



NAILegacy

RETAIL FOR LEASE

1913 Highway 36
Roseville, MN 55113

AMELIA BJORKLUND
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MICHAEL HOUGE
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PROPERTY DESCRIPTION

High-quality retail space! Open layout with a few private offices and a conference room.

Affordable sublease in the heart of Roseville, MN. The space is nearby the Rosedale center - and alongside well-known national and local retailers. Endless potential for restaurant, offices, or general retail space.

SPACES	LEASE RATE	LEASE TYPE	SIZE (SF)
1913 Highway 36	\$21.22 SF/Yr	Gross	± 1,986 SF

PROPERTY HIGHLIGHTS

- Sublease
- Clean, Open Space
- High Ceilings
- High Traffic Retail
- High Visibility Nearby
- Rosedale Mall
- Two Bathrooms

SUMMARY

Available SF	± 1,986 SF
Lease Rate	\$21.22 SF/Yr (Gross)
Lot Size	± 1.3 Acres
Building Size	± 15,679 SF

Amelia Bjorklund

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Michael Houge, CCIM, SIOR

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Lease Rate

\$21.22 SF/YR

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Strip Center
Zoning	MU-4 (Core - Mixed Use)
Lot Size	1.3 Acres
APN #	092923310010
Lot Frontage	± 140 ft
Lot Depth	± 420 ft
Corner Property	No
Traffic Count	± 80,260 VPD
Traffic Count Street	Highway 36
Traffic Count Frontage	± 140 ft

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

LOCATION INFORMATION

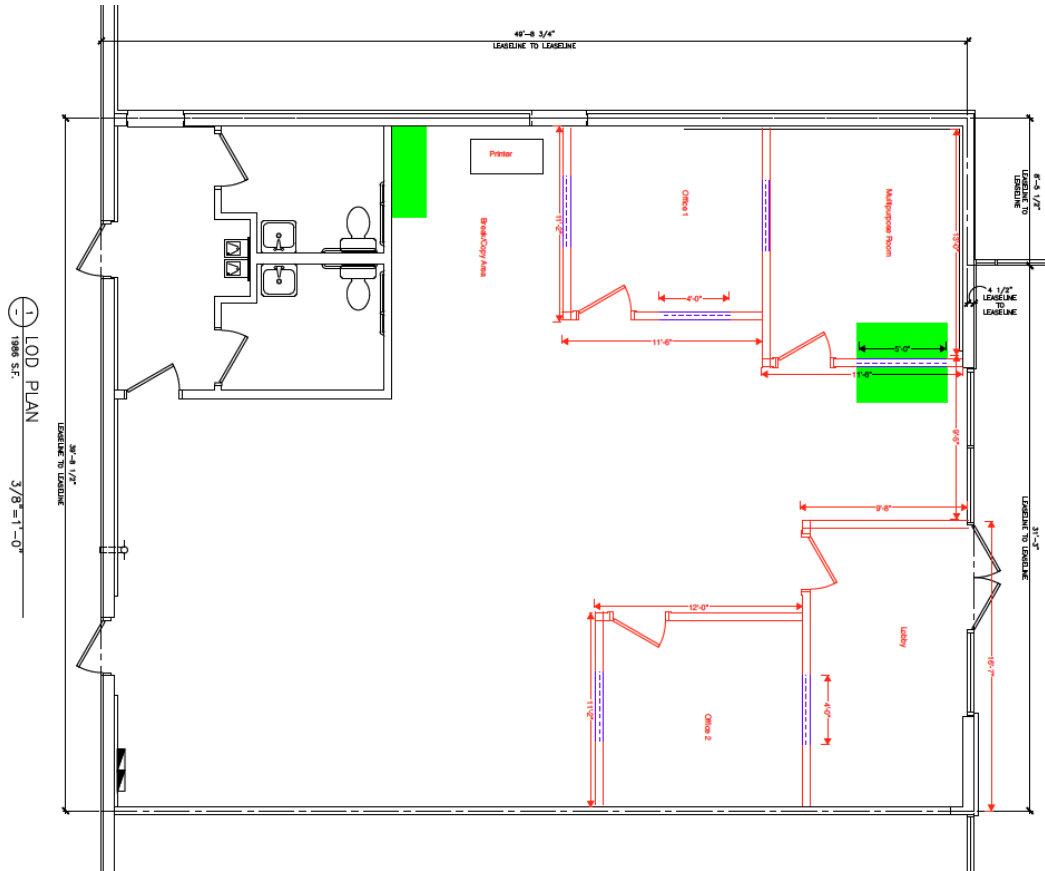
Building Name	Sylvan Learning Academy Sublease - Roseville
Street Address	1913 Highway 36 West
City, State, Zip	Saint Paul, MN 55113
County	Ramsey
Market	Minneapolis - Saint Paul Metropolitan Area
Sub-market	Roseville
Cross-Streets	Highway 36 Service Road & Prior Ave N
Side of the Street	North
Signal Intersection	No
Road Type	Paved
Market Type	Large
Nearest Highway	Highway 36 &
Nearest Airport	Minneapolis - Saint Paul International Airport

BUILDING INFORMATION

Gross Leasable Area	1,986 SF
Occupancy %	100.0%
Tenancy	Multiple
Ceiling Height	14 ft
Number of Floors	1
Year Built	1978
Year Last Renovated	2019
Construction Status	Existing





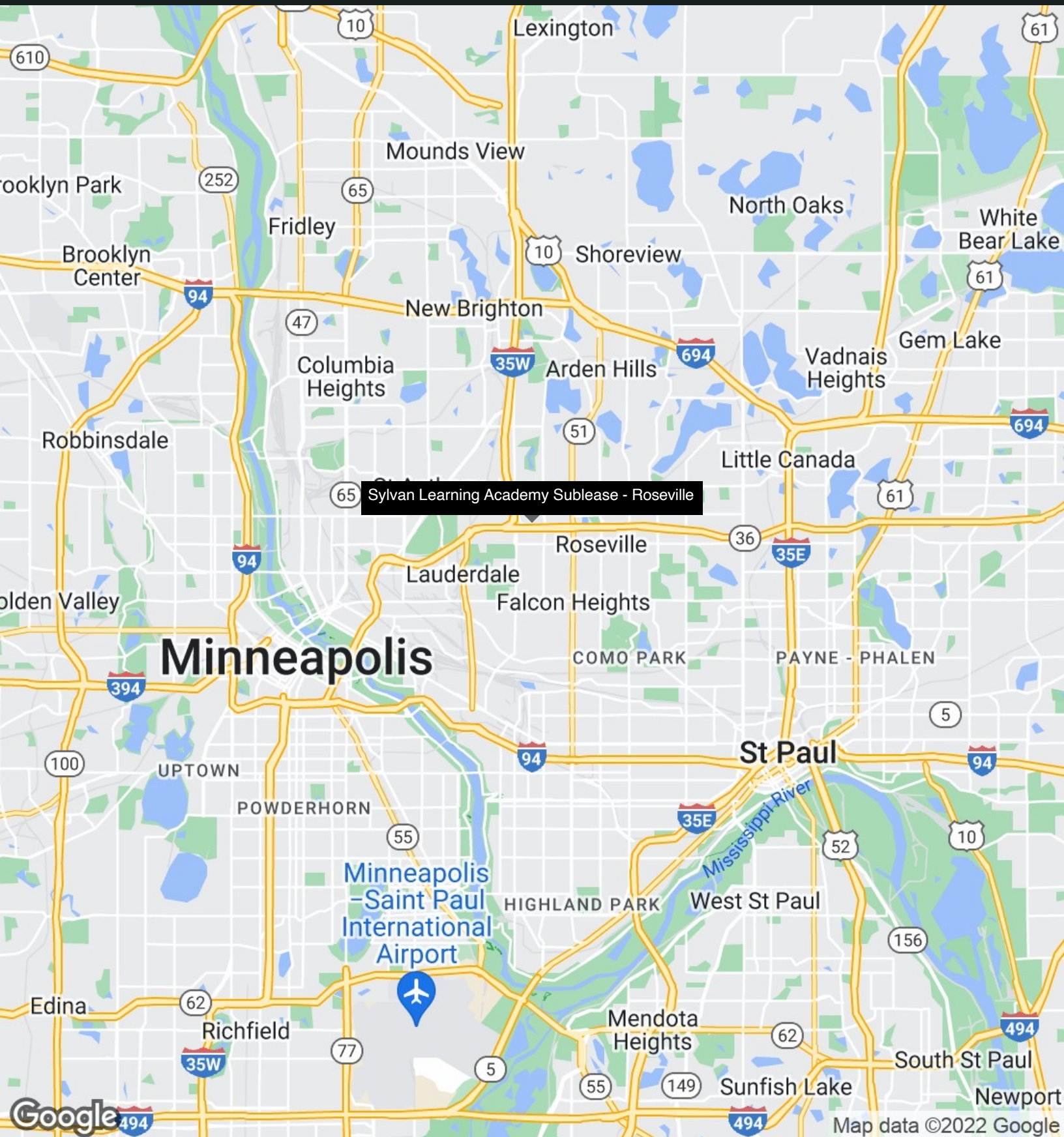


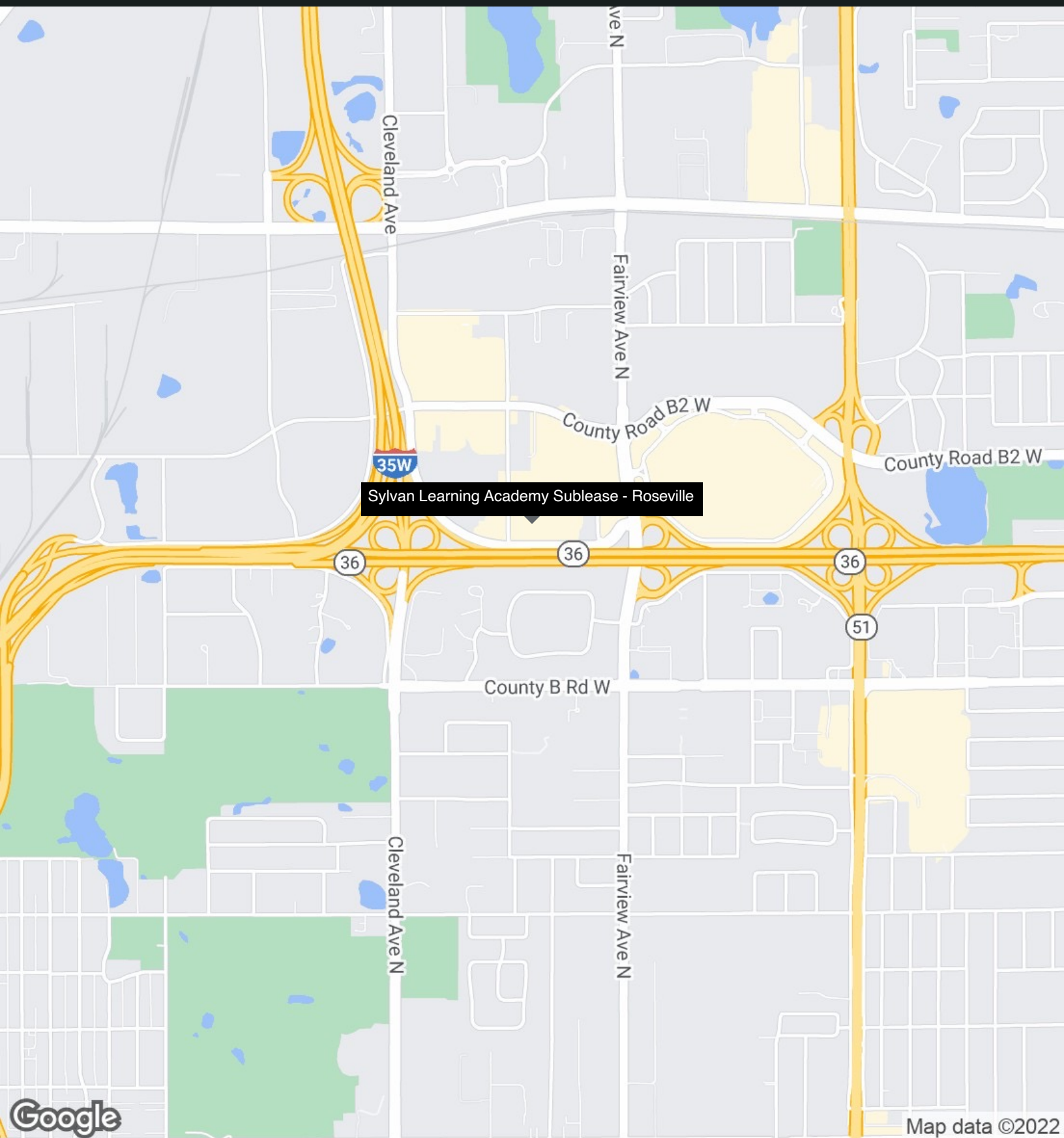
LEASE INFORMATION

Lease Type:	Gross	Lease Expiration:	April 2026
Total Space:	± 1,986 SF	Lease Rate:	\$21.22 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1913 Highway 36	Available	1,986 SF	Gross	\$21.22 SF/yr	RETAIL





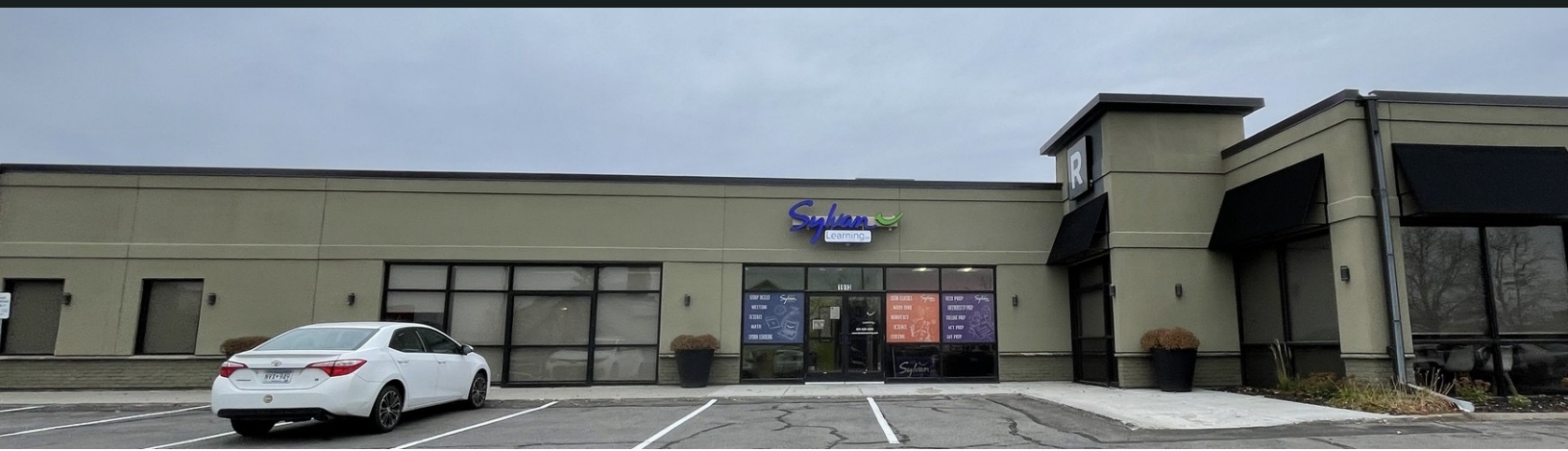


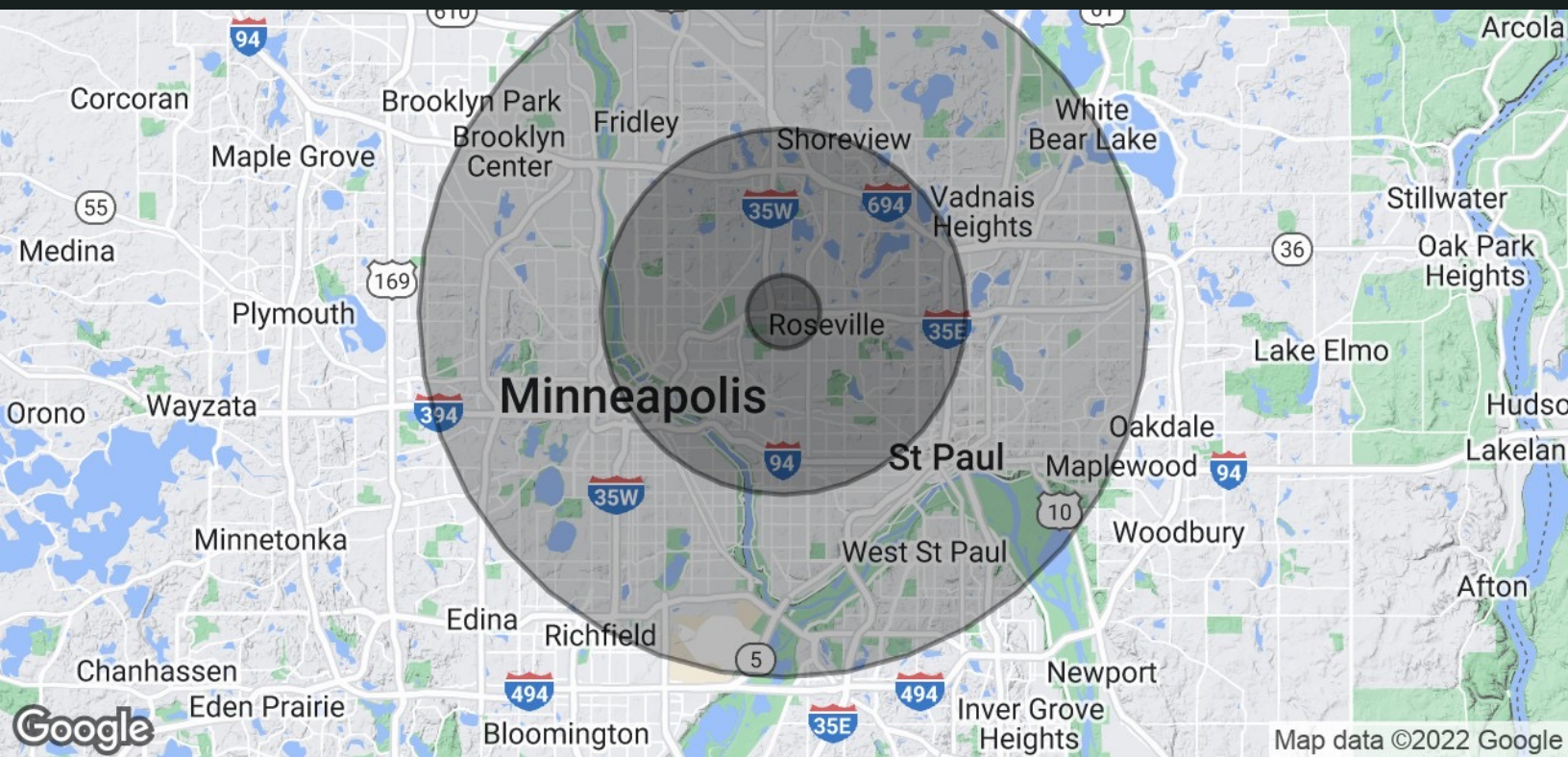
Sylvan Learning Academy Sublease - Roseville

Google

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,680	348,494	1,224,621
Average Age	38.3	35.1	36.0
Average Age (Male)	36.4	34.4	35.1
Average Age (Female)	40.5	35.9	37.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,447	147,621	518,880
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$99,921	\$81,752	\$87,614
Average House Value	\$328,575	\$236,149	\$249,350

* Demographic data derived from 2020 ACS - US Census

MEET THE TEAM



AMELIA BJORKLUND

Investment Analyst / Associate Broker

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MN #40825587

At NAI Legacy, Amelia Bjorklund is a marketing and investment sales specialist, specifically concerning Net Leased and Retail properties. She has contributed towards the acquisition, marketing, syndication, and leasing of over \$250M of properties since graduating. Amelia is skilled in the use of real estate technology to connect owners, tenants, and investors.

Amelia graduated from Gustavus Adolphus College in the spring of 2021 with a degree in Biology and Psychology. She earned high levels of success by gaining acceptance in Beta Beta Beta, Psi Chi, and Phi Beta Kappa - the biology & psychology honors society as well as the liberal arts & sciences honors society, respectively. She also exhibited athletic excellence earning multiple All-American recognitions.



MICHAEL HOUGE

Managing Director

Michael@nailegacy.com

MN #86083

Michael Houge is the managing Director of NAI Legacy. NAI Legacy is a member of the NAI Global network of over 6000 professionals and 375 offices worldwide. NAI Legacy is coupling the latest technology with a traditional emphasis on customer service, our team provides strategic guidance, administrative support and brokerage services for properties totaling nearly 2,500,000 square feet. With business lines including property management, traditional sales and leasing services, and 1031 Tax-Deferred Exchange solutions, the NAI Legacy team is adept at navigating all aspects of quality commercial real estate assignments.

Mr. Houge, CCIM, SIOR has over thirty years of experience in project leasing and investment sales. Michael is a specialist in the sale of net-leased investment properties, 1031 Tax Deferred Exchanges, and more recently, commercial real estate in the Bakken oilfield markets of Western North Dakota. Mr. Houge has completed over a billion dollars in investment property transactions. Michael has also leased well over a million square feet as a landlord and tenant representative and is a frequent contributor and author in various real estate trade publications and speaks frequently on panels and conferences on investment sales, capital markets, marketing, the net-lease industry, 1031 tax-deferred exchanges and North Dakota real estate.