

For Lease

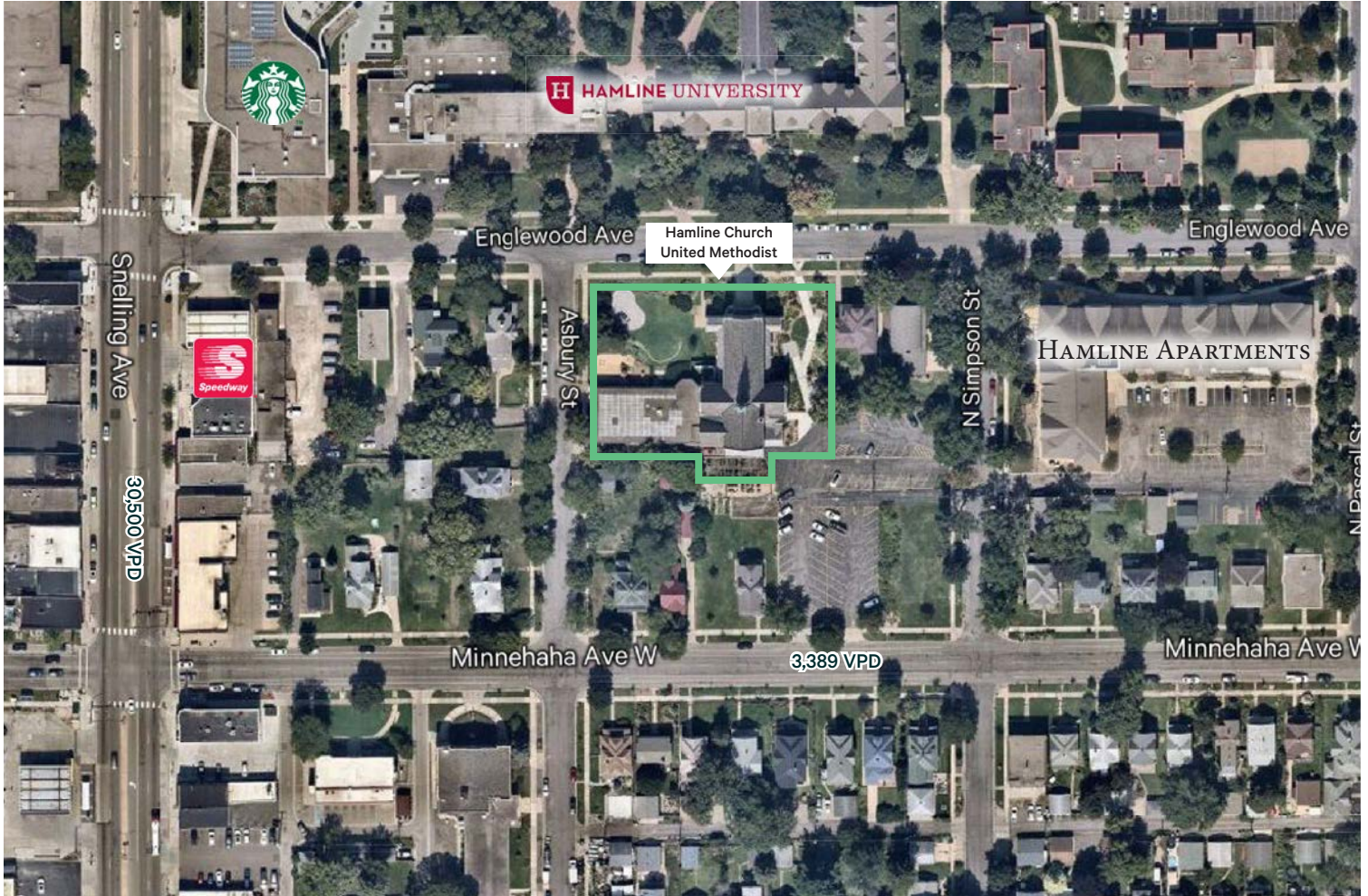
CBRE

1514 Englewood Avenue

St Paul, MN 55104

Up to 9,000 RSF Available





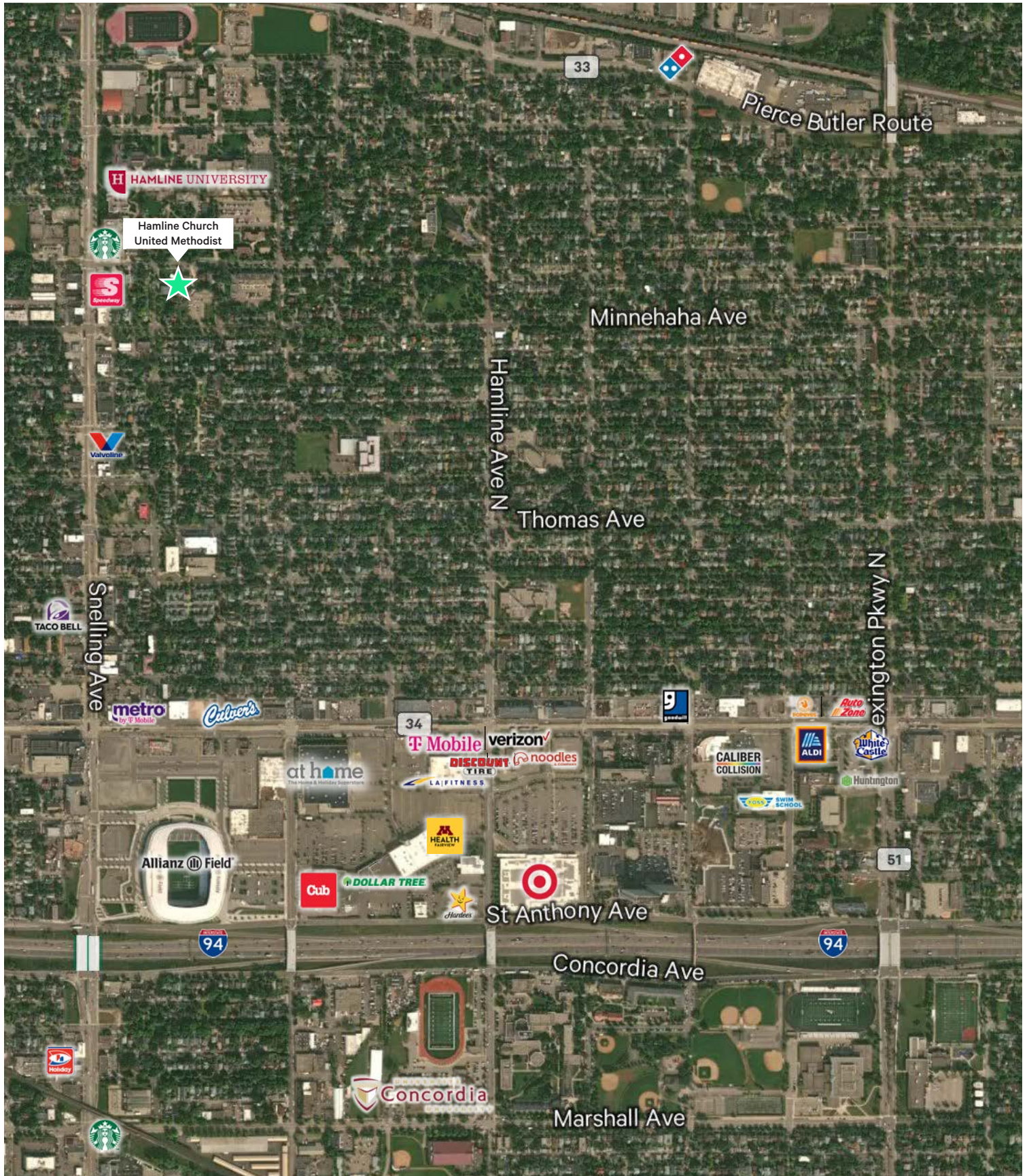
Property Overview

- + Up to 9,000sf available for lease.
- + 6 month notice to have the suite vacant by the current daycare.
- + \$12.00/sf/yr gross rent including in suite utilities and in suite cleaning.
- + Some shared spaces with landlord.
- + Prefer tenant with similar mission to landlord, but other compatible users welcome.

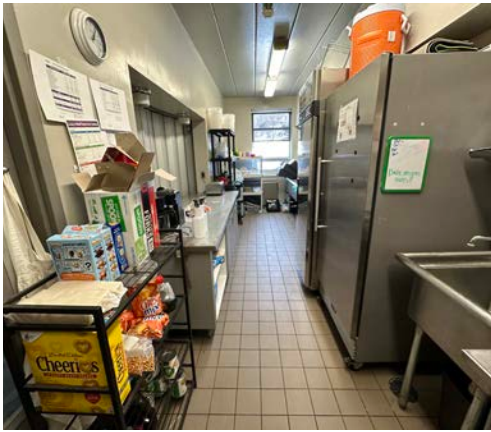
Property Highlights

- + Located next to Hamline University.
- + Located just east of Snelling Avenue.
- + Walk to retailers.
- + Elevator access.
- + Free surface parking.
- + Landlord and property manager on site.
- + Signage opportunities.
- + Ideal for daycare use.
- + Non-sprinkled suite.

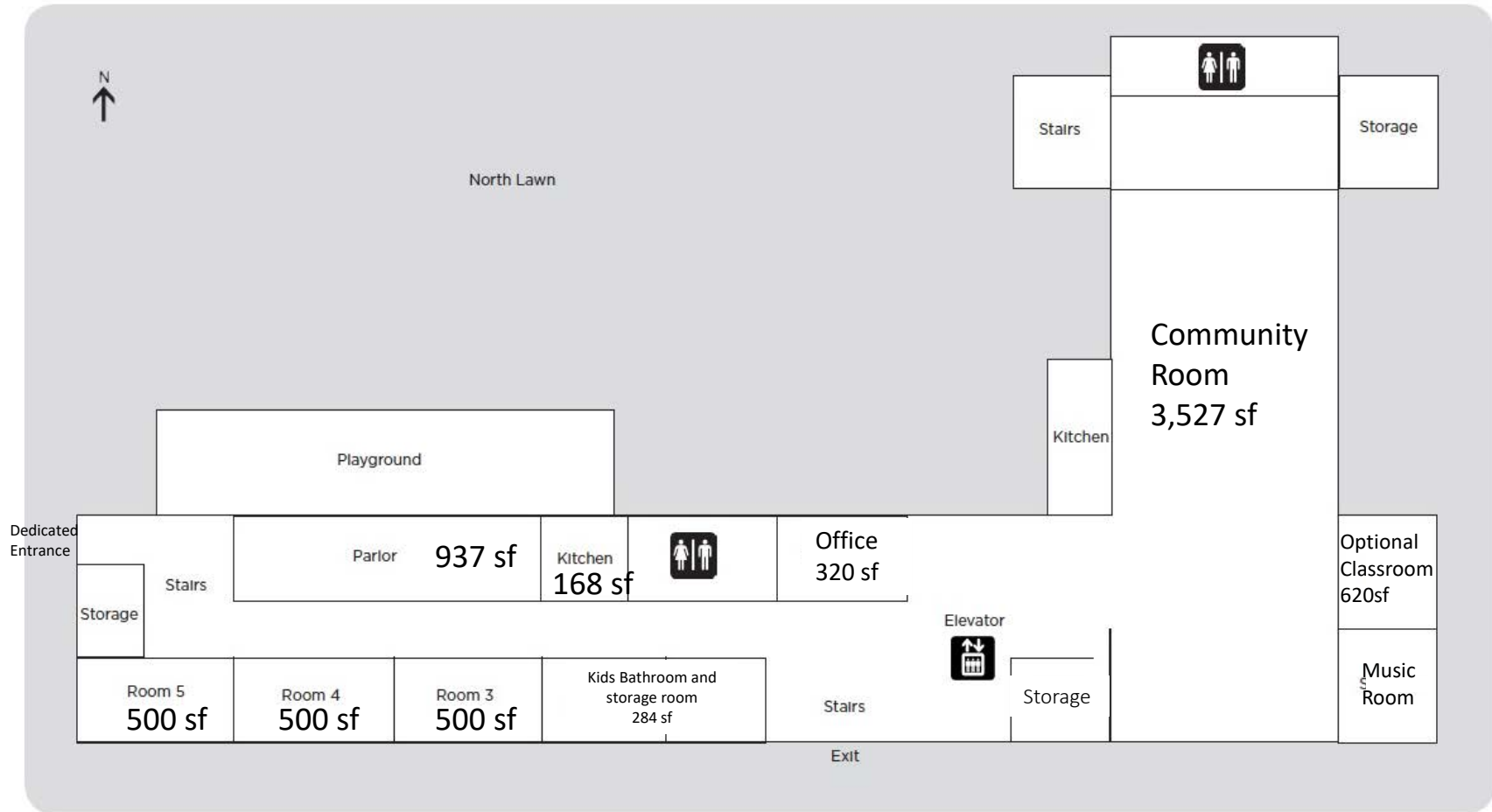
Area Map



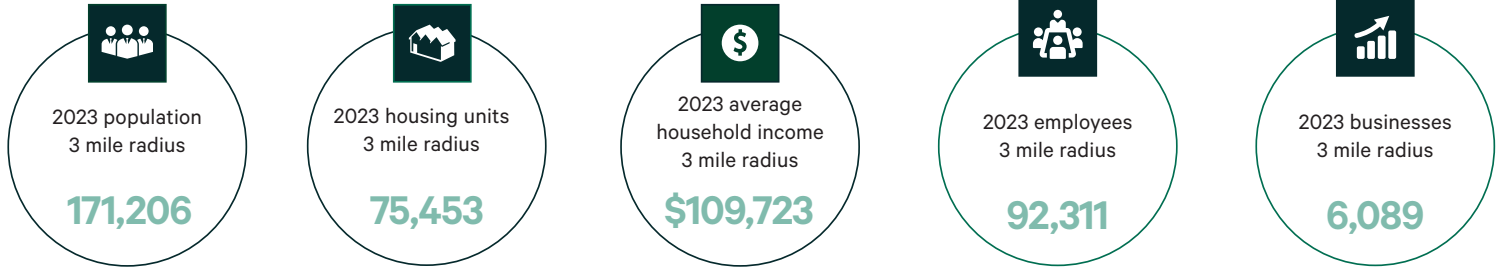
Property Photos



Floor Plan



Demographics



	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population - Current Year Estimate	18,541	171,206	444,531
2028 Population - Five Year Projection	19,089	173,849	452,188
2020 Population - Census	18,277	170,705	441,214
2010 Population - Census	17,293	158,395	399,269
2020-2023 Annual Population Growth Rate	0.44%	0.09%	0.23%
2023-2028 Annual Population Growth Rate	0.58%	0.31%	0.34%
HOUSEHOLDS			
2023 Households - Current Year Estimate	8,204	70,711	185,720
2028 Households - Five Year Projection	8,467	72,017	190,181
2010 Households - Census	7,566	64,527	162,330
2020 Households - Census	8,088 95.2%	70,315 94.7%	183,454 94.6%
2020-2023 Compound Annual Household Growth Rate	0.44%	0.17%	0.38%
2023-2028 Annual Household Growth Rate	0.63%	0.37%	0.48%
2023 Average Household Size	2.11	2.30	2.25
HOUSEHOLD INCOME			
2023 Average Household Income	\$87,694	\$109,723	\$101,130
2028 Average Household Income	\$100,132	\$125,370	\$116,249
2023 Median Household Income	\$65,279	\$72,847	\$67,054
2028 Median Household Income	\$73,757	\$82,253	\$76,713
2023 Per Capita Income	\$38,307	\$45,649	\$42,367
2028 Per Capita Income	\$43,710	\$52,274	\$48,981
HOUSING UNITS			
2023 Housing Units	8,784	75,453	198,551
2023 Vacant Housing Units	580 6.6%	4,742 6.3%	12,831 6.5%
2023 Occupied Housing Units	8,204 93.4%	70,711 93.7%	185,720 93.5%
2023 Owner Occupied Housing Units	4,005 45.6%	39,507 52.4%	92,721 46.7%
2023 Renter Occupied Housing Units	4,199 47.8%	31,204 41.4%	92,999 46.8%
EDUCATION			
2023 Population 25 and Over	12,403	112,692	289,228
HS and Associates Degrees	4,926 39.7%	39,182 34.8%	113,788 39.3%
Bachelor's Degree or Higher	6,880 55.5%	67,200 59.6%	152,975 52.9%
PLACE OF WORK			
2023 Businesses	1,125	6,089	17,814
2023 Employees	18,555	92,311	360,602



Contact Us

Jerry Driessen

First Vice President

+1 612 336 4310

gerald.driessen@cbre.com

© 2024 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.