

# WAHU RETAIL

1016 Washington Avenue  
SE Minneapolis, MN  
55414

**1,135–4,247 SF**  
Ground floor retail  
available for lease



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# OPPORTUNITY

- Prime Stadium Village Location
- Buzzing with Students & Game Day Energy
- Retail Space at WaHu – Now Leasing

**5 MIN** drive from 10 student residences with 10K+ beds

**2 MIN** walk from U of M Campus

**2 MIN** walk from U of M Stadium, which has 100+ events annually

**3 MIN** drive from 15+ bars and restaurants



**WAHU**  
STUDENT LIVING

HUNTINGTON  
**BANK**  
STADIUM

SE WASHINGTON AVENUE (3,509 VPD)

SE HURON BLVD (18,639 VPD)

UNIVERSITY AVENUE SE (10,372 VPD)

23RD AVENUE SE

# PROPERTY OVERVIEW

|                           |   |
|---------------------------|---|
| <b>Address</b>            | 1016 Washington Avenue SE Minneapolis, MN 55414   |
| <b>Location</b>           | University Avenue SE & Huron Blvd SE  |
| <b>Year Built</b>         | 2015  |
| <b>Availability</b>       | Up to 4,247 SF available off of Washington St SE<br>Up to 3,175 SF available off of Huron Blvd<br>2,680 SF available on corner of Washington St SE & Huron Blvd |
| <b>Parking</b>            | Street and covered ramp parking   |
| <b>2026 Tax &amp; CAM</b> | \$5.50 PSF Operating Expenses<br>\$5.49 PSF Taxes<br>\$10.99 PSF Total  |
| <b>Asking Lease Rate</b>  | Negotiable  |



10 buildings with 10K+ beds within 1 mile



2 Min Drive from U of M Campus



50 Parking Spaces



Across From Light Rail Station

Students and visitors converge daily at the University of Minnesota, Huntington Bank Stadium, and the Green Line, creating a vibrant hub of activity.



## DEMOGRAPHICS WITHIN 5 MILES



**30,159**  
Current Population



**405,780**  
Daytime Population



**\$109,831**  
Average Household Income



**232,520**  
Households

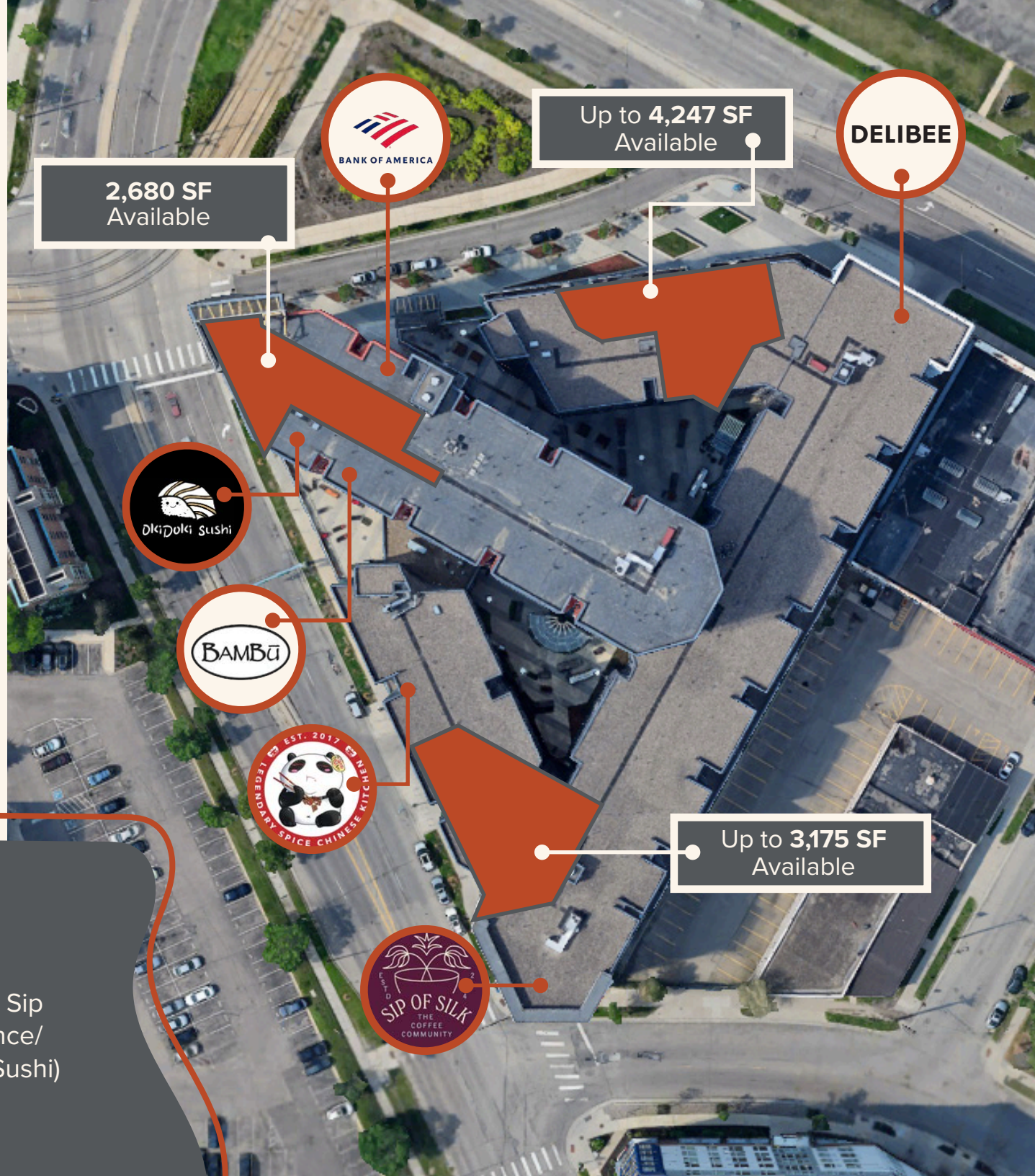
# RETAIL SPACE

## GROUND FLOOR

- Up to **4,247 SF** available off of Washington St SE
- Up to **3,175 SF** available off of Huron Blvd
- **2,680 SF** available on corner of Washington St SE & Huron Blvd
- Space can be divided or leased as one unit
- 50 parking spaces

### CO-TENANTS INCLUDE:

Bank of America | Legendary Spice (Chinese) | Mumu Tea (Bubble Tea) | Sip of Silk (Coffee) | Delibee (Convenience/Deli) | Bambu (Desserts) | OkiDoki (Sushi)



# POTENTIAL CONFIGURATIONS

NORTH



Delibee  
Deli/Convenience

WASHINGTON AVE SE

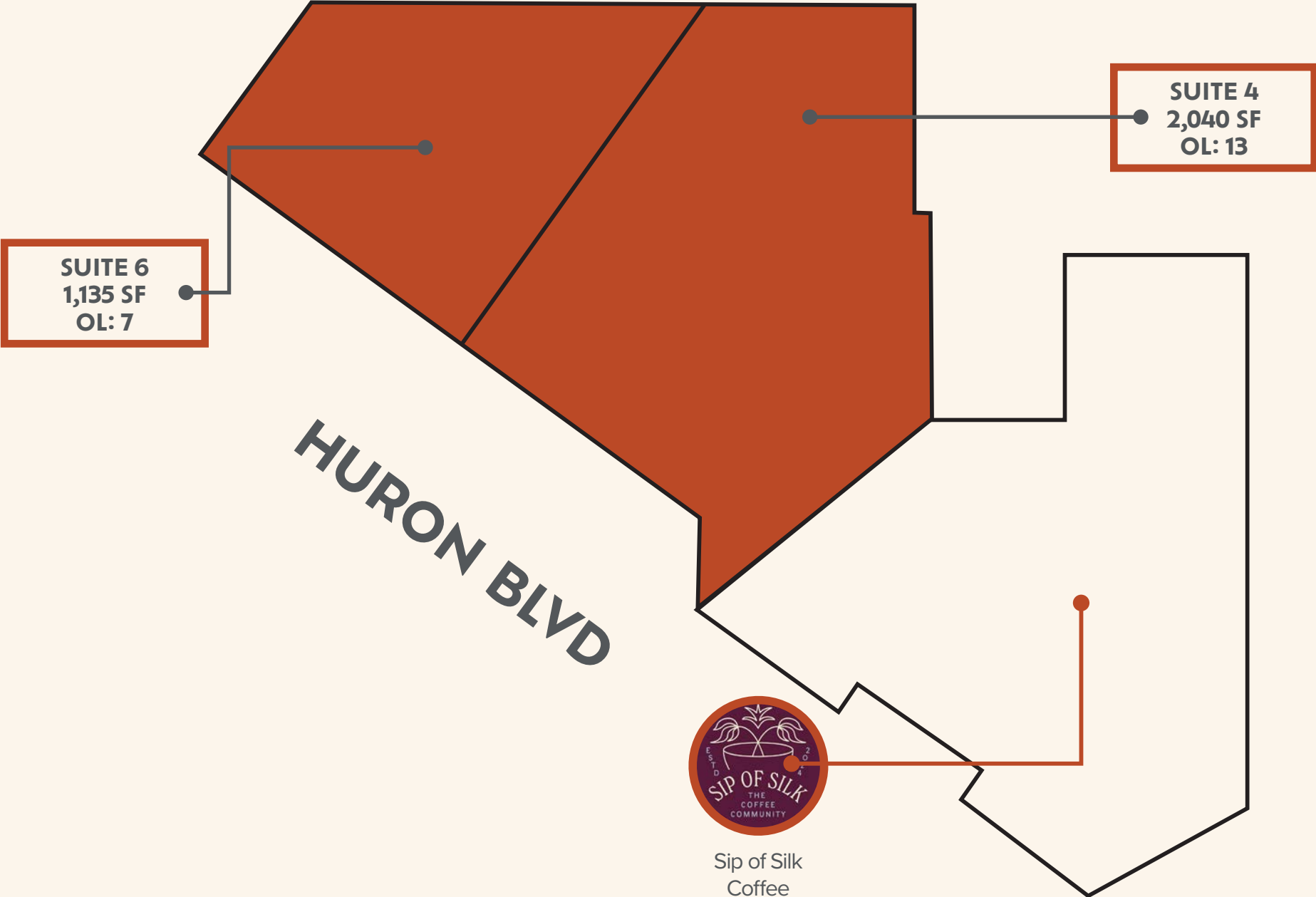
SUITE 2  
1,876 SF  
OL: 13

SUITE 3  
2,371 SF  
OL: 19

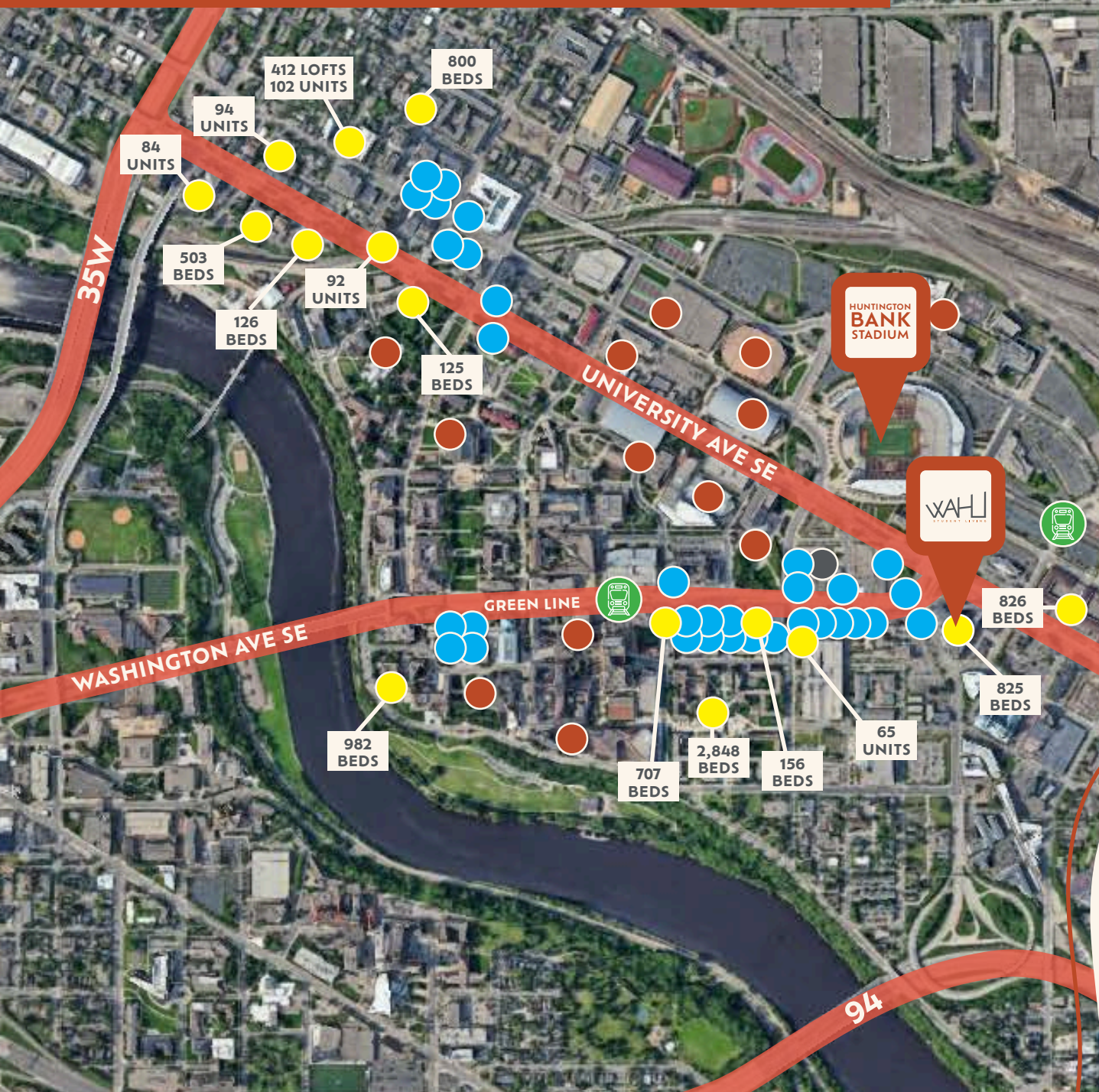


# POTENTIAL CONFIGURATIONS

SOUTH



# AREA & TRAFFIC



**Foot Traffic**  
3,509 vpd



**Bike Traffic**  
1,000 vpd



**Vehicle Traffic**  
Washington Ave SE: 3,509 vpd  
University Ave SE: 10,372 vpd  
Huron Blvd SE: 18,639 vpd

## LEGEND

- Academic Buildings
- Student Housing
- Retail/Restaurants
- Green Line Station

# CONTACT US



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Owned By:

**maple<sup>i</sup>ree**

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