

## RETAIL FOR LEASE

# HUMBOLDT SQUARE SHOPPING CENTER

6800 - 6840 Humboldt Ave N, Brooklyn Center, MN 55430



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	Ste 6820 - 2,051 SF
<b>LEASE RATE:</b>	\$12.00 SF/yr (Net)
<b>TAX/CAM 2022:</b>	\$8.06 PSF/Yr
<b>LOT SIZE:</b>	4.11 Acres
<b>BUILDING SIZE:</b>	40,390 SF

### PROPERTY OVERVIEW

Humboldt Square retail center is located at the highly visible and busy intersection of Humboldt Avenue N and 69th Avenue N. Current tenants include: New Horizon, Scoreboard Pizza, Maytag along with several other neighborhood retailers. Area employers: FBI, Medtronic, Brooklyn Center Community Schools, Earle Brown Heritage Center, and Top Golf.

### PROPERTY HIGHLIGHTS

- Established Neighborhood Retail Center
- Pylon and Building Signage Available
- 8,700 VPD Along Humboldt Ave N | 5,100 VPD Along 69th Ave N
- Tax and CAM \$8.06 (2022)



**KW COMMERCIAL**  
14665 Galaxie Avenue, Suite 350  
Apple Valley, MN 55124

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 6820	Available	2,051 SF	Net	\$12.00 SF/yr

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SUITE 6820 - 2,051 SF

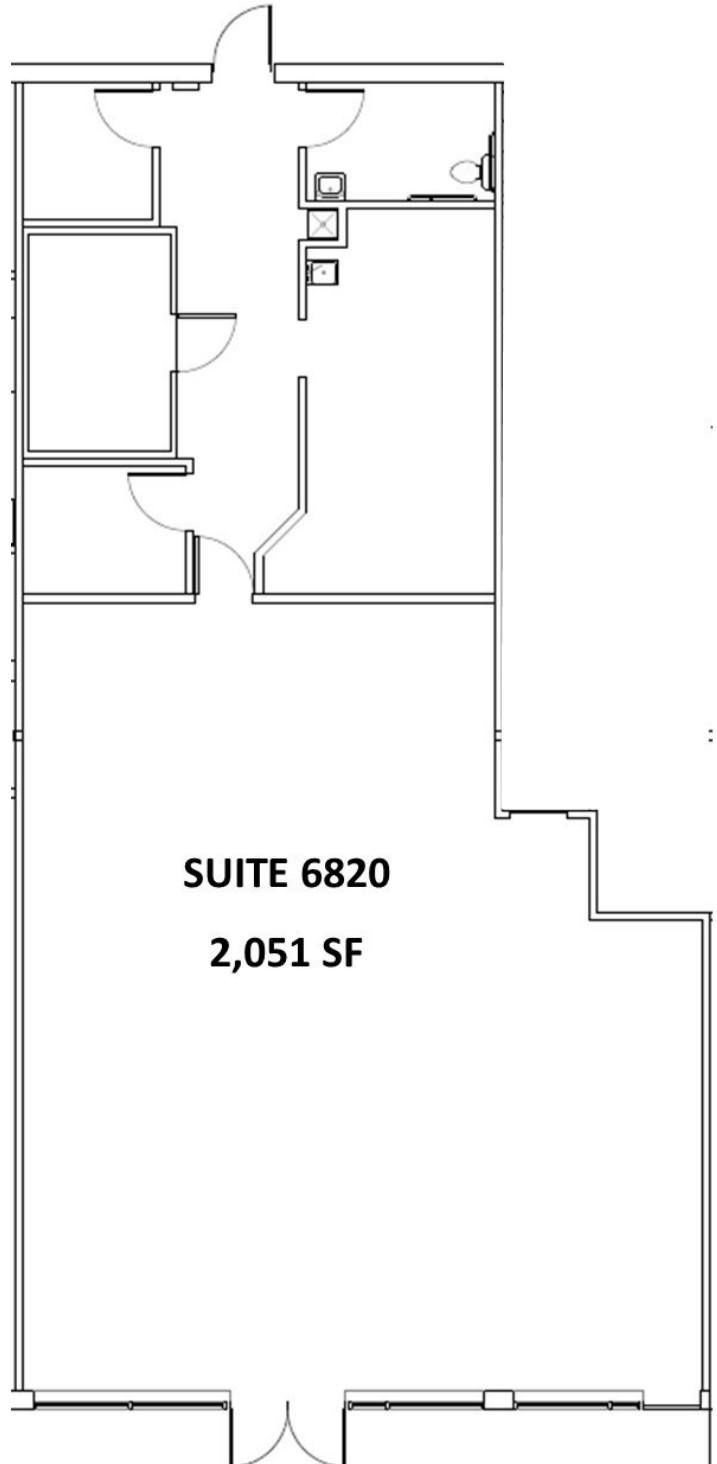


**69<sup>TH</sup> AVENUE NORTH**

**HUMBOLDT AVENUE NORTH**



Suite 6820  
2,051 SF  
AVAILABLE



**SUITE 6820**  
**2,051 SF**

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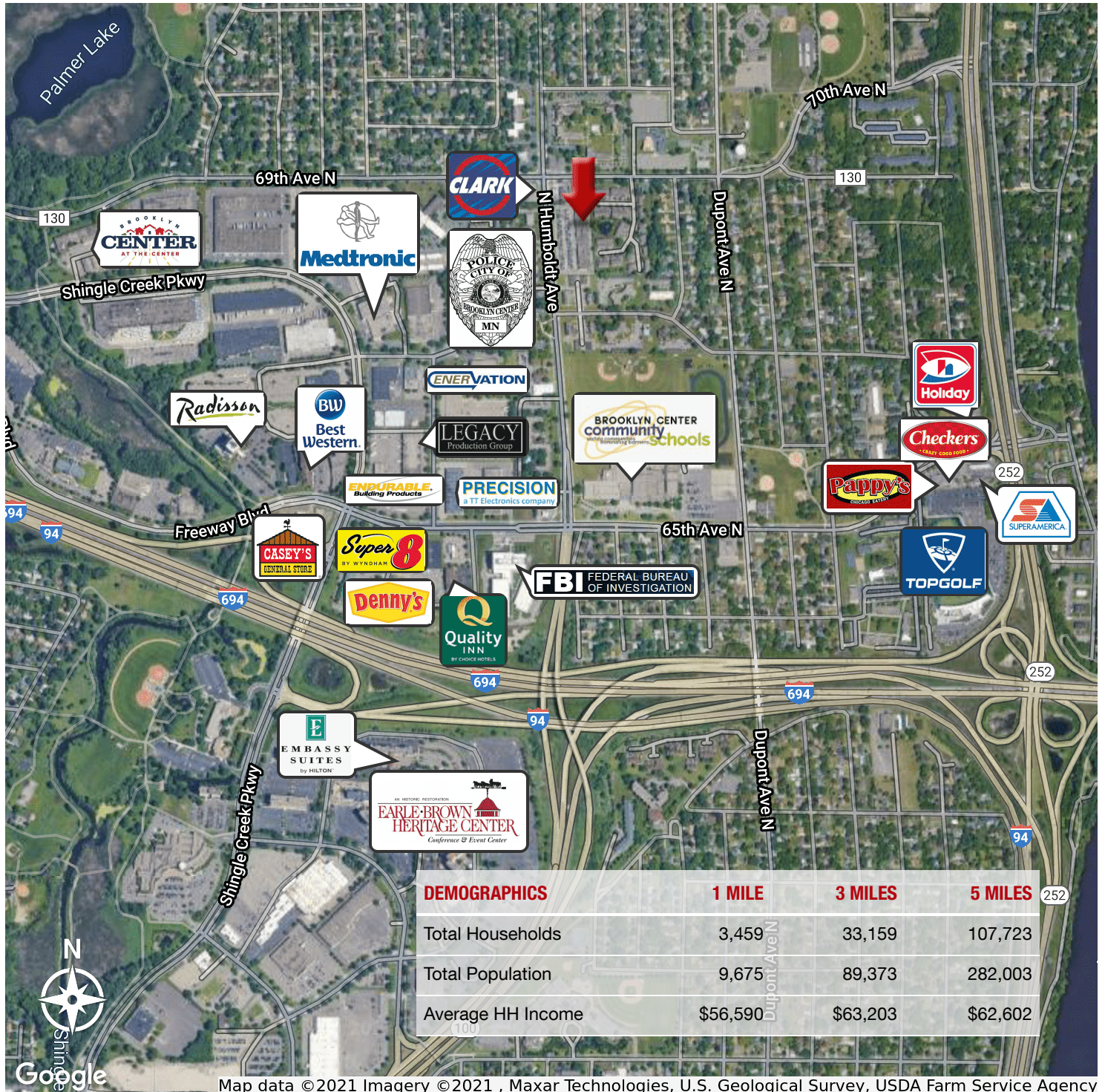
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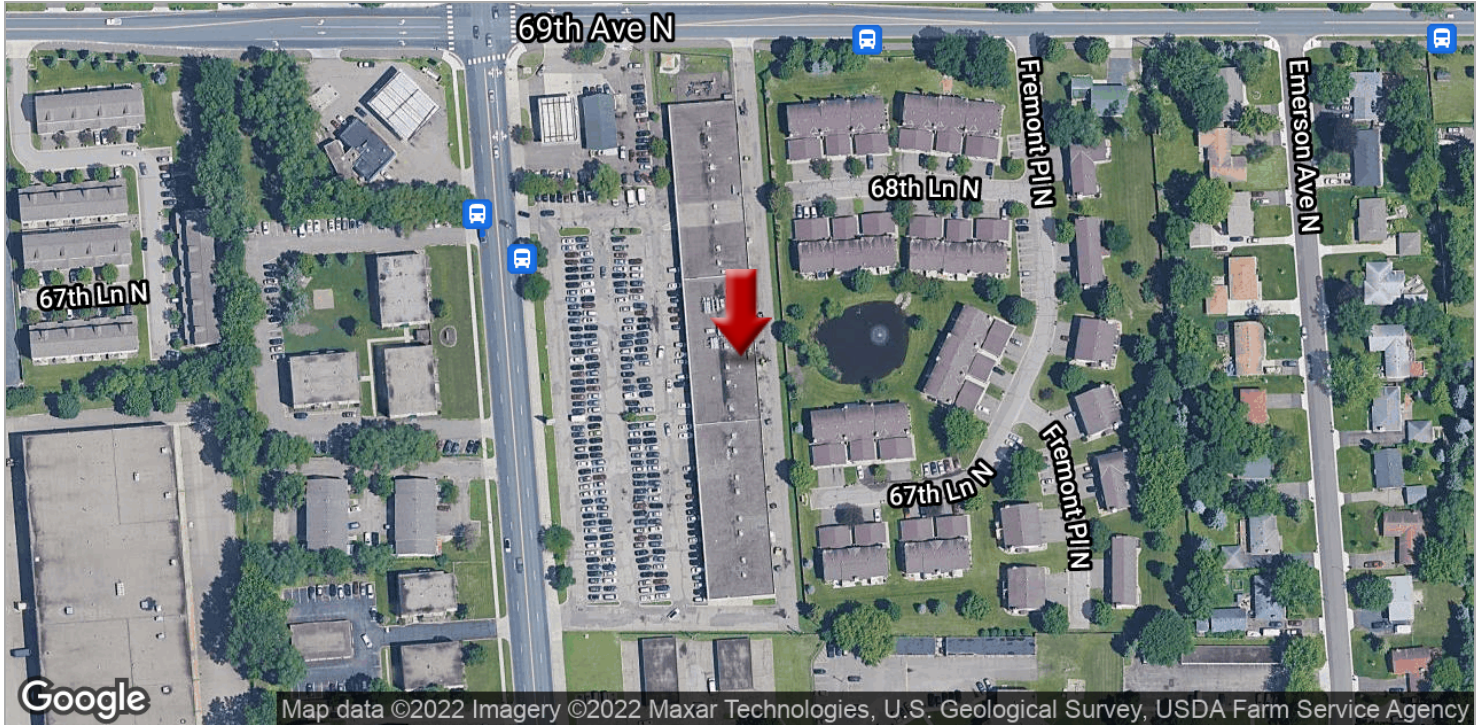
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