

CVS

BROOKDALE
CORNER

26,000 cpd

Brooklyn Boulevard

WELLS FARGO

ihop

McDonald's

TACO BELL

STARBUCKS COFFEE

PEARLE OOVISION

GOODYEAR

Arby's

POPCORNS

KFC

Firestone

Pizza Hut

TCE BANK

NAPA

MTC Transit

18,300 cpd County Road 10/Bass Lake Road

Holiday

DISCOUNT TIRE

Applebee's

TJ-maxx

SALLY BEAUTY SUPPLY

LA FITNESS

QDOBA

at&t

Foot Locker

T-Mobile

Sprint

pro-cuts

Aspen Dental

Walmart

MINNESOTA
100

66,000 cpd



TRANSWESTERN

REAL ESTATE
SERVICES

RETAIL SPACE FOR LEASE

BROOKDALE CORNER

5605 - 5711 XERXES AVE N | BROOKLYN CENTER, MN

JANET OLSON | 612.359.1681
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OVERVIEW



AVAILABLE

- 7,650 SF Bldg A; Endcap; Divisible to 1,350 SF
- 3,000 SF Bldg A; Endcap; Sublease Available
- 1,762 SF Bldg B; Available w/30 days notice
- 1,502 SF Bldg C; Endcap



ASKING BASE RENTS:

- \$17.00 psf - \$22.00 psf

EXPENSES

BLDG A & C \$9.63 psf Total (\$4.81 psf CAM + \$4.82 psf Taxes)

BUILDING B \$12.06 psf Total (\$7.24 psf CAM + \$4.82 psf Taxes)



DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	12,430	121,405	318,306
Median HH Income	\$52,953	\$55,327	\$59,308
Average HH Income	\$69,323	\$70,510	\$78,238

** Sources: ESRI 2019 est & MN Dept of Transportation 2019 Study avgs are per day total cars*



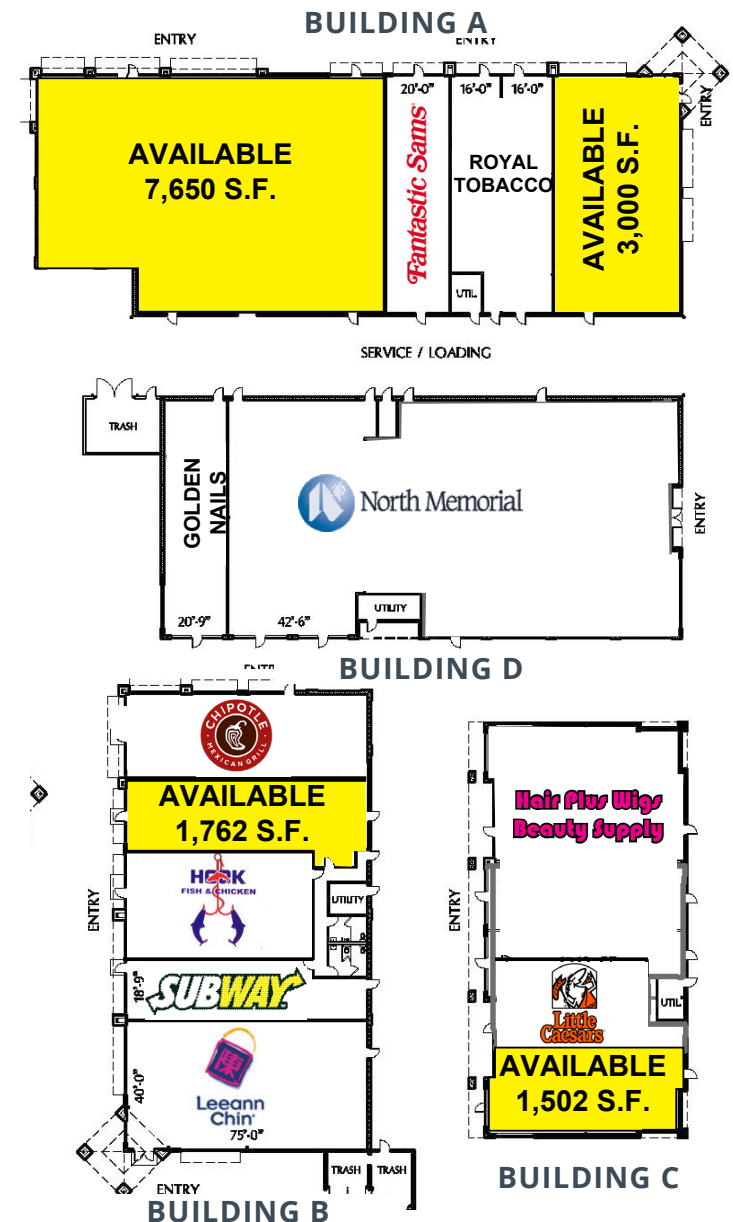
TRAFFIC COUNTS

- 26,000 vpd - Brooklyn Blvd
- 18,300 vpd - Cty Rd 10



COMMENTS

Anchored by Cub Foods, this multi-building retail center is strategically situated at the most prominent intersection of the Brooklyn Center trade area. High traffic counts and dense population add to the desirability of Brookdale Corner. Pylon signage available to qualified premises.



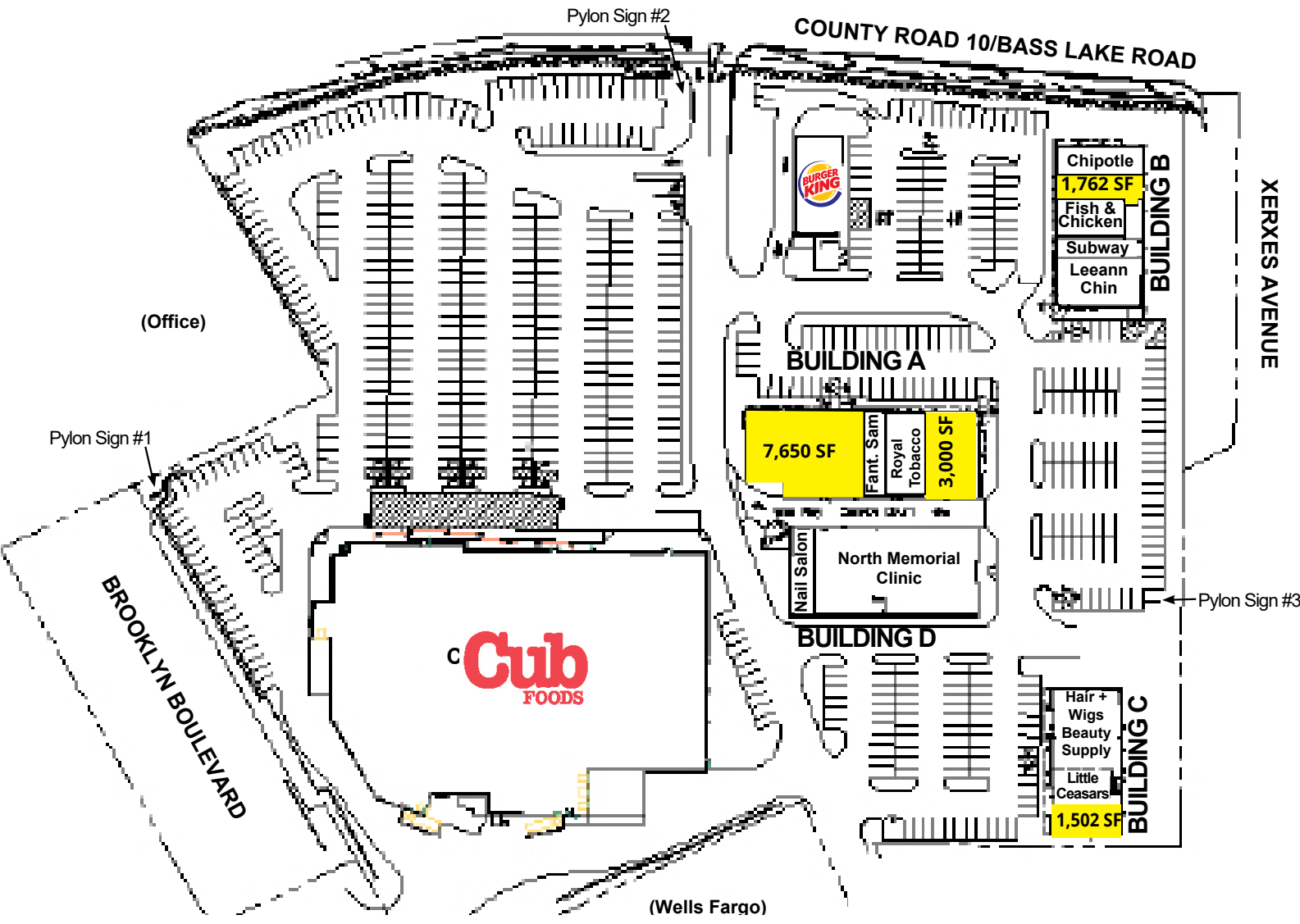
AERIAL



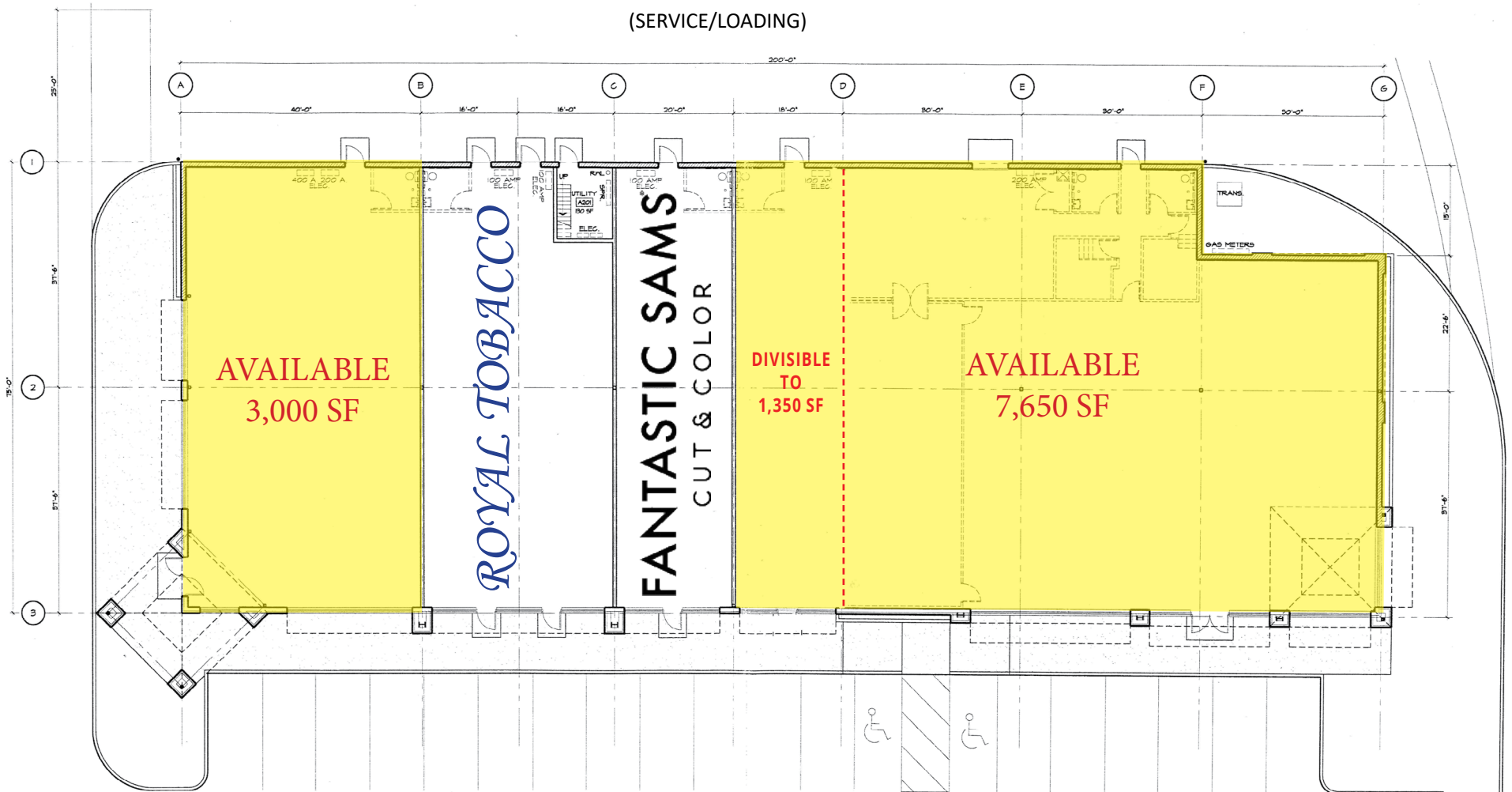
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SITE PLAN



BUILDING A

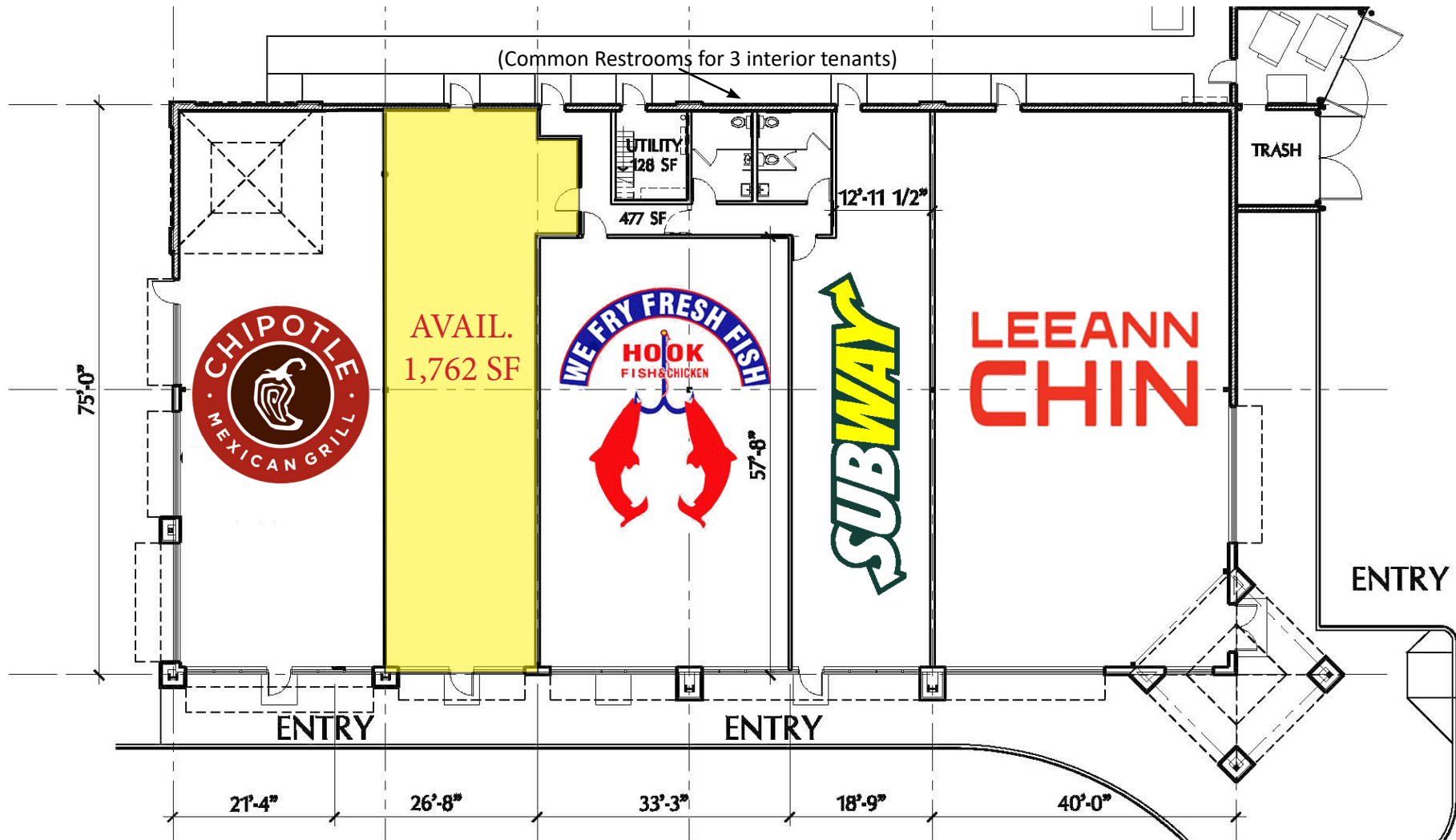


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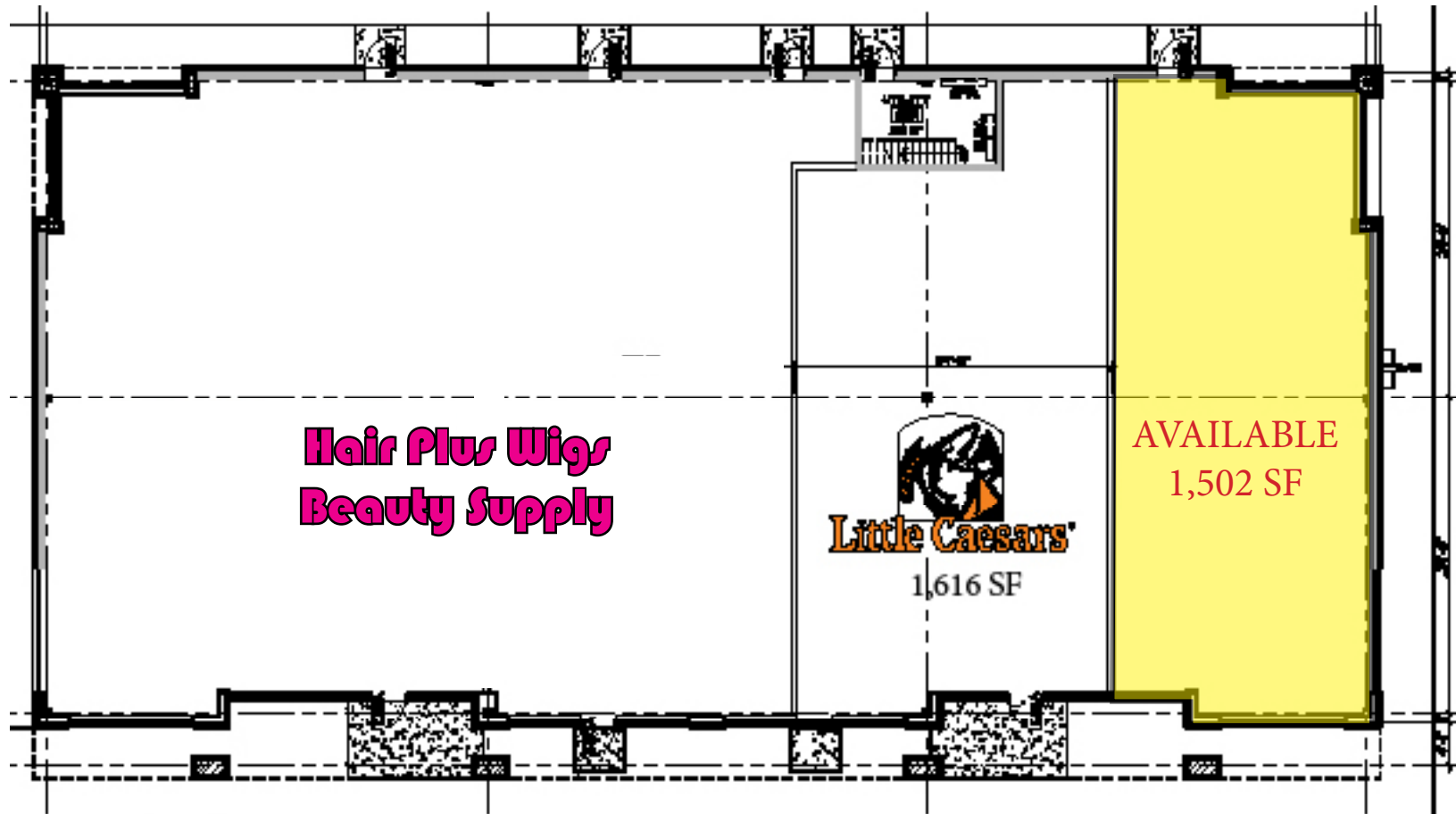
FLOOR PLAN

BUILDING B



FLOOR PLAN

BUILDING C



PHOTOS



PHOTOS

BUILDING A



BUILDING A - 7,650 SF



BUILDING A - 3,000 SF SUBLEASE



BUILDING A - 3,000 SF SUBLEASE



BUILDING A - 1,350 SF

PHOTOS

BUILDING B - 1,762 SF - AVAILABLE 4/1/21

BUILDING B



BUILDING C - 1,502 SF FRONT



BUILDING C - 1,502 SF CORNER



BUILDING C - 1,502 SF REAR