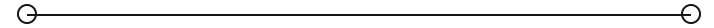


LEASE BROCHURE

Desirable Retail and/or Office Sprace on Grand Avenue

740 GRAND AVENUE

Saint Paul, MN 55105



PRESENTED BY:

EDWARD RUPP

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edward.rupp@svn.com

MARK BATTLES

O: 952.820.1633

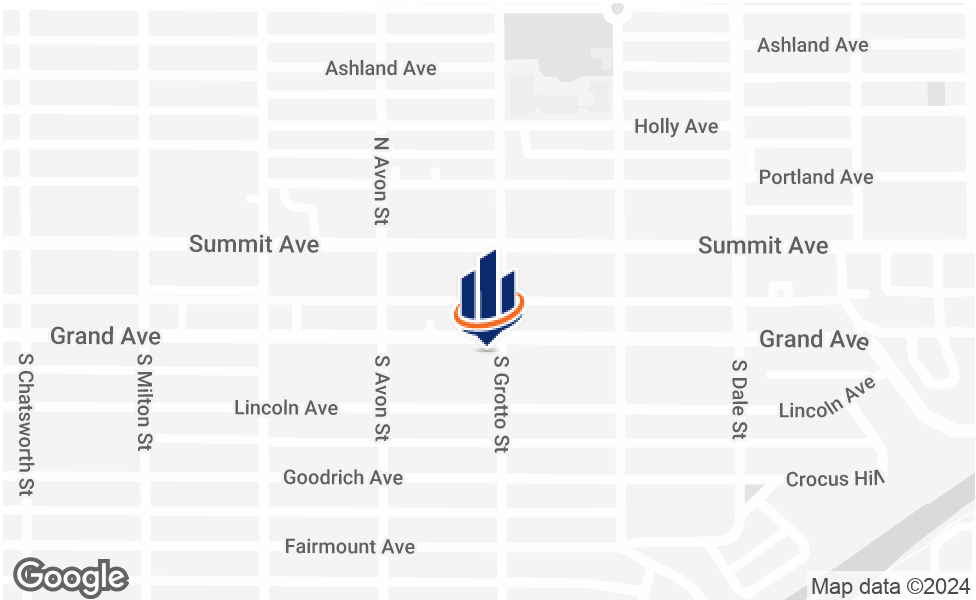
mark.battles@svn.com

SPENCER MCMILLAN

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
CAM:	TBD
AVAILABLE:	2,833
GBA:	±7,927 SF
RENOVATED:	2023
ZONING:	B3 - General Business
APN:	022823420073

PROPERTY OVERVIEW

SVN | Northco is pleased to present for lease a ±2,833 SF Suite at 740-742 Grand Avenue, Saint Paul, MN. The space is currently built out as an office. This space is currently vacant and was formerly occupied by Authentic Construction. This space could also be converted to a retail use, as well.

PROPERTY HIGHLIGHTS

- One ±2,833 SF retail, office or restaurant space for lease on popular Grand Avenue
- Former Authentic Construction space; currently built out as a fully functional office, but can be reconfigured into a fantastic retail or restaurant space, or another use
- Patio space available; 2 designated off-street parking spaces available with ample on-street parking
- Roughly 1,200sf of additional storage space available (not included in quoted rentable square footage)
- Ideal for a number of uses, including restaurant and/or retail, or office
- One of the highest commercial corridors in the Twin Cities with high vehicle and foot traffic year-round; this stretch of Grand Avenue sees approximately 11,000 VPD

LEASE HIGHLIGHTS



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- One ±2,833 SF retail, office or restaurant space for lease on popular Grand Avenue
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- Ideal for a number of uses, including restaurant and/or retail, or office
- One of the highest commercial corridors in the Twin Cities with high vehicle and foot traffic year-round; this stretch of Grand Avenue sees approximately 11,000 VPD
- The Property is adjacent to a Re/Max Results office and Grand Ole Creamery, one of the most popular ice cream establishments in the Twin Cities and in operation for well over 30 years
- Easy access to I-94 and I-35E
- Located in a B3 - General Business District
- Negotiable TI Allowance

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Client:

DESIRABLE RETAIL/OFFICE BUILDING ON GRAND AVENUE | 740 Grand Avenue Saint Paul, MN 55105



Client:

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



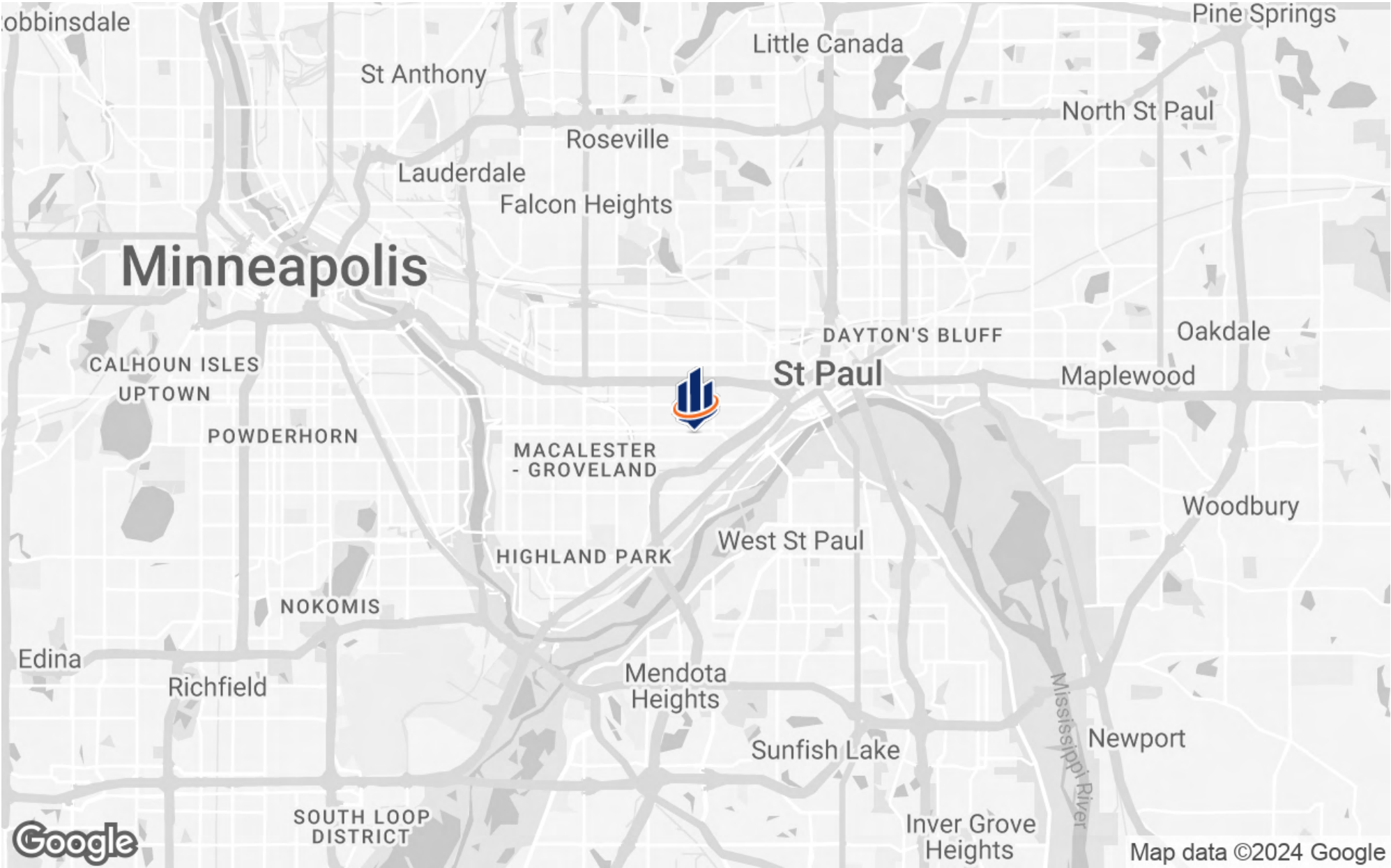


LOCATION DESCRIPTION

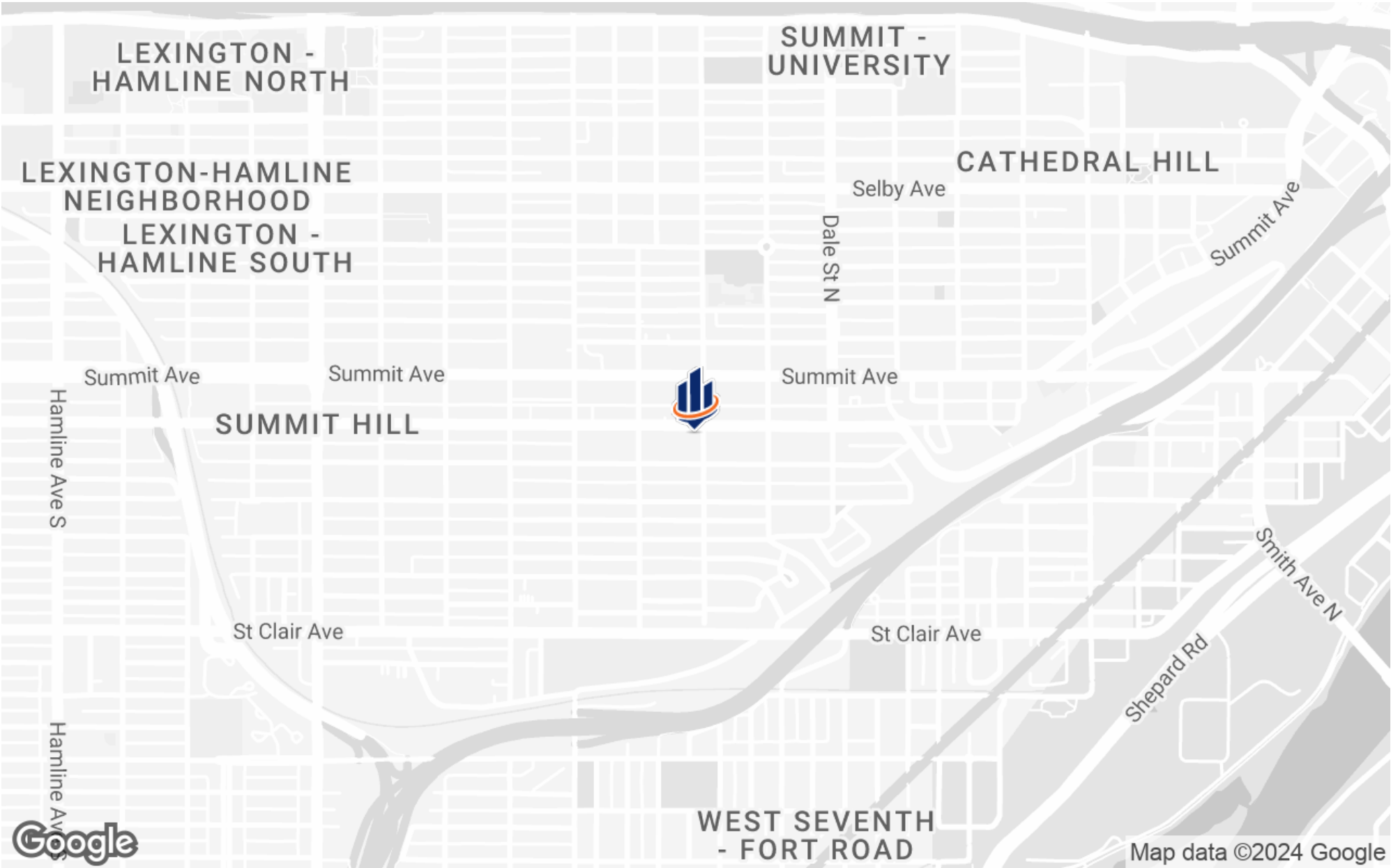
This property is ideally located on Grand Avenue between Lexington Parkway and Dale St. Grand Avenue is the premiere commercial corridor in the City and is often referred to as "The Heart of Saint Paul", offering a mix of commercial, residential, and entertainment options. Grand Avenue is lined with beautiful historic homes, boutique shops, art galleries, bookstores, and a variety of dining establishments, including cafes, pubs, and fine dining restaurants. Grand Avenue is also home to the annual Grand Old Day festival, which is one of the largest one-day festivals in the Midwest, featuring music, food, and family-friendly activities (brought back after a several year hiatus in 2023).

The Property is adjacent to a Re/Max Results office and to Grand Ole Creamery, which has been one of the city's most popular establishments for decades. It draws hundreds of people a day in the warm months, which gives the subject property great visibility. The Property is also located across Grotto Street from Walgreens, and Caribou Coffee, Punch Pizza, and Brasa Rotisserie are located on the same block.

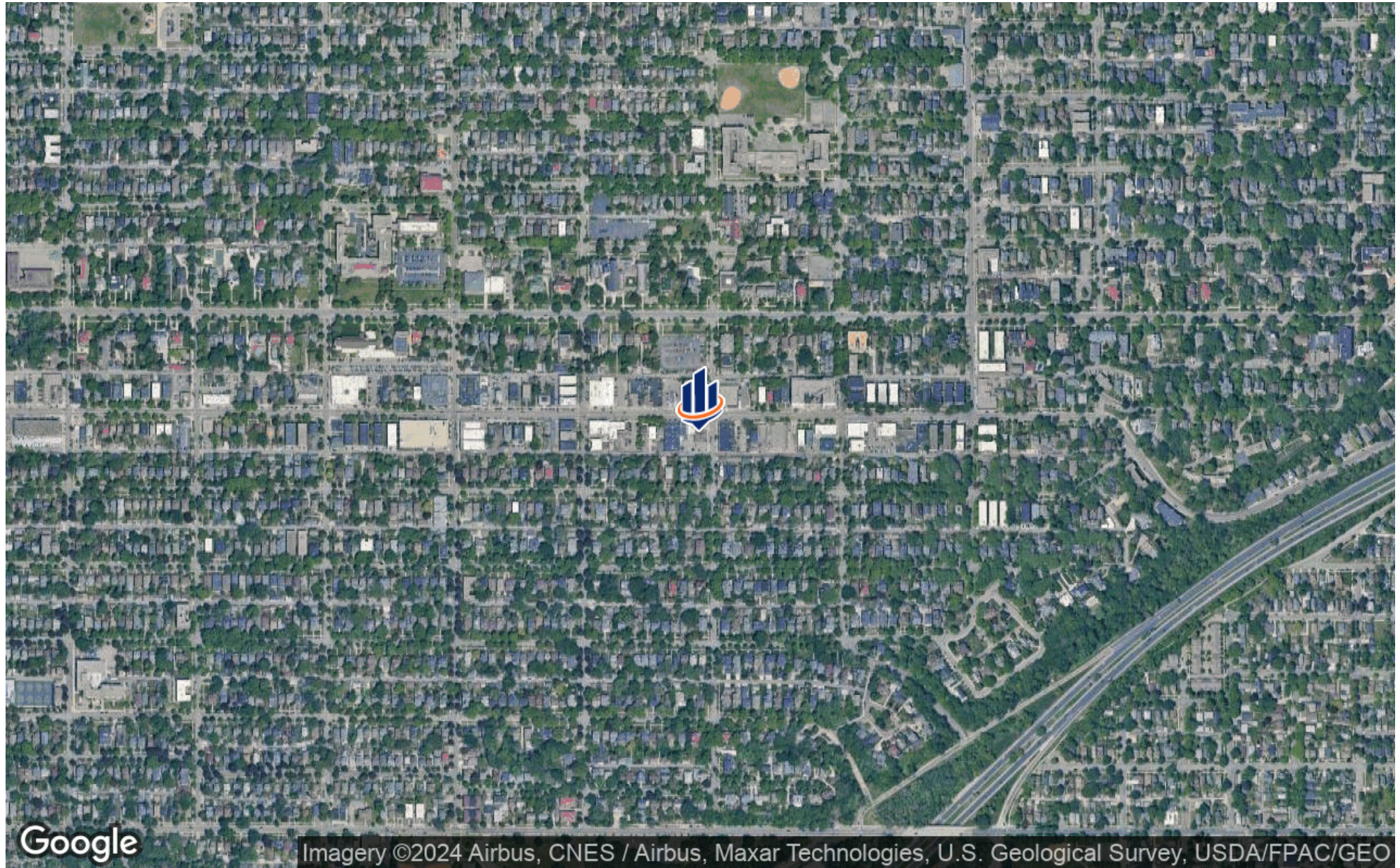
REGIONAL MAP



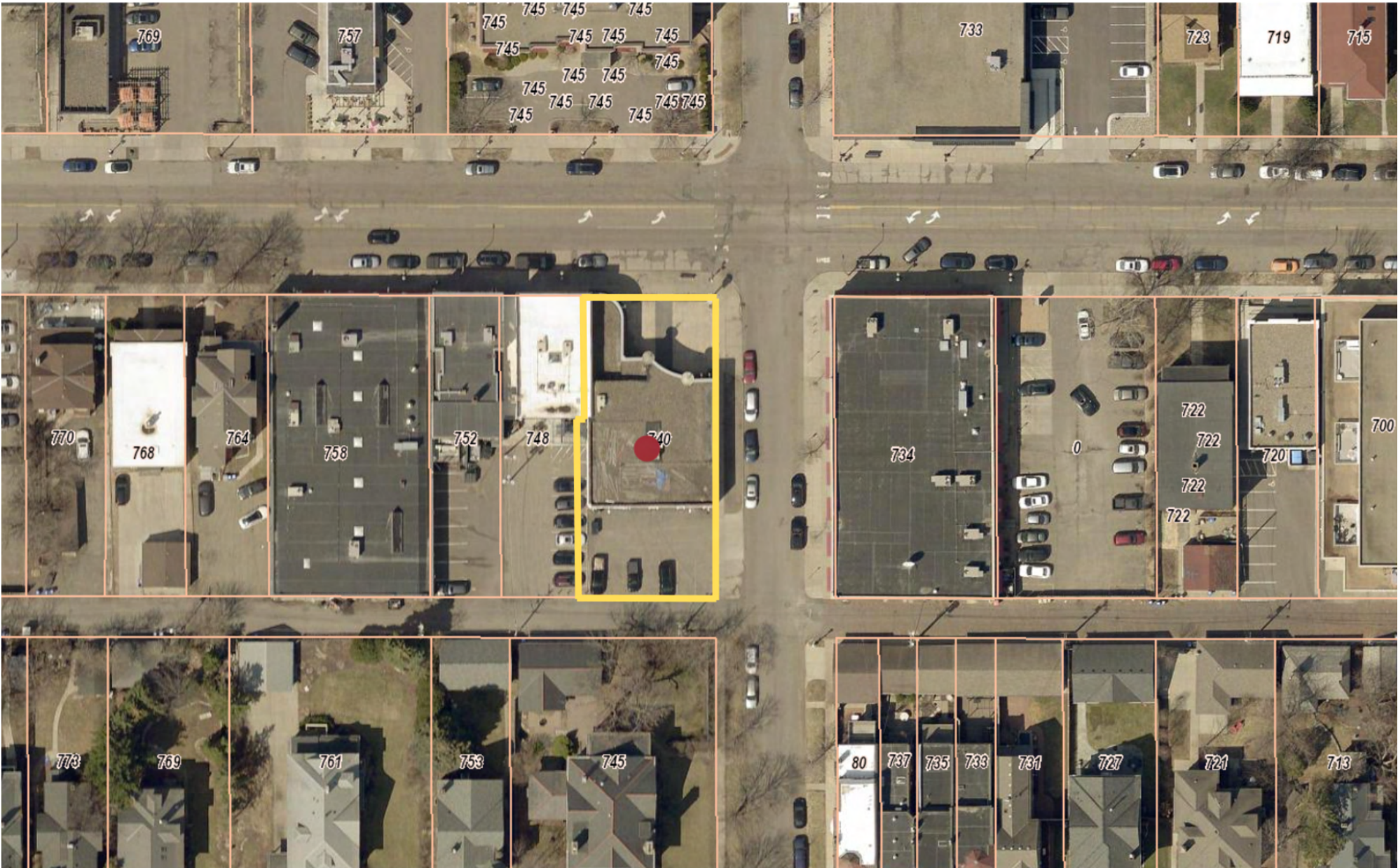
LOCATION MAP



AERIAL MAP



PARCEL MAP



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

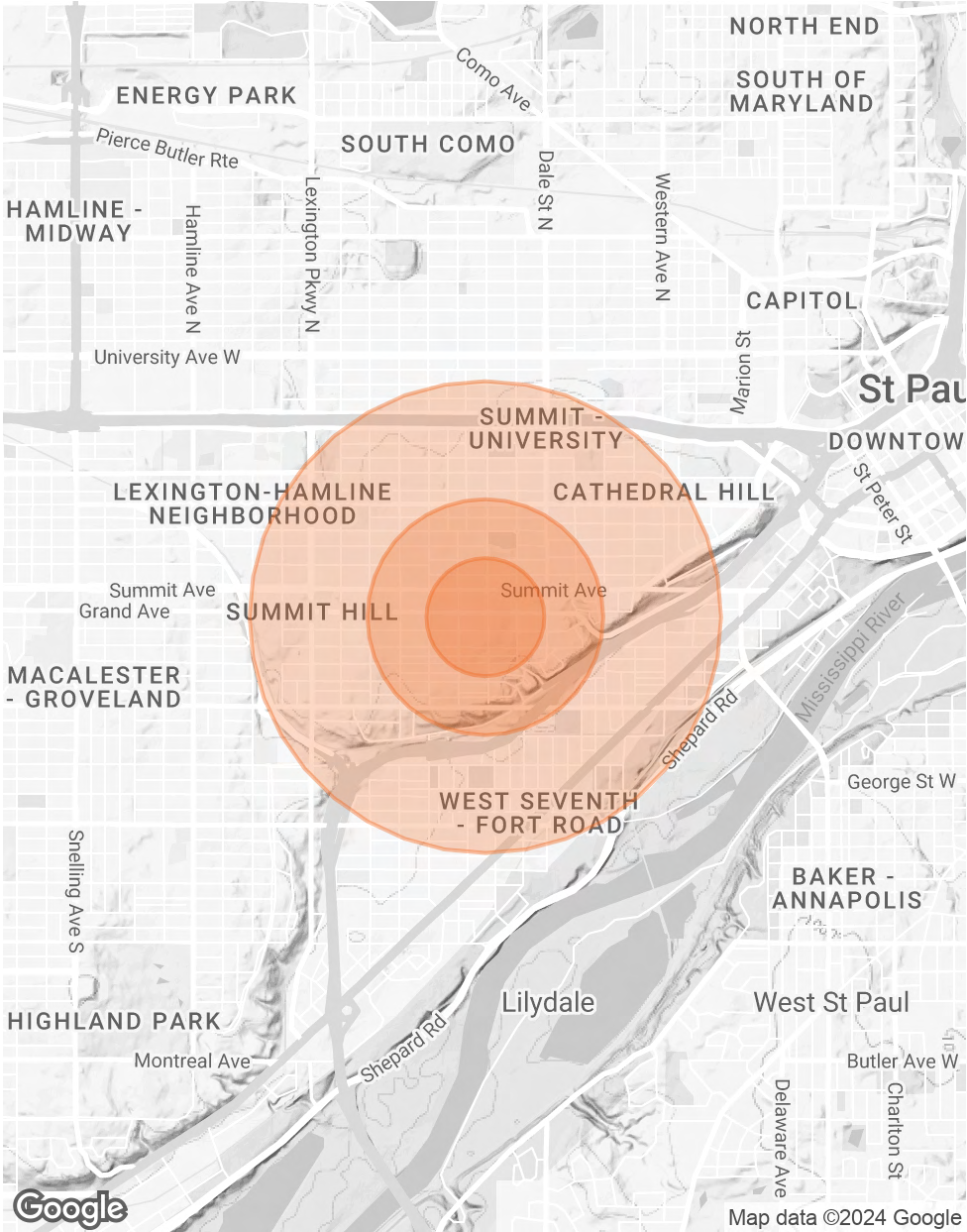
POPULATION

	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,746	6,454	23,982
AVERAGE AGE	36.3	37.2	37.1
AVERAGE AGE (MALE)	37.1	38.2	37.3
AVERAGE AGE (FEMALE)	35.2	36.5	37.6

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	889	3,278	11,744
# OF PERSONS PER HH	2.0	2.0	2.0
AVERAGE HH INCOME	\$158,153	\$133,214	\$101,195
AVERAGE HOUSE VALUE	\$499,569	\$447,440	\$330,747

* Demographic data derived from 2020 ACS - US Census



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