

*Restaurant-Ready Space For Lease*

**PLATFORM**  
@ RAYMOND STATION



●● 2250 University Ave | St. Paul, MN 55114





## Location

**Address:** 2250 University Avenue W | St. Paul, MN  
**Lot Size:** 0.96 Acres  
**Completion:** November 2020  
**Residential:** 6 Floors | 124 Market Rate Apartments  
**Commercial:** 10,000 Square Feet



## Retail Space Available

**Suite 2:** 1,233 rsf  
**Suite 3:** 3,028 rsf



## Operating Expenses

**CAM/Ins:** \$3.85 psf  
**RE Tax:** \$5.60 psf  
**Total:** \$9.45 psf (2019 est.)



## Traffic Counts

17,400 vpd Hiawatha Ave  
 13,300 vpd E 46th St



## 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



## Demographics

|                           | 1 Mile   | 3 Mile   | 5 Mile   |
|---------------------------|----------|----------|----------|
| <b>Population</b>         | 11,734   | 180,869  | 488,393  |
| <b>Median HH Income</b>   | \$56,814 | \$57,670 | \$57,591 |
| <b>Daytime Employment</b> | 19,122   | 149,264  | 480,040  |

Play  
Live  
Stay

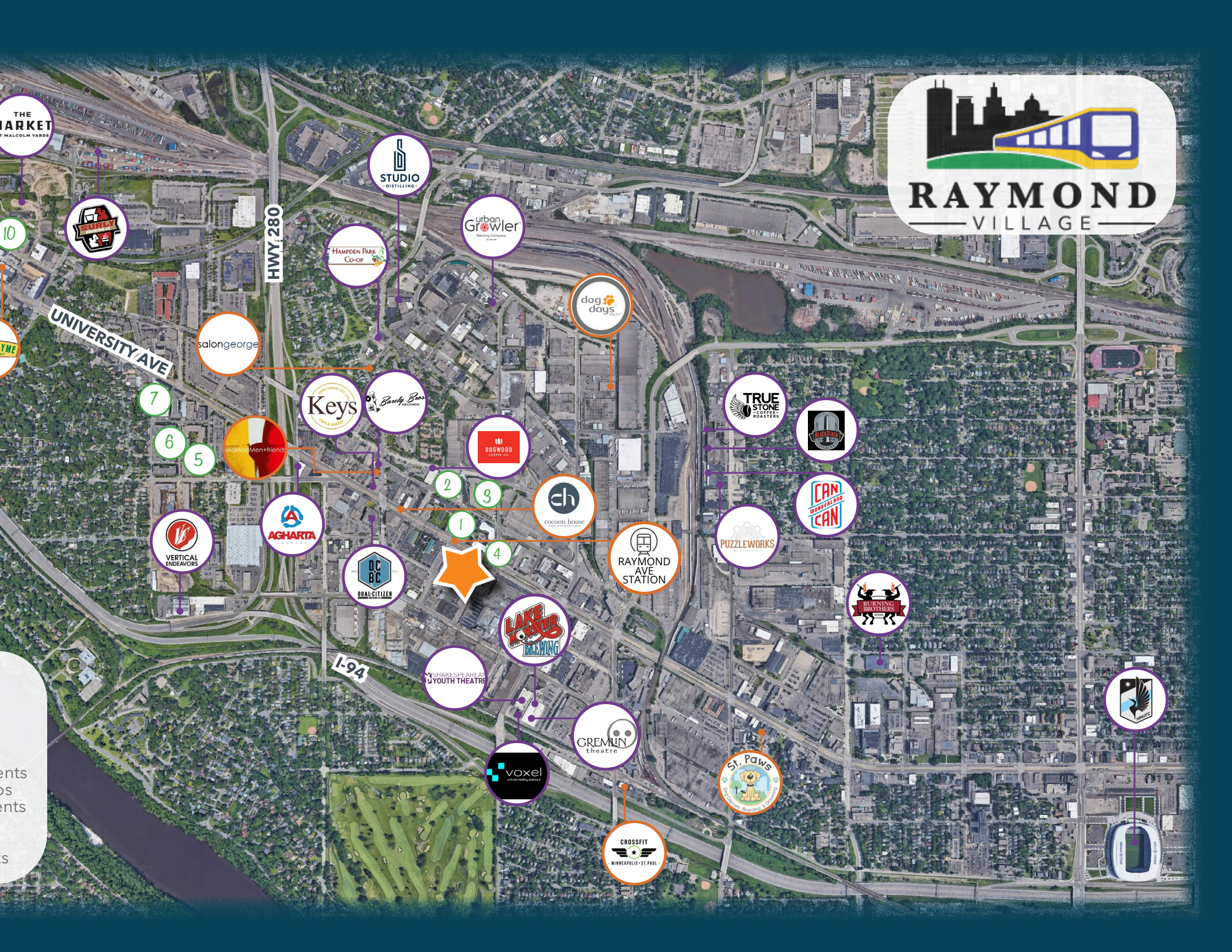
Neighborhood

## # APARTMENTS

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







# RAYMOND VILLAGE

THE MARKET  
MALCOLM YARDS

10

YME

HWY 280

UNIVERSITY AVE

7

6

5

vidMen+friend

Keys

Barely Bros

DOGWOOD

ch

cocoon house

RAYMOND AVE STATION

PUZZLEWORKS

CAN WOODLAND CAN

BURNING BROTHERS

St. Paws

CROSSFIT MINNEAPOLIS-ST. PAUL

GREMUN theatre

voxel

SHAKESPEARE YOUTH THEATRE

LAKE LOVES BREWING

DC BC

AGHARTA

VERTICAL ENDEAVORS

vidMen+friend

salongeorge

I-94

ents  
os  
ents  
s



# Raymond Village

Raymond Village is the heart of the vibrant Creative Enterprise Zone in St Paul's, St Anthony Park neighborhood. Located mid-city between Minneapolis & St Paul, this rapidly developing mixed-use district features a wide variety of authentic & artisan retail, restaurants, dense residential and creative businesses.



## For Lease

**Suite 2:** 1,233 rsf  
(1,118 usf)

**Suite 3:** 3,028 rsf  
(2,811 usf)

**Total:** 4,261 rsf  
(3,929 usf)



## Parking

### DAYTIME

On-site: 8 spaces + Off-site: 15 spaces  
Total Dedicated: 23 spaces

### EVENING

On-site: 26 spaces + Off-site: 15 spaces  
Total Parking: 41 spaces



**DAY**

**EVENING**

*Retail Leasing Information Contact:*

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