



Former Burger King

455 S. Robert Street
Saint Paul, Minnesota 55107

- Located on busy intersection of S. Robert Street and Cesar Chavez Street.
- One of the only restaurant properties on the West Side, with drive-thru capabilities.
- Extremely densely populated area of Saint Paul, MN.
- T2—Traditional Neighborhood Zoning District, allows for a wide range of commercial uses. See separate Zoning Section within this marketing package.

FOR SALE

Restaurant Property with Drive-Thru

Prominent West Side St. Paul Location



Exclusively Offered By:

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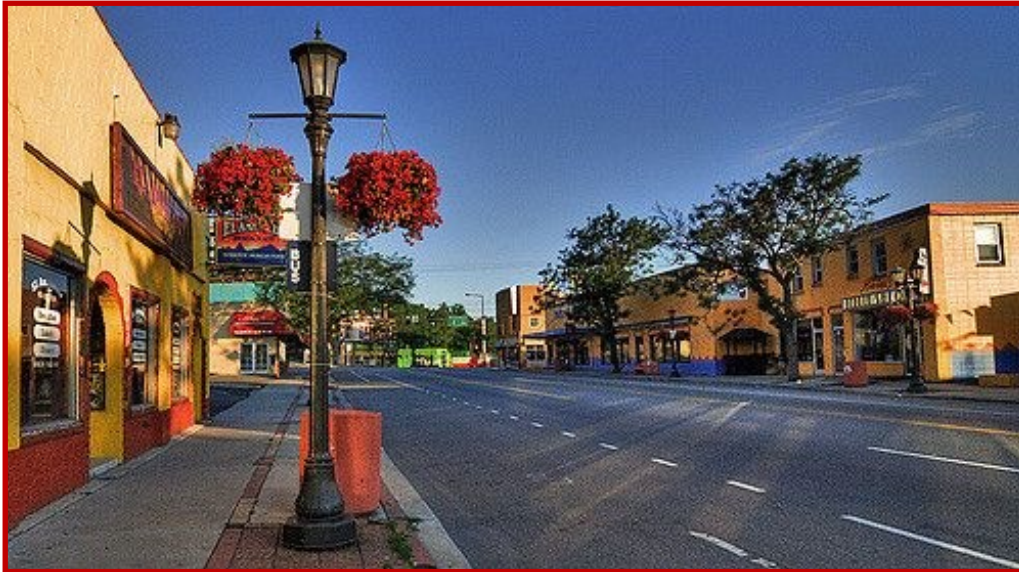
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455 South Robert Street
Purchase Price: \$900,000



The West Side

Home to Saint Paul's most active Latino community, Saint Paul's West Side is filled with fantastic restaurants and the best river views in town.

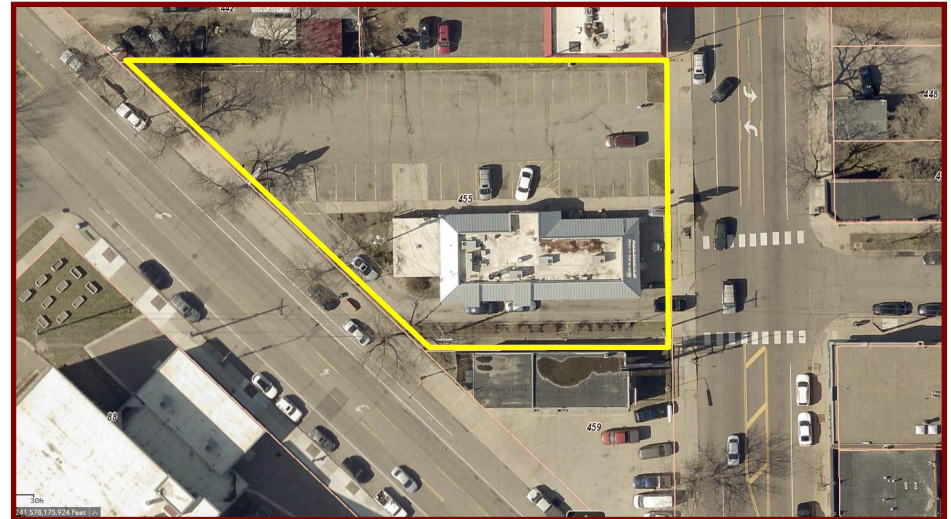
Across the Mississippi River from Downtown Saint Paul, the West Side is known for long-established Mexican eateries in the vibrant District del Sol, which hosts exuberant annual Cinco de Mayo celebrations. Sightseeing cruises depart from riverside Harriet Island Regional Park, site of regular summer events. At nearby Wabasha Street Caves, visitors can tour limestone caverns used by Prohibition-era gangsters.

After the destruction of commercial buildings on the flats in the early 1960s, the intersections of Concord with State and Robert Streets became the retail center of the West Side. It also became progressively more Mexican. Some businesses, such as El Burrito Mercado and Boca Chica Restaurant, have prospered long enough to become city landmarks and have paved the way for the many other "mom and pop" restaurants, bakeries, and shops along the corridor.

Other old-time neighborhood landmarks include Our Lady of Guadalupe Church (Concord and Highway 52) and Neighborhood House, the once humble settlement house for Eastern European Jews, transformed now into the magnificent new Wellstone Center. The church and Neighborhood House have been instrumental in holding the social and spiritual community together over the years.

The Property: Salient Facts

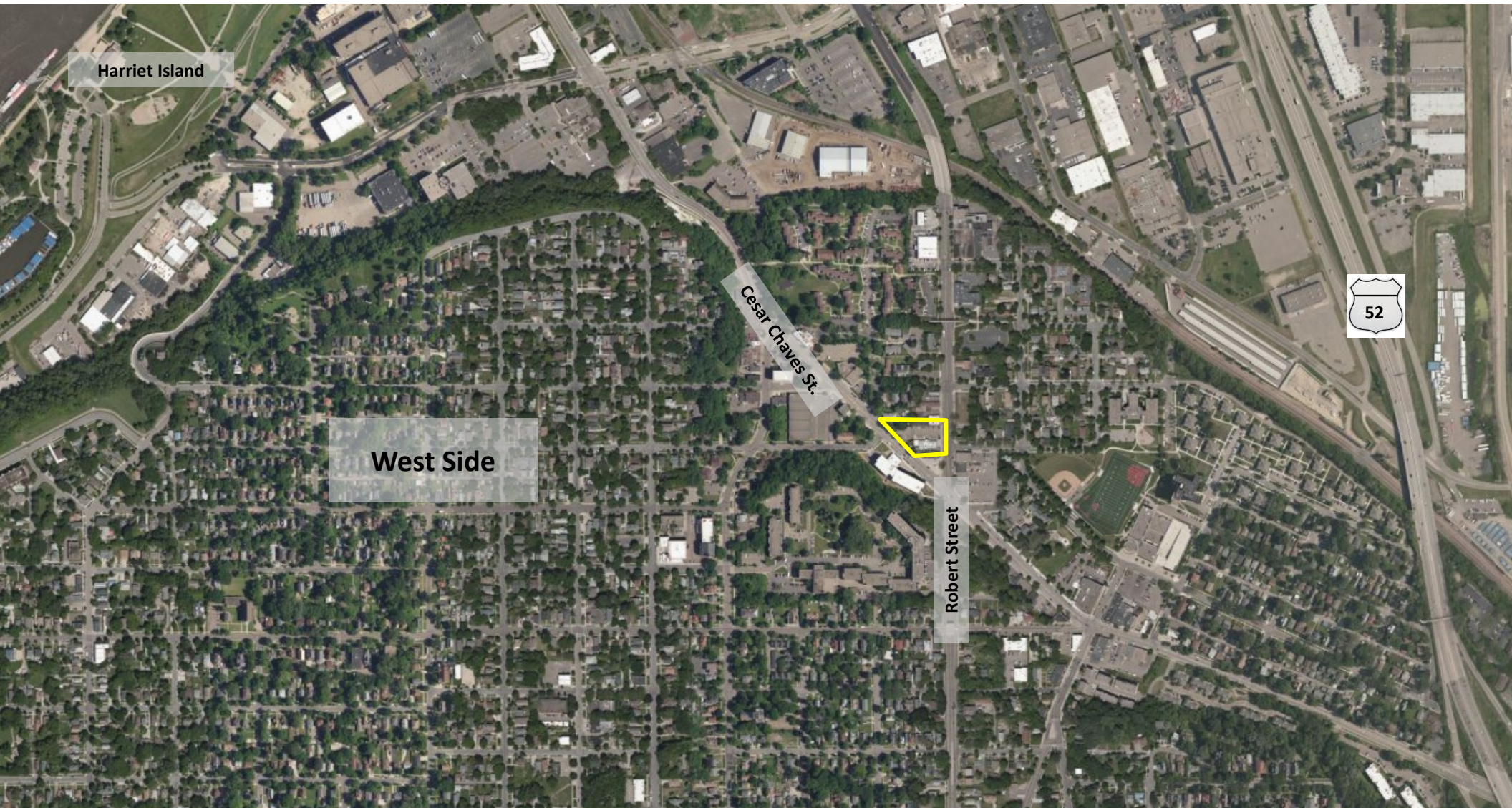
455 South Robert Street, Saint Paul, MN 55107	
ASKING PRICE:	\$900,000
PID #:	08-28-22-22-0094
LEGAL DESCRIPTION:	WEST ST PAUL BLOCKS 1-99 SUBJ TO CONCORD ST & ALL OF VAC...7 & ALL OF LOTS 5 & 6 BLOCK 51
LEGAL ADDRESS:	455 Robert Street S
YEAR BUILT:	1988
LAND AREA:	0.624 acres or 27,181 SF
GROSS BLD AREA:	3,767 square feet
PREVIOUS USE:	Burger King Restaurant
ZONING:	T-2, Traditional Neighborhood (See Zoning Info in later section)
PARKING:	Private Parking Lot with 41 striped stalls.
2023 REAL ESTATE TAXES PAYABLE:	\$32,818.00
SIGNAGE:	Two Existing Pylon Signs (Robert St and Cesar Chaves) Bldg. Signage



The Property: Aerial Photo



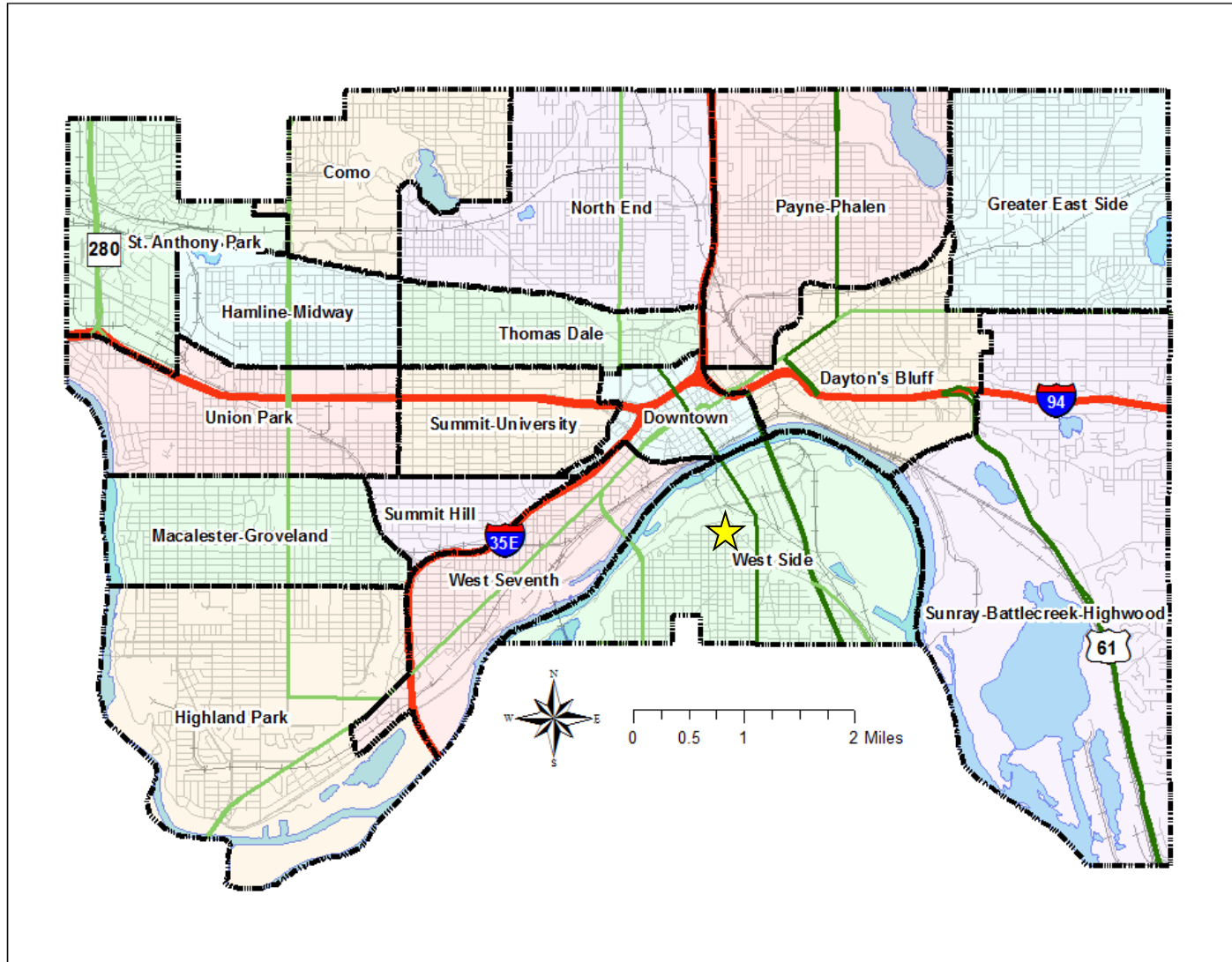
The Property: Aerial Photo



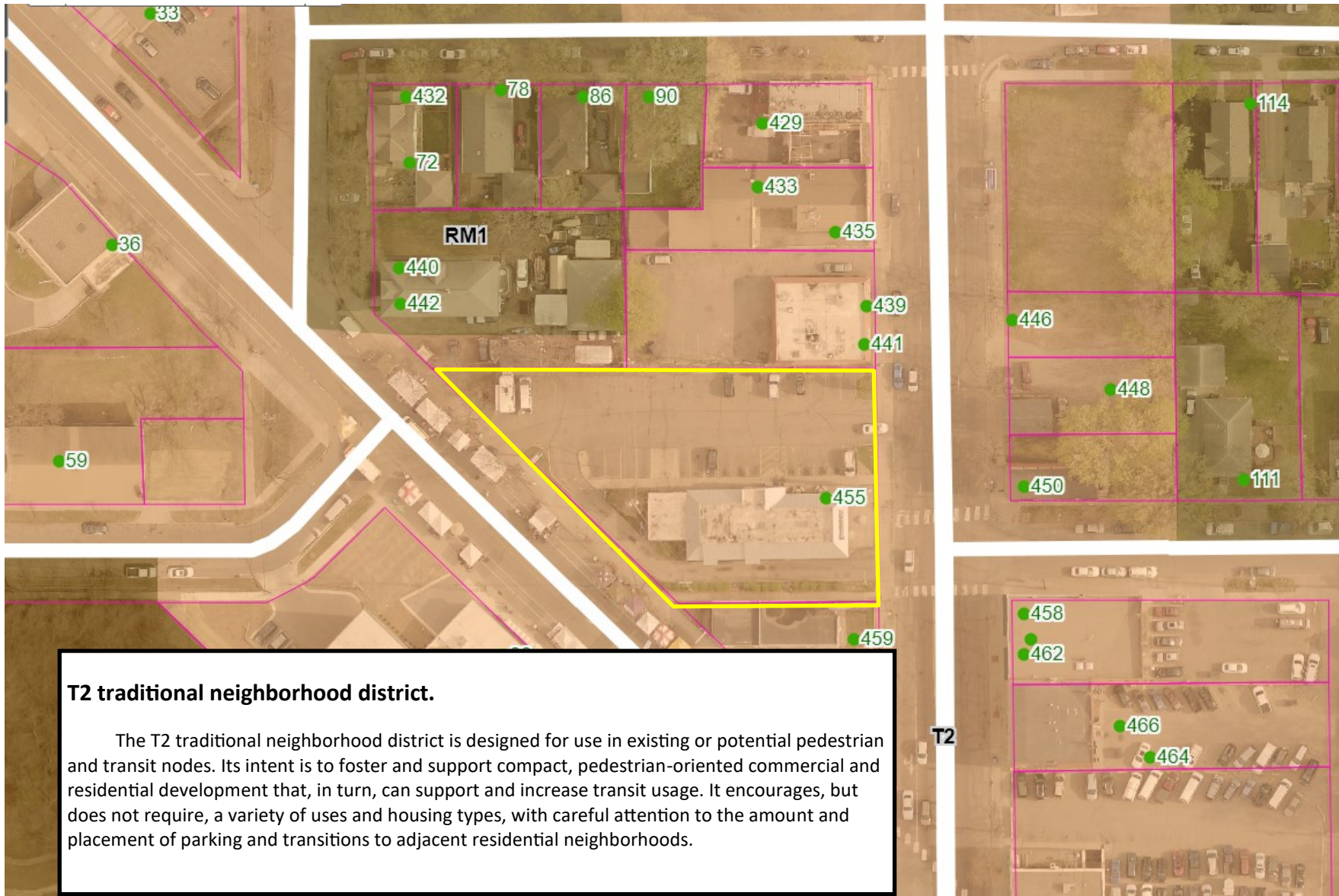
The Property: Bird's Eye Photo



The Location: Maps



The Location: Zoning Map and Definition



The Location: Demographics

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 455 Robert St S, St. Paul, MN 55107-2217

CITY, STATE

St. Paul, MN

POPULATION

146,990

AVG. HHSIZE

2.57

MEDIAN HH INCOME

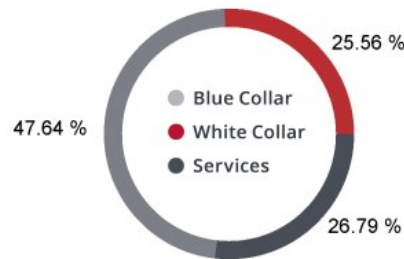
\$51,435

HOME OWNERSHIP

Renters: **29,193**

Owners: **29,759**

EMPLOYMENT



46.87 %

Employed

2.49 %

Unemployed

EDUCATION

High School Grad: **28.74 %**

Some College: **21.66 %**

Associates: **7.34 %**

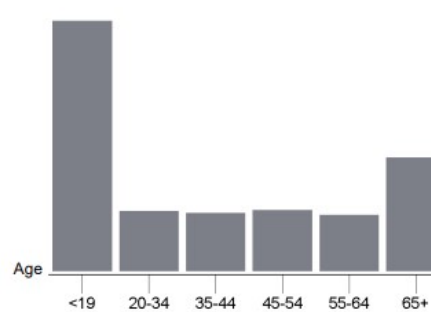
Bachelors: **25.90 %**

GENDER & AGE

49.23 %



50.77 %



RACE & ETHNICITY

White: **49.71 %**

Asian: **3.26 %**

Native American: **0.20 %**

Pacific Islanders: **0.02 %**

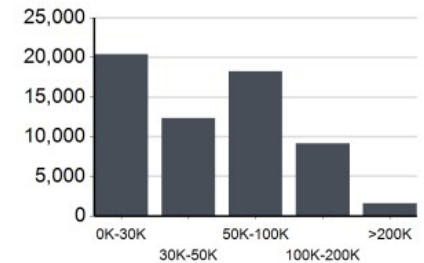
African-American: **7.21 %**

Hispanic: **24.50 %**

Two or More Races: **15.09 %**



INCOME BY HOUSEHOLD



HH SPENDING



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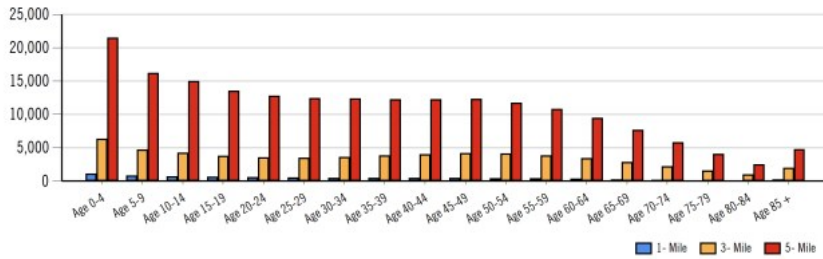


The Location: Demographics

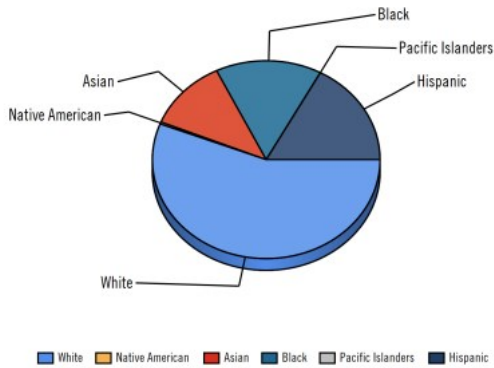
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Population by Distance and Age (2020)



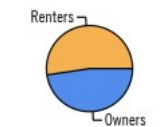
Ethnicity within 5 miles



Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	3,629	270	4.90 %
3-Mile	30,288	1,640	4.11 %
5-Mile	91,591	5,009	4.62 %

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Moody's ANALYTICS | Catlyst

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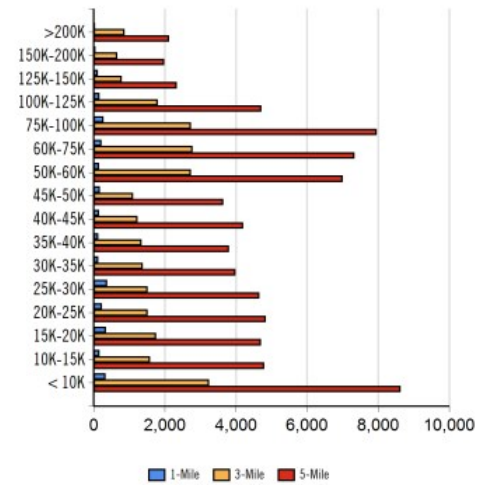
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	5	5	299	423	67	381	138	64	269	881	548	120	294
3-Mile	243	71	1,406	3,123	795	3,471	1,252	1,036	2,851	7,273	3,118	1,697	1,983
5-Mile	868	211	4,341	10,848	2,424	10,360	3,709	2,554	9,426	21,683	9,040	4,385	6,430

Household Income



Radius	Median Household Income
1-Mile	\$39,873.00
3-Mile	\$49,969.40
5-Mile	\$49,857.83

Radius	Average Household Income
1-Mile	\$50,534.50
3-Mile	\$59,062.24
5-Mile	\$57,817.21

Radius	Aggregate Household Income
1-Mile	\$139,293,095.20
3-Mile	\$1,566,207,231.77
5-Mile	\$4,337,835,935.09

Education

	1-Mile	3-mile	5-mile
Pop > 25	4,630	40,545	118,639
High School Grad	1,284	10,803	32,958
Some College	966	8,378	24,806
Associates	242	2,653	7,726
Bachelors	735	7,376	19,054
Masters	113	1,982	5,998
Prof. Degree	79	1,137	3,017
Doctorate	45	422	1,239

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	51 %	60 %	59 %
Teen's	85 %	75 %	92 %
Expensive Homes	0 %	7 %	8 %
Mobile Homes	0 %	2 %	3 %
New Homes	6 %	14 %	16 %
New Households	85 %	90 %	94 %
Military Households	0 %	1 %	9 %
Households with 4+ Cars	59 %	46 %	56 %
Public Transportation Users	114 %	146 %	157 %
Young Wealthy Households	0 %	14 %	26 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.