



MODA *on Raymond*

RETAIL
FOR LEASE

DISCOVER ST. ANTHONY PARK

This urban village is situated between the downtowns of Saint Paul & Minneapolis and is home to a collection of educational, social service and art institutions.

This creative scene is easy to stroll with quaint shops and local restaurants that are also surrounded by expanded venues such as the Minnesota State Fair, Como Regional Park and Rosedale Center.

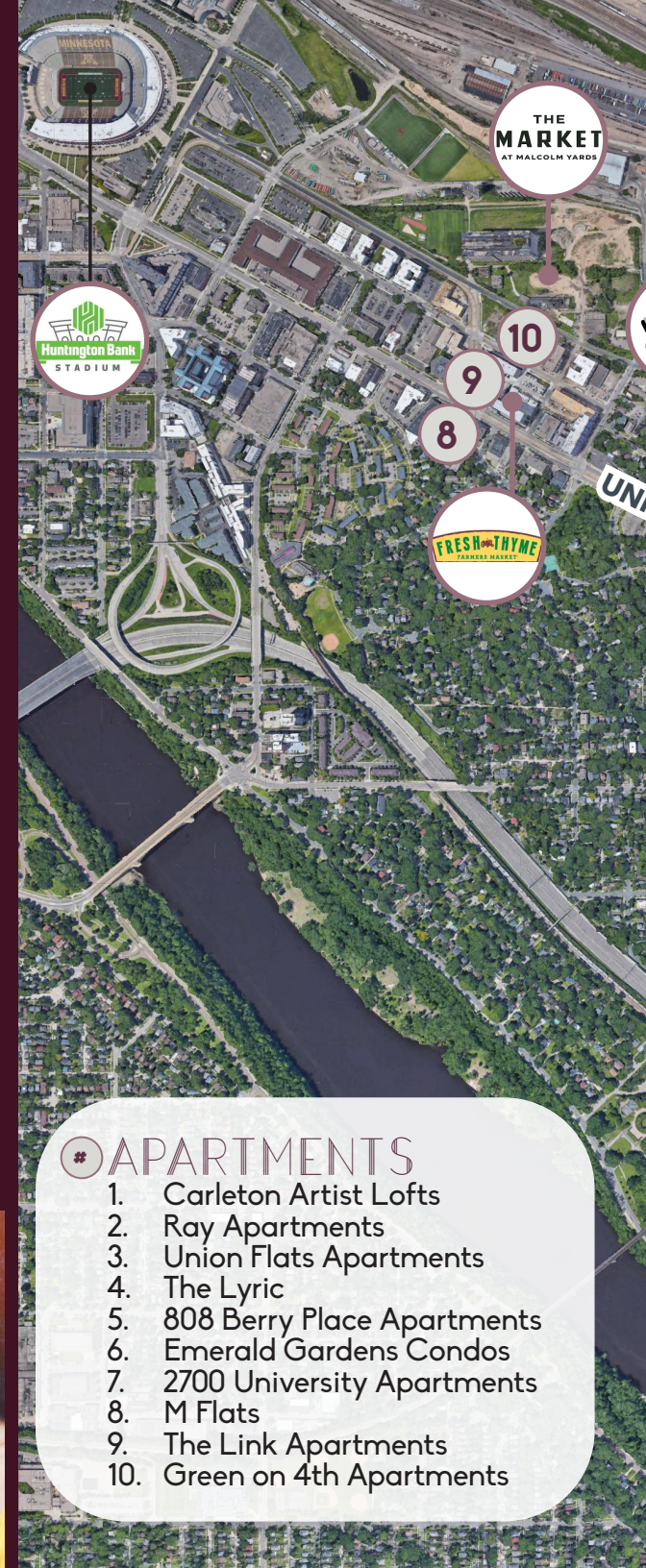
DEMOGRAPHICS 2021 ESR Est.

Distance	1 Mile	3 Mile	5 Mile
Total Population	11,734	180,869	488,393
Daytime Population	19,122	149,264	480,040
Median HH Income	\$56,814	\$57,670	\$57,591

GREEN LINE 32,921 avg weekday rides (2018)

CONNECTS:

Union Depot, Capitol, U of M, Nicollet Mall, US Bank Stadium, Target Field, Planned extension to Eden Prairie



APARTMENTS

1. Carleton Artist Lofts
2. Ray Apartments
3. Union Flats Apartments
4. The Lyric
5. 808 Berry Place Apartments
6. Emerald Gardens Condos
7. 2700 University Apartments
8. M Flats
9. The Link Apartments
10. Green on 4th Apartments





1

2

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4

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6

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HWY 280

UNIVERSITY AVE

I-94

PROPERTY OVERVIEW

PROJECT INFO

Location:	NEC University Ave + Raymond Ave St. Paul, MN
Description:	6-story mixed-use building 220 market-rate units
Completion:	Summer 2022

RETAIL OPPORTUNITY

Availability:	2,315 sq. ft.
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VISIBILITY

Traffic Counts:	7,500 vpd - Raymond Ave 17,800 vpd - University Ave W
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HIGHLIGHTS

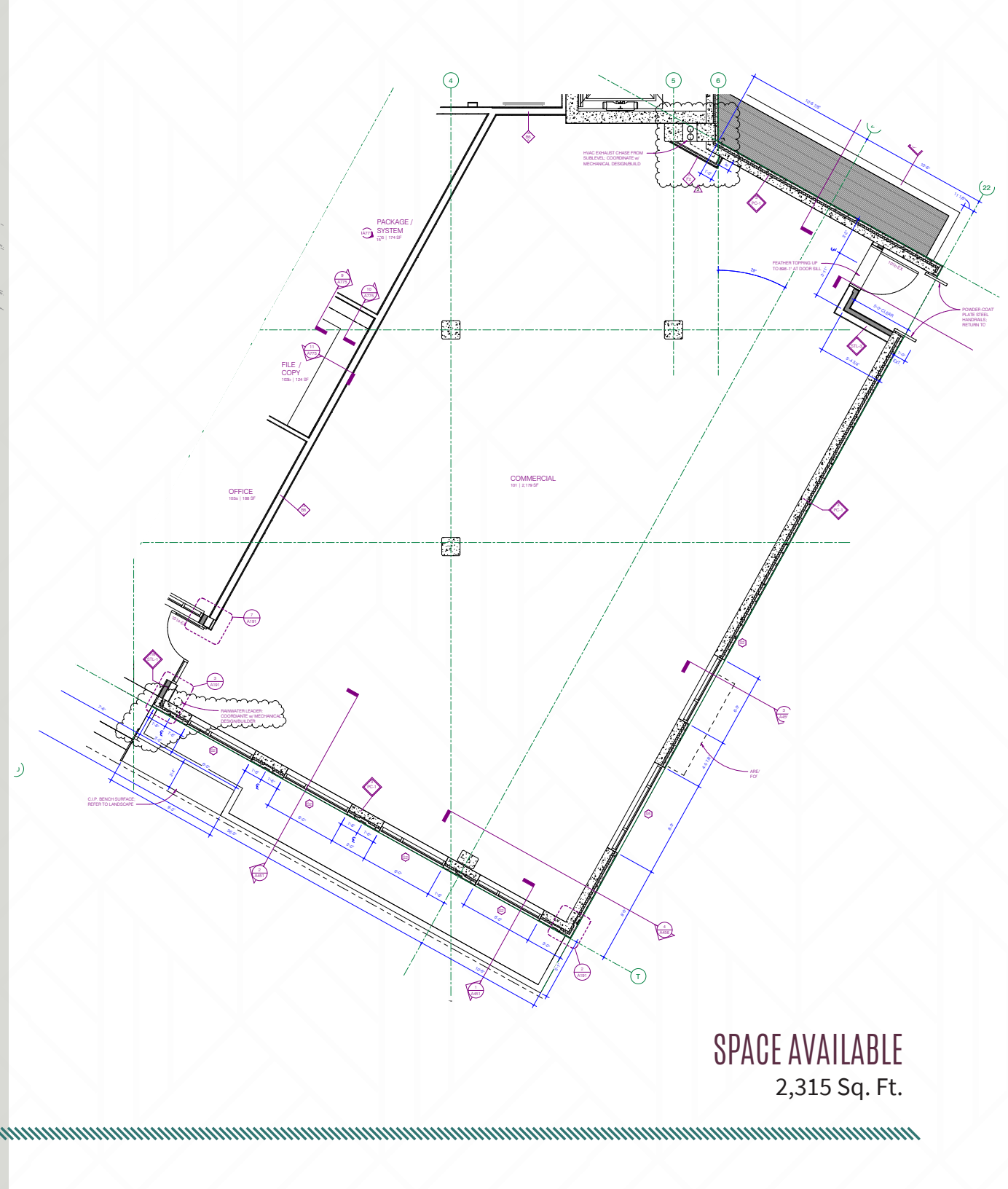
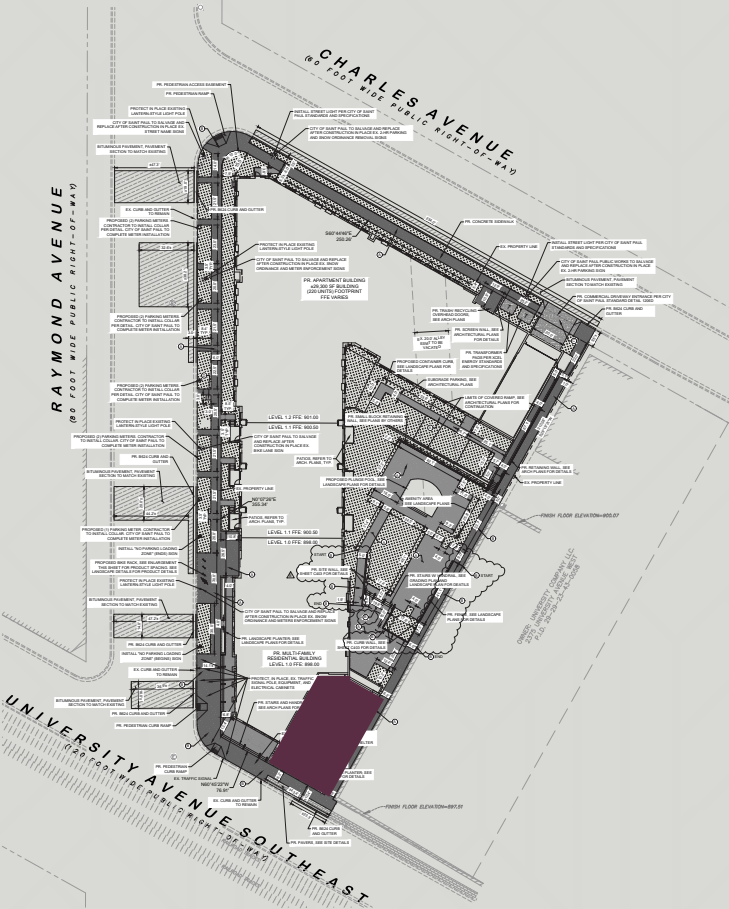
Kraus-Anderson is in the midst of completing this 6-story wood-frame mixed-use apartment building on University Ave.

This former U.S. Bank site will include 220 stunning units of market-rate rental housing located just one block from the Green Line Station in the St. Anthony Park neighborhood. The redeveloped, 1.175 acre lot will also feature 2,315-square-feet of commercial “street level” retail space.

Amenities for all residents include underground parking, fitness center, an outdoor courtyard with pool, clubroom, fully automated building access systems, rooftop patio, and a community incubator space.

AREA TENANTS





SITE PLAN

SPACE AVAILABLE
2,315 Sq. Ft.



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