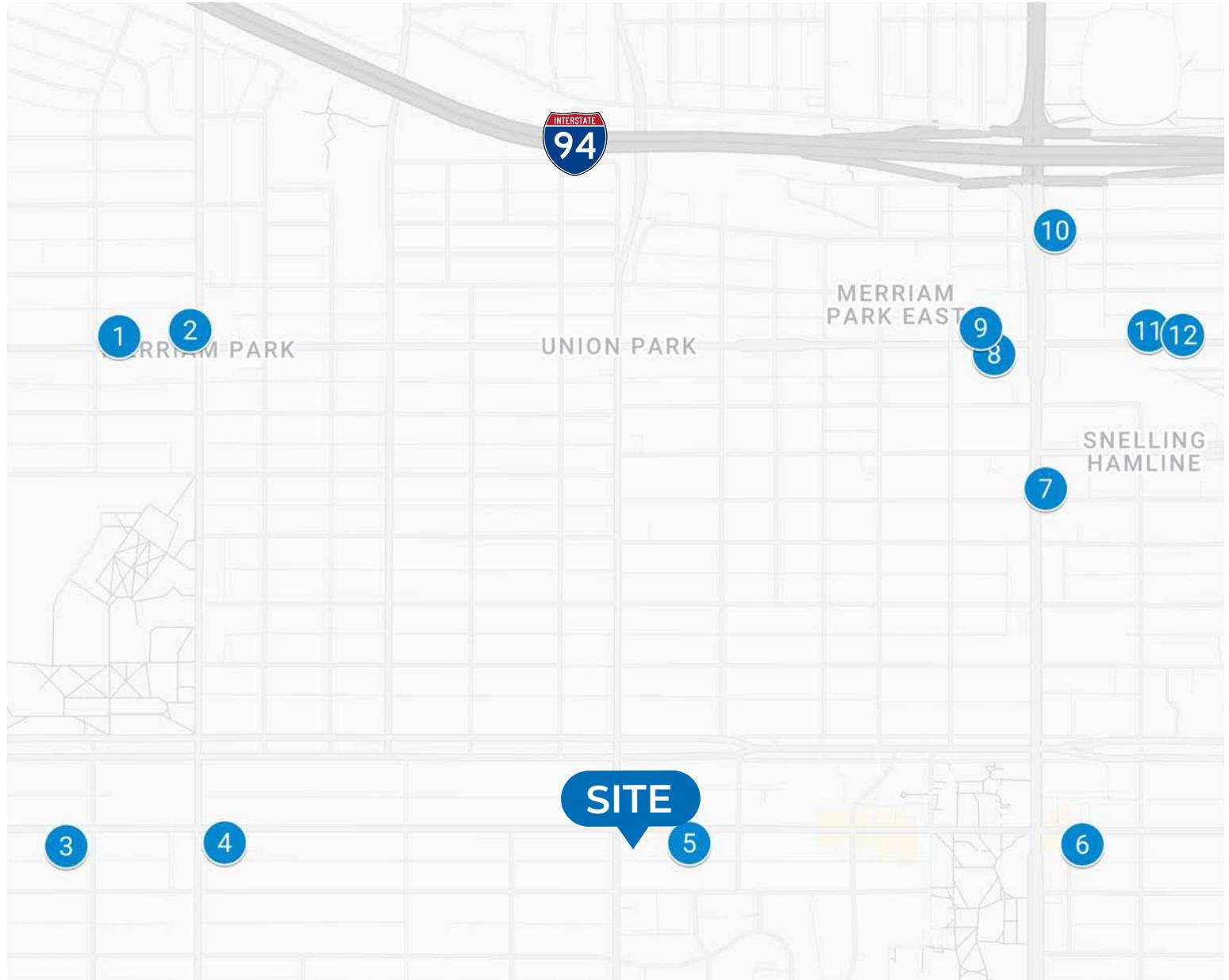
PID: 042823420035
Current Use: Storefront Retail
Acres: 0.35 Acres
Zoning: T2 Traditional Neighborhood
Future Land Use Plan: Multi-Optional Development





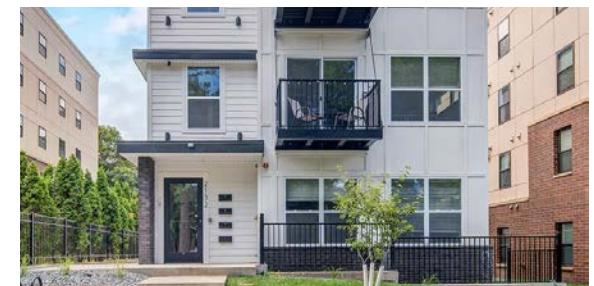
ST, PAUL, MN

New Area Developments (Multifamily)



ST, PAUL, MN

New Area Developments (Multifamily)



1. Marshall Lofts

Address	2105 Marshall Ave St. Paul, MN
# of Units	59
Year Built	2022
Land Area	0.80 Acres

2. The Lucy

Address	2063 Marshall Ave St. Paul, MN
# of Units	38
Year Built	2022
Land Area	0.42 Acres

3. The Luxe

Address	2132 Grand Ave St. Paul, MN
# of Units	4
Year Built	2022
Land Area	0.14 Acres

4. 2044 Grand Ave

Address	2044 Grand Ave St. Paul, MN
# of Units	5
Year Built	2020
Land Area	0.17 Acres

New Area Developments (Multifamily)



5. The Quinn on Grand

Address	1770 Grand Ave St. Paul, MN
# of Units	23
Year Built	2023
Land Area	0.36 Acres



6. 1554 Grand

Address	1554 Grand Ave St. Paul, MN
# of Units	5
Year Built	2021
Land Area	0.17 Acres



7. Harper Apartments

Address	150 Snelling Ave St. Paul, MN
# of Units	163
Year Built	2020
Land Area	1.23 Acres



8. Marshall Avenue Flats

Address	1606 Marshall Ave St. Paul, MN
# of Units	98
Year Built	2025
Land Area	1.91 Acres

New Area Developments (Multifamily)



9. The Chambers Apartment on Marshall

Address	1611 Marshall Ave St. Paul, MN
# of Units	8
Year Built	2020
Land Area	0.20 Acres



10. Liffey on Snelling

Address	304 Snelling Ave N St. Paul, MN
# of Units	89
Year Built	2022
Land Area	0.51 Acres



11. Montgomery Place

Address	1515-1525 Marshall Ave St. Paul, MN
# of Units	24
Year Built	2023
Land Area	0.32 Acres

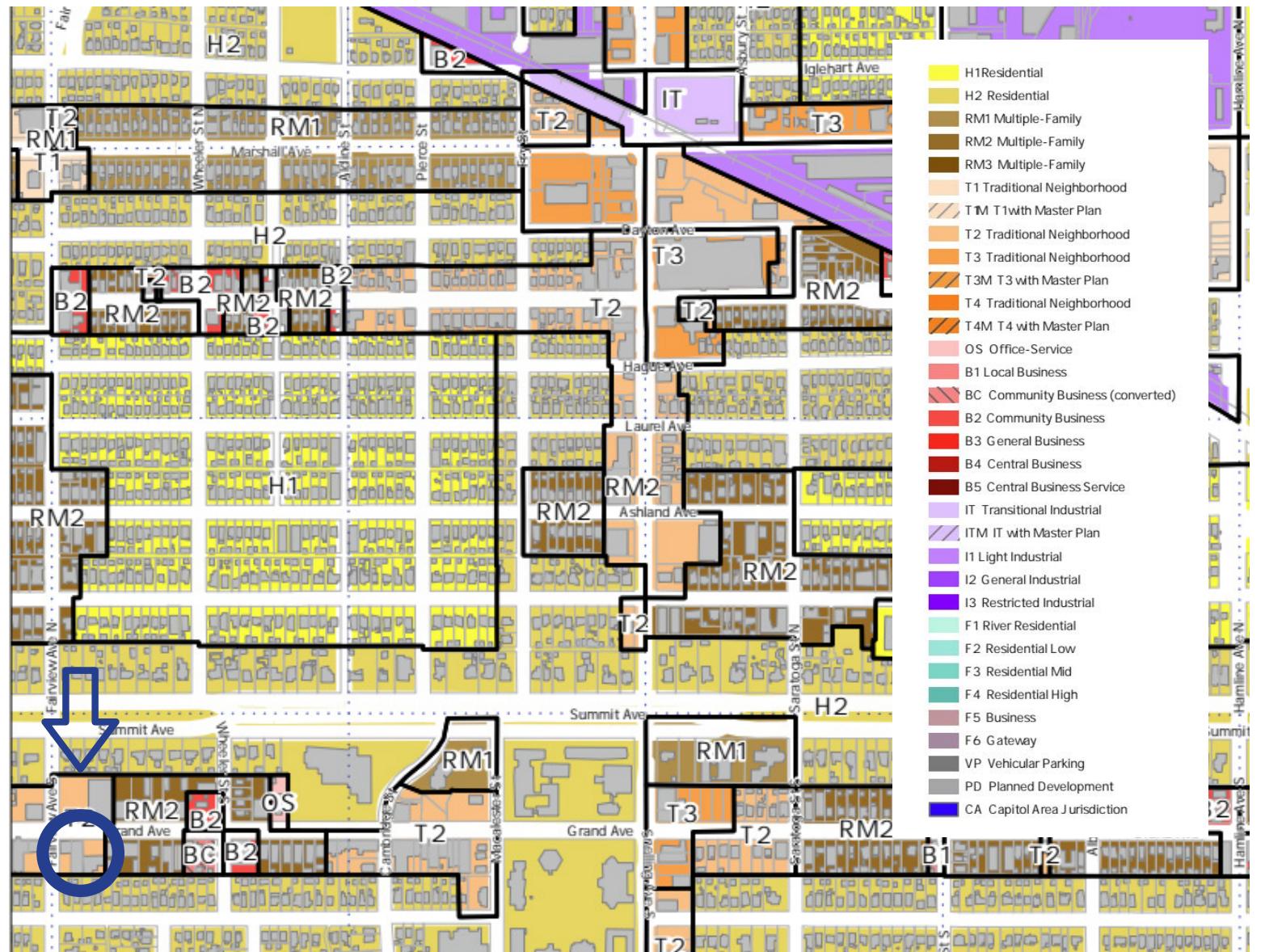


12. Gradient Apartments

Address	1509 Marshall Ave St. Paul, MN
# of Units	60
Year Built	2023
Land Area	0.53 Acres

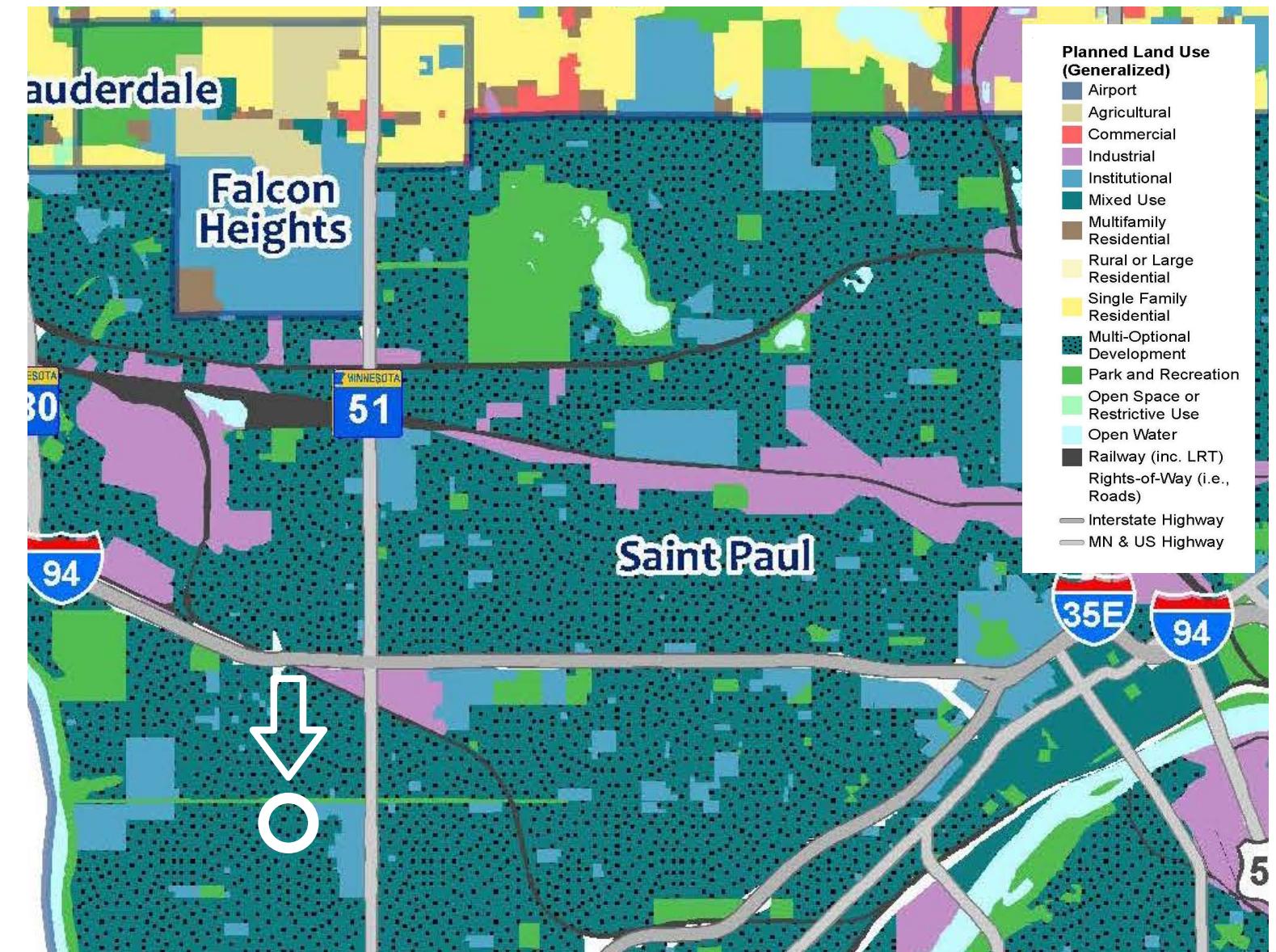
Zoning

T2 - Traditional Neighborhood



Future Land Use

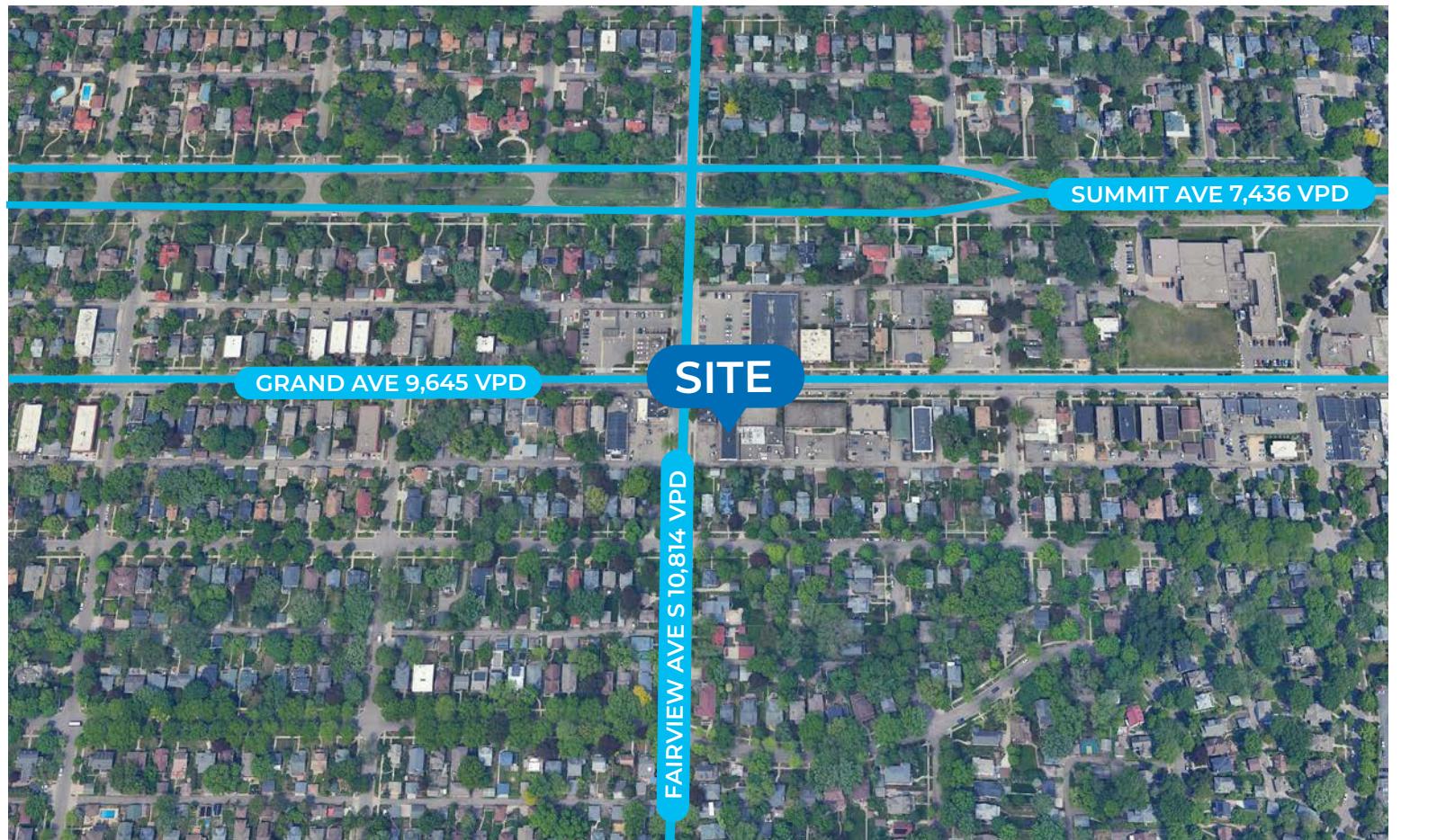
Multi - Optional Development



ST. PAUL, MN

Location & Proximity

The area surrounding Grand Avenue in Saint Paul is a vibrant, walkable neighborhood known for its historic charm, tree-lined streets, and strong sense of community. Grand Avenue itself is a lively corridor filled with local cafes, boutiques, restaurants and essential services, creating a small-town feel within the larger city of St. Paul. Surrounded by well-established neighborhoods like Macalester-Groveland and Summit Hill, the area is also home to several prestigious colleges, including Macalester College, Hamline University, St. Catherine University and the University of St. Thomas. With beautiful architecture, access to parks and trails and excellent connectivity to the rest of the Twin Cities, the Grand Avenue area offers a highly attractive setting in the heart of Saint Paul.



DEMOGRAPHICS



Population

1-MILE	3-MILE	5-MILE
27,712	173,773	431,002



Average Household Income

1-MILE	3-MILE	5-MILE
\$143,185	\$116,265	\$106,943



Population With Bachelor's or Higher

1-MILE	3-MILE	5-MILE
74.2%	61.3%	53.9%



Median Age

1-MILE	3-MILE	5-MILE
30.7	35.6	33.9



THINKING BEYOND THE OBVIOUS



Capital Markets & Asset Strategies



Mike Salmen

Managing Principal
(612) 840-1978

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Drew Yeager

Analyst
(612) 746-1164
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