

# 1246 University Avenue W

St. Paul, MN 55104

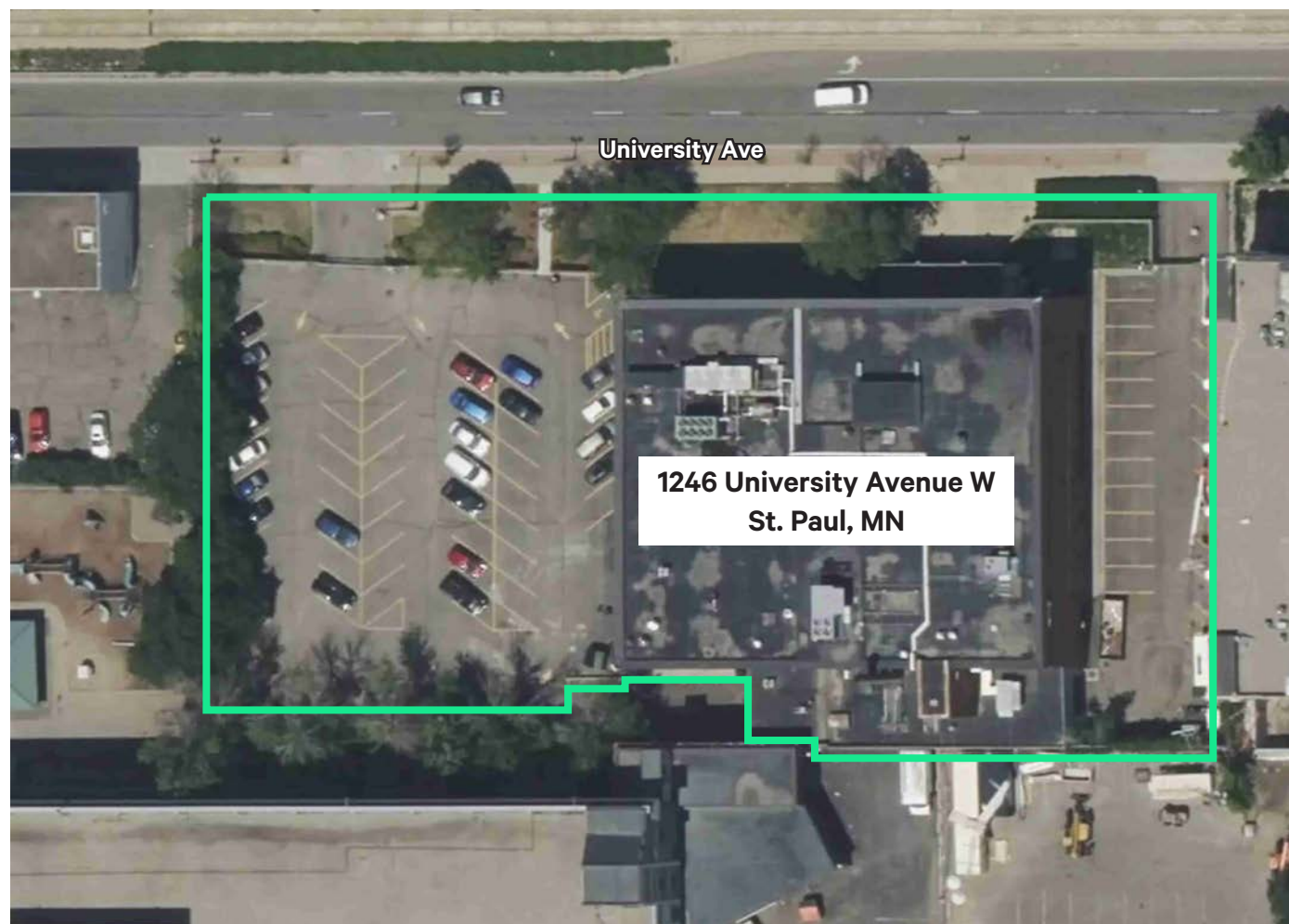
77,517 SF Available



## 1246 Univerisy Avenue W

St. Paul, MN 55104

For Sale



## Property Overview

- + Former Nuway site. Prior to that: BCA/State of MN
- + \$4,995,000 offering price (\$65.44/sf)
- + 77,517sf gross per Ramsey County
- + 1929 Built then renovated multiple times
- + Surface parking lot on either side of the property with 78 stalls
- + Four floors. No lower level. Two elevators. Three stairwells
- + Two drive in garage total stalls estimated 3. Used more for equipment storage.
- + Diesel back-up generator. Fiber at building
- + Partially sprinklered. Boiler replaced 2019
- + In patient rehabilitation center. Studs are up, bathrooms are roughed in"
- + Ceiling heights: 10.5-12 feet
- + 355 feet along University Ave. 191 feet deep. 1.561 acres
- + Zoning is T-4 Traditional Neighborhood. Construction type IIA; Occupancy Classification: Institutional I-1 Condition 2
- + In Opportunity Zone
- + Near Lexington Station and Hamline Station (light rail), Super Target, Allianz Stadium. Good visibility on University Avenue
- + New residential housing projects next door and in the neighborhood (Twelve 22 Apartments; The Nine at Lexington Station; Hamline Station; Etc)
- + PID: 34-29-23-42-0002.
- + Seller: Nuway 1246 LLC. Non-profit owned
- + Large training rooms. Numerous conference rooms. Breakrooms
- + Was previously multi-tenant
- + Floors 1-3 move in condition office space
- + Near parks, schools, retail, restaurants, bus stops, other nonprofit headquarters, etc.
- + Signage opportunities
- + Buyer agents welcome
- + 14 existing restrooms on floors 1-3 plus additional planned on 4th floor
- + Capital spend on building: \$2M
- + Designed for 42 beds on 4th floor plus expansion space

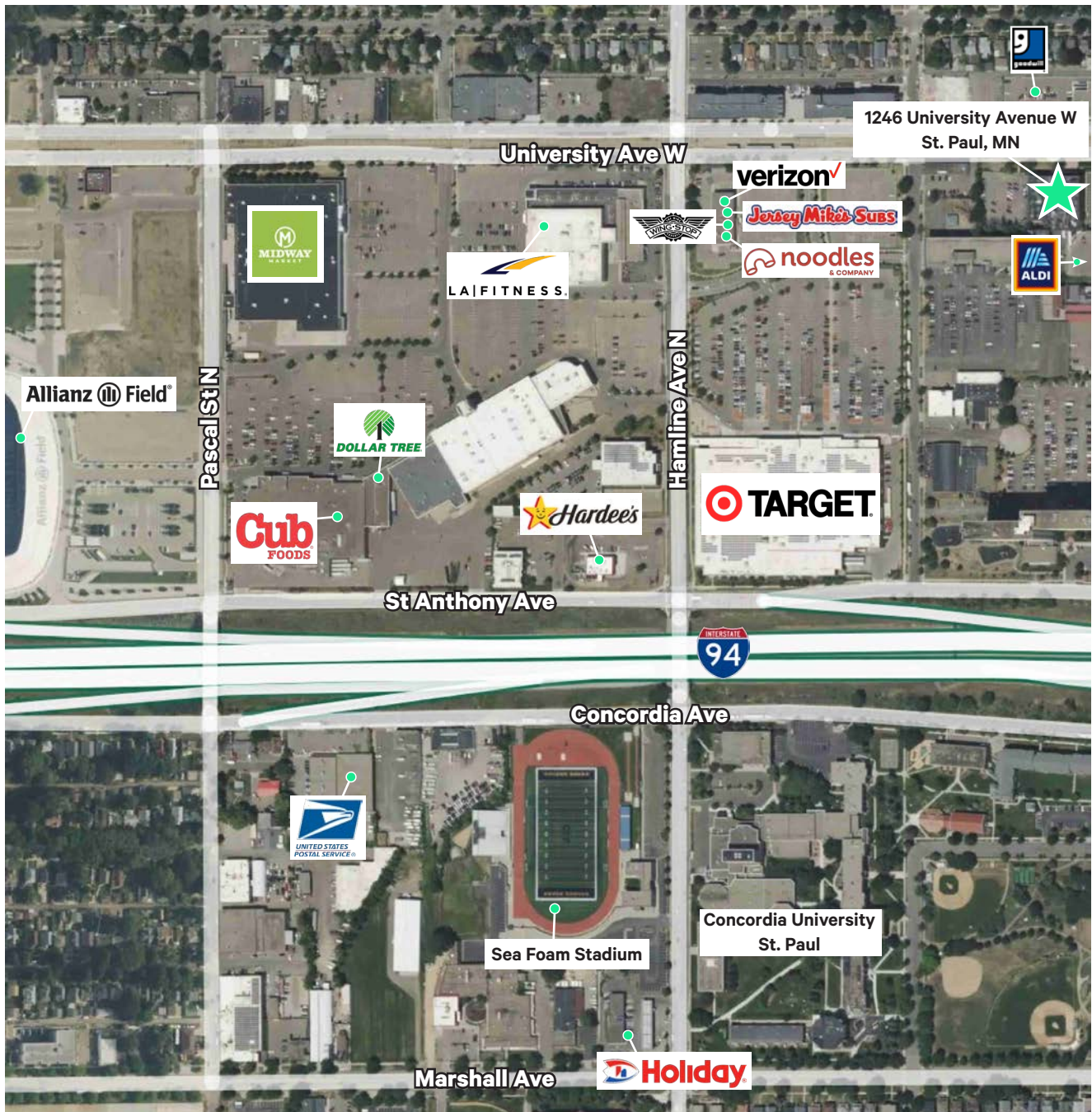


1246 Univerisy Avenue W

St. Paul, MN 55104

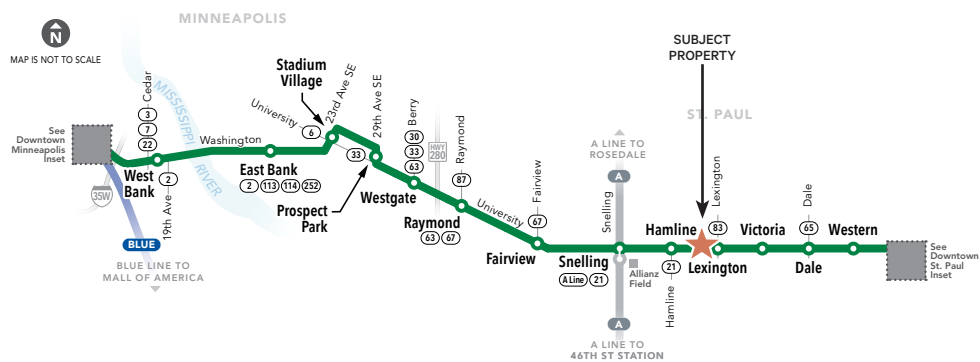
For Sale

## Area Map



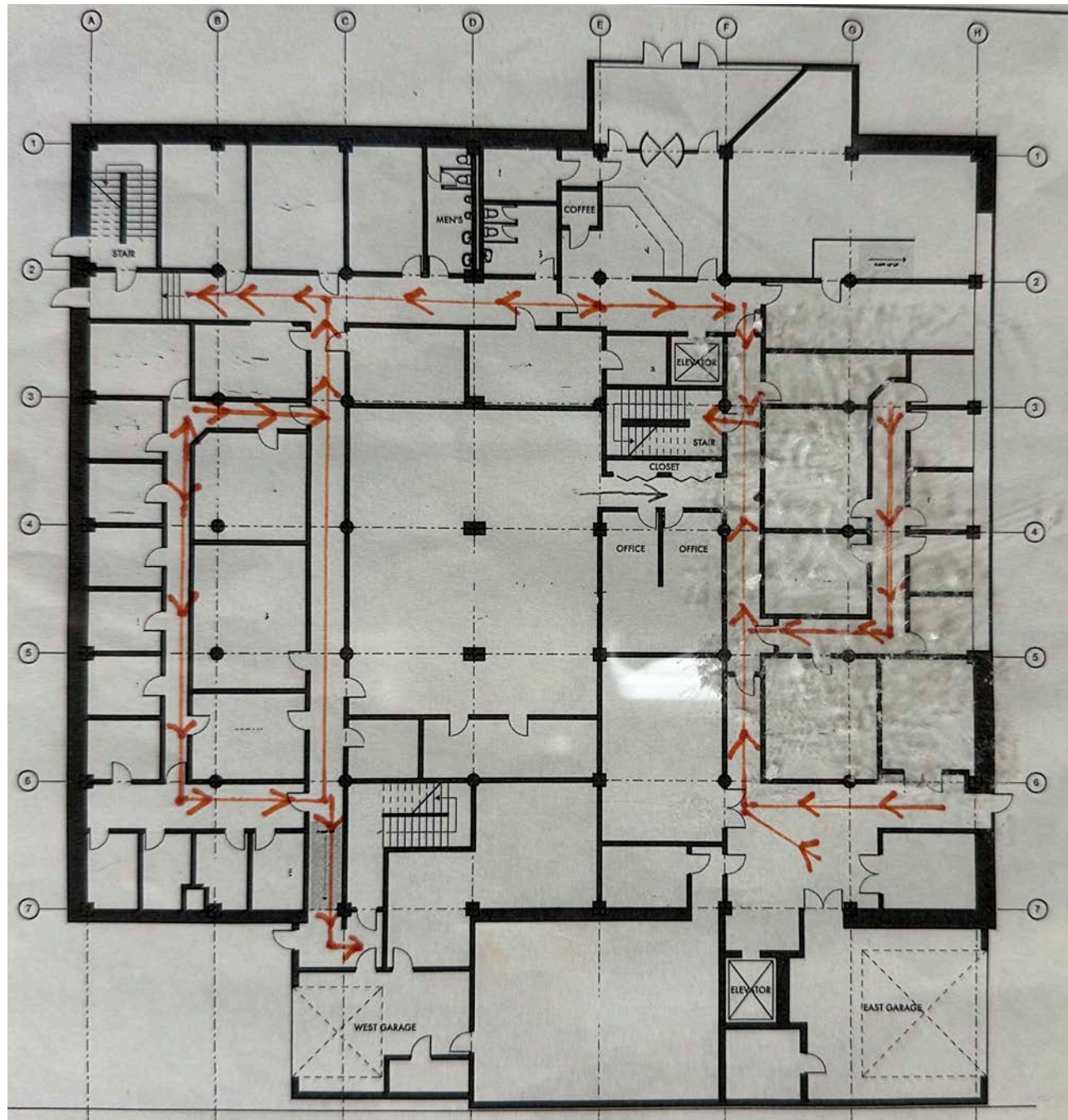
metrotransit.org  
612-373-3333

Effective 3/18/23



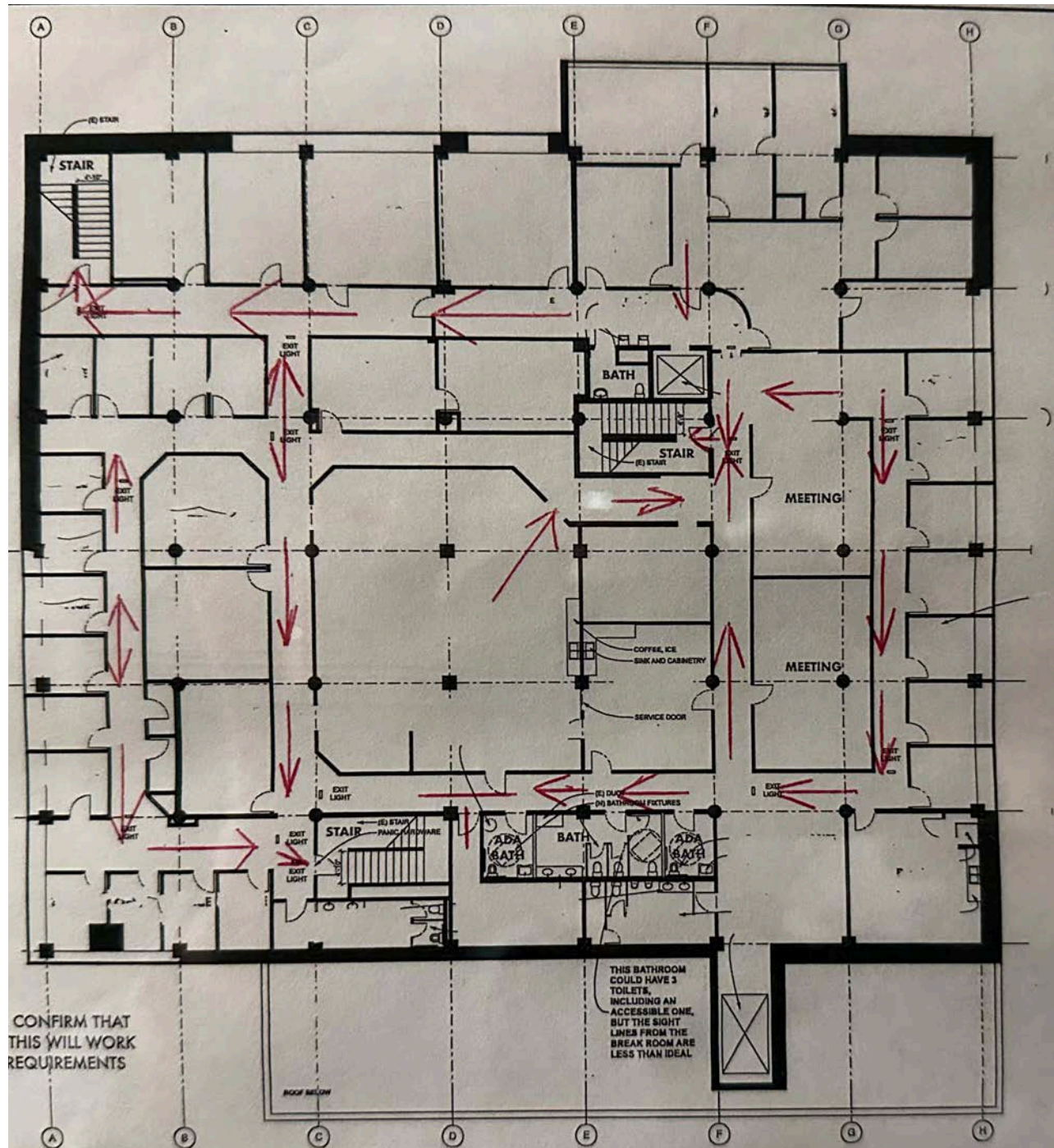


## Floor Plans - 1st Floor



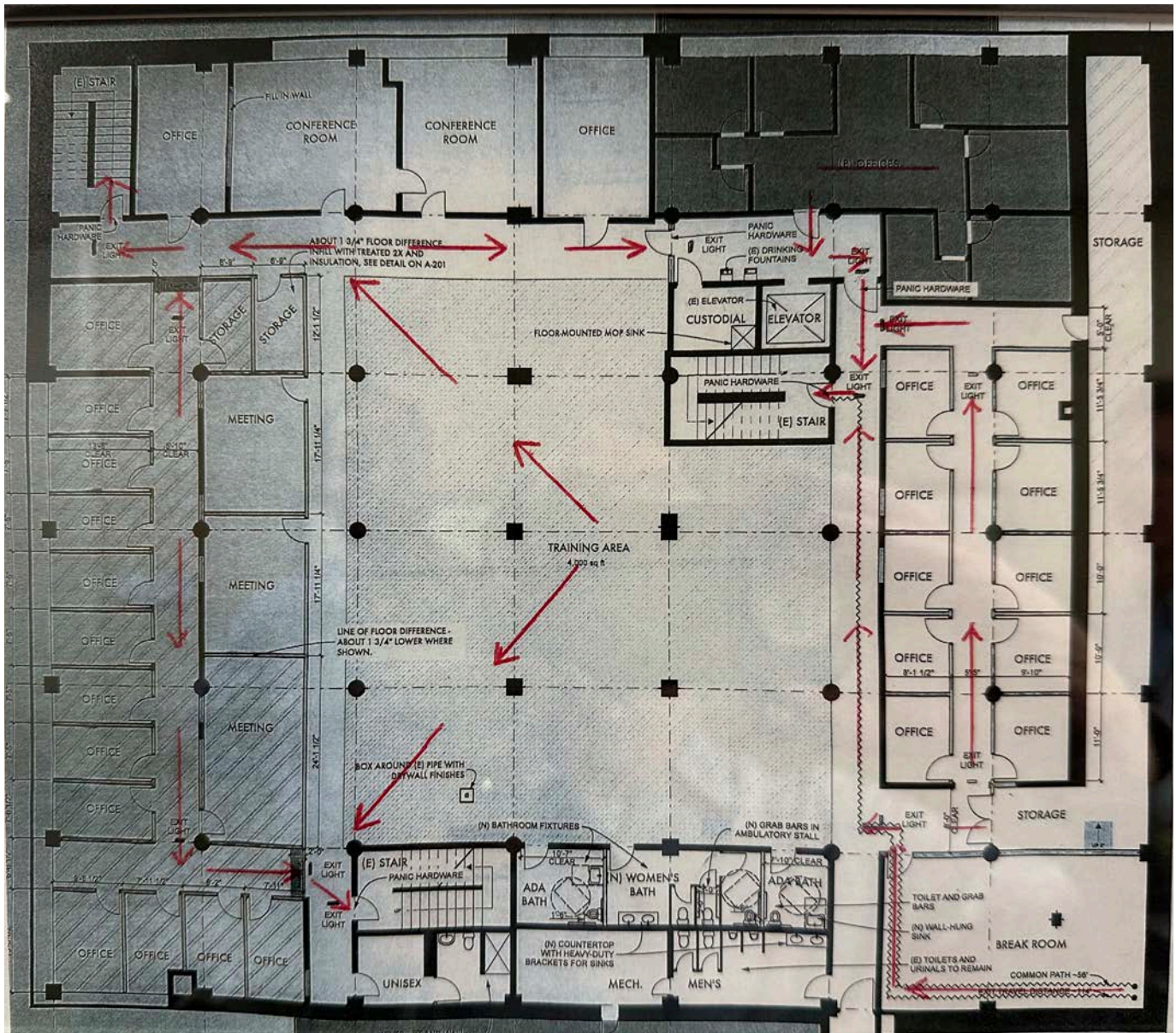


## Floor Plans - 2nd Floor

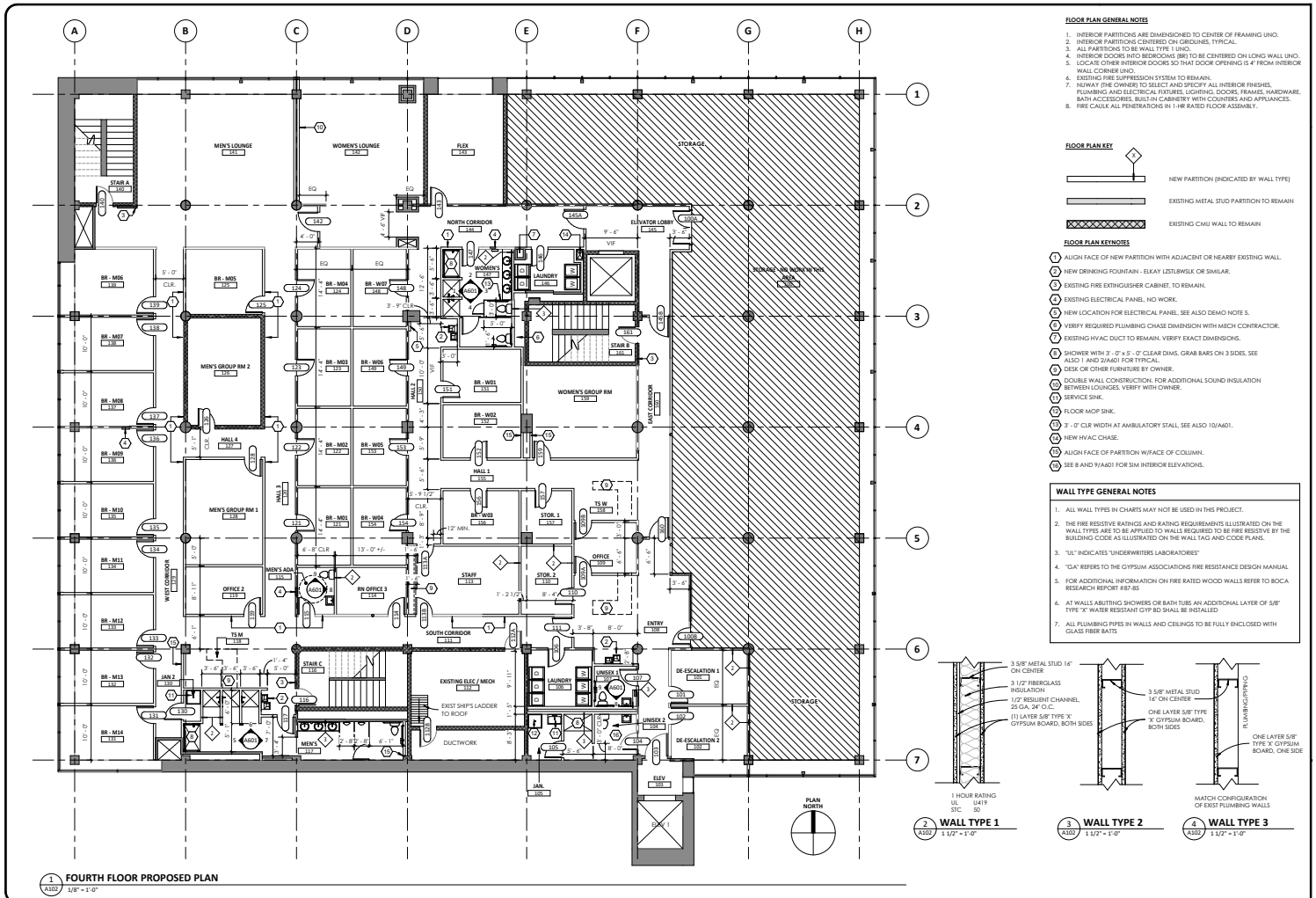




## Floor Plans - 3rd Floor

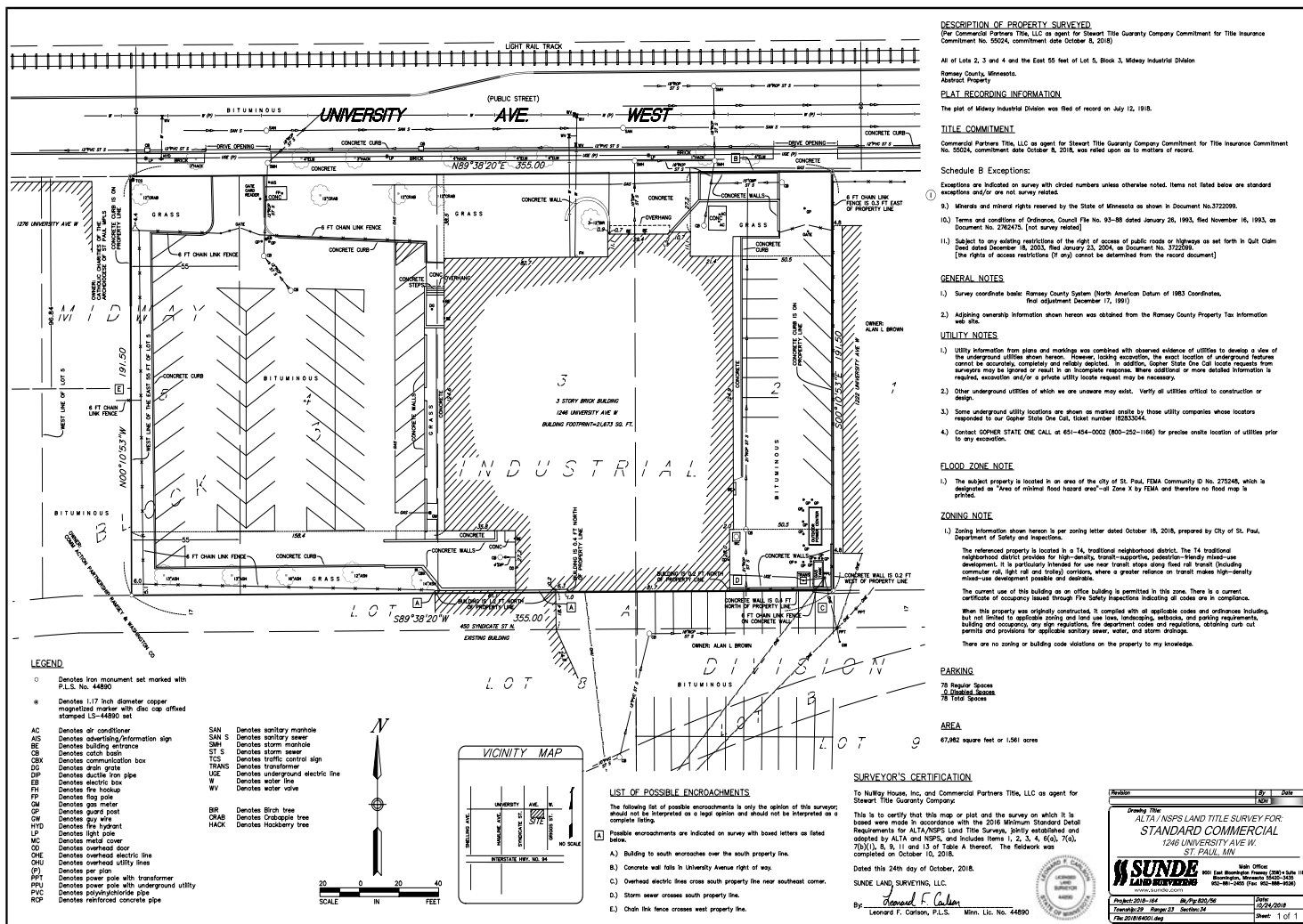


## Floor Plans - 4th Floor





# Site Plan

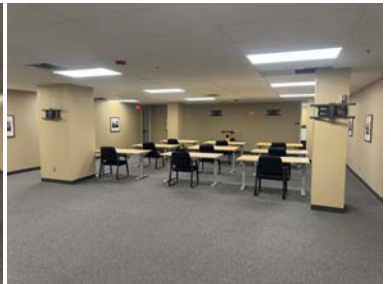
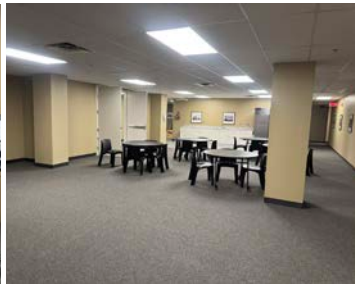




1246 Univerisy Avenue W  
St. Paul, MN 55104

For Sale

## Additional Photos





1246 Univerisy Avenue W  
St. Paul, MN 55104

For Sale

## Neighboring Buildings





1246 Univerisy Avenue W  
St. Paul, MN 55104

For Sale

## Neighboring Buildings



## Area Demographics



## POPULATION

2024 Population - Current Year Estimate

2029 Population - Five Year Projection

2020 Population - Census

2010 Population - Census

2020-2024 Annual Population Growth Rate

2024-2029 Annual Population Growth Rate

1 MILE

3 MILES

5 MILES

25,439

176,362

426,972

25,957

179,112

433,058

24,300

171,665

420,392

22,730

160,466

382,875

0.88%

0.52%

0.30%

0.40%

0.31%

0.28%



## HOUSEHOLDS

2024 Households - Current Year Estimate

2029 Households - Five Year Projection

2020 Households - Census

2010 Households - Census

2020-2024 Compound Annual Household Growth Rate

2024-2029 Annual Household Growth Rate

2024 Average Household Size

10,147

72,837

173,254

10,326

73,708

175,704

9,714

71,261

170,563

8,931

66,048

153,413

0.83%

0.42%

0.30%

0.35%

0.24%

0.28%

2.38

2.29

2.34



## HOUSEHOLD INCOME

2024 Average Household Income

2029 Average Household Income

2024 Median Household Income

2029 Median Household Income

2024 Per Capita Income

2029 Per Capita Income

\$99,216

\$115,173

\$105,271

\$108,770

\$125,409

\$114,712

\$71,046

\$79,431

\$76,134

\$77,326

\$86,396

\$82,337

\$39,598

\$47,751

\$42,799

\$43,283

\$51,798

\$46,617



## HOUSING UNITS

2024 Housing Units

2024 Vacant Housing Units

2024 Occupied Housing Units

2024 Owner Occupied Housing Units

2024 Renter Occupied Housing Units

10,870

77,777

184,083

723 6.7%

4,940 6.4%

10,829 5.9%

10,147 93.3%

72,837 93.6%

173,254 94.1%

4,510 41.5%

34,861 44.8%

81,054 44.0%

5,637 51.9%

37,976 48.8%

92,200 50.1%



## EDUCATION

2024 Population 25 and Over

HS and Associates Degrees

Bachelor's Degree or Higher

16,636

119,417

276,256

7,167 43.1%

43,277 36.2%

110,071 39.8%

8,232 49.5%

68,990 57.8%

144,165 52.2%



## PLACE OF WORK

2024 Businesses

2024 Employees

1,023

7,049

15,875

12,048

126,844

283,651



**1246 Univerisy Avenue W**

St. Paul, MN 55104

**For Sale**



## Contact Us

**Harrison Wagenseil**

Senior Vice President

+1 612 280 0096

[Harrison.Wagenseil@cbre.com](mailto:Harrison.Wagenseil@cbre.com)

**Jerry Driessen**

First Vice President

+1 612 382 7526

[gerald.driessen@cbre.com](mailto:gerald.driessen@cbre.com)

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**