

RETAIL FOR LEASE

# PHALEN RETAIL CENTER

1177 Clarence Street | St. Paul, MN 55106



TRANSWESTERN

REAL ESTATE  
SERVICES



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# OVERVIEW



## PROPERTY INFORMATION

- Location: 1177 Clarence St | St. Paul
- Description: Grocery-Anchored Shopping Center
- Building GLA: 73,678 SF
- Parking: 250 Surface Lot Stalls



## AVAILABLE

- Suite A102 1,205 SF
- Suite C1 1,400 SF\*
- Suite C2 404 SF\* \*can be combined



## LEASE RATES

- Negotiable

## 2024 EST CAM/TAX

- \$12.48 PSF (\$7.97 Taxes + \$4.51 CAM/Insurance)



## TRAFFIC COUNTS

- 13,800 VPD Maryland Avenue
- 9,600 VPD Johnson Parkway
- 14,400 VPD Phalen Boulevard



## COMMENTS

This is a strong grocery-anchored shopping center with great cotenancy. Located in St. Paul's Phalen neighborhood, this center is in the middle of very dense demographics with visibility to 38,000 vehicles per day.

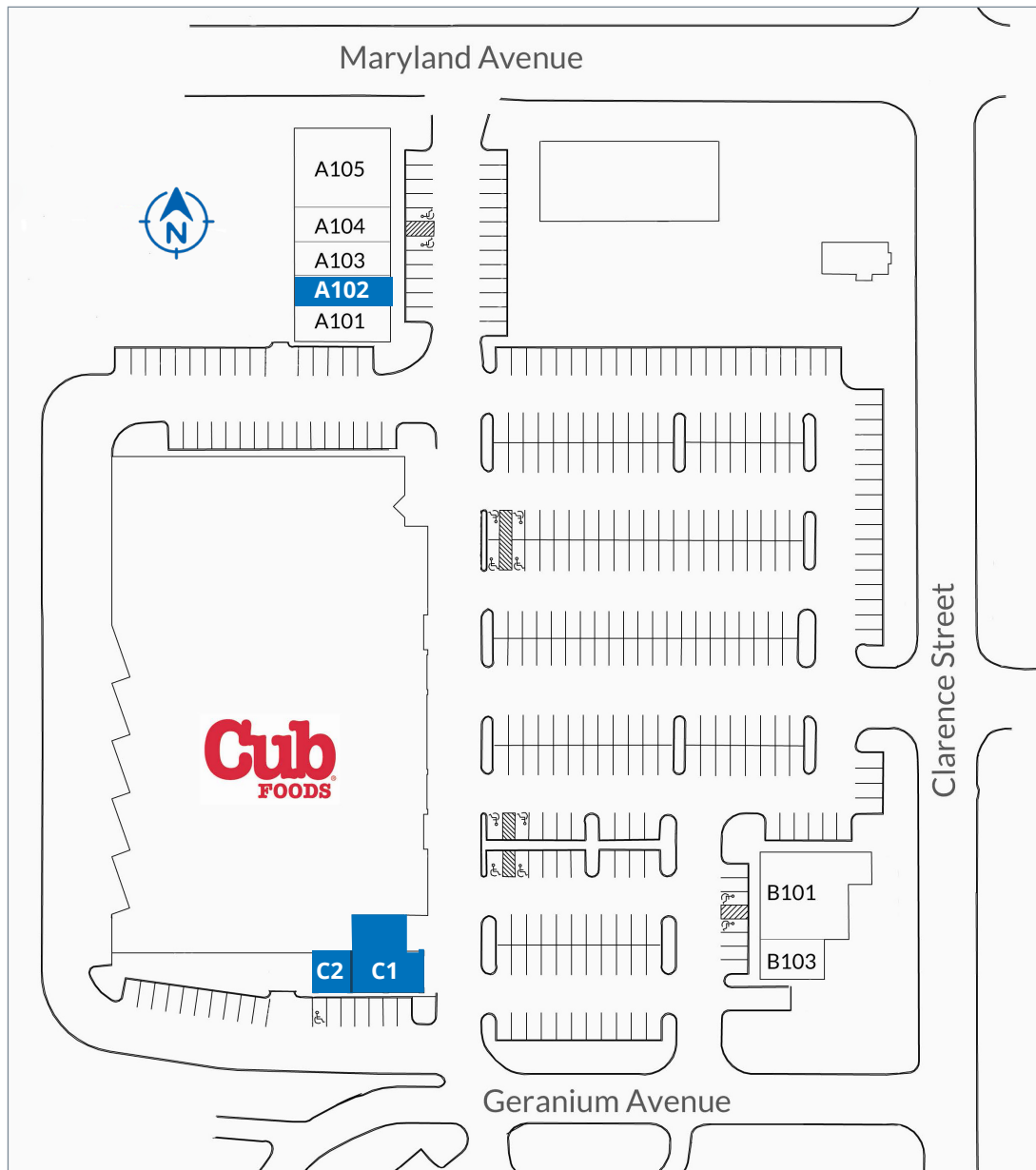


## DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	25,336	139,511	311,809
Median HH Income	\$50,139	\$52,064	\$55,944
Average HH Income	\$64,150	\$68,372	\$76,091
Daytime Population	19,992	131,548	325,447

\* Sources: ESRI 2020 est & MN Dept of Transportation 2019 Study avgs are per day total cars

# SITE PLAN



SUITE	TENANT	SIZE
	Cub Foods	59,588 sf
A101	SUBWAY	1,486 sf
<b>A102</b>	<b>AVAILABLE</b>	<b>1,205 sf</b>
A103	Metro PCS	1,208 sf
A104	Paradise Nails	1,208 sf
A105	Wavemax	2,912 sf
B101	Destiny Cafe	3,229 sf
B103	9999 Gold Jewelry	1,038 sf
<b>C1*</b>	<b>AVAILABLE</b>	<b>1,400 sf</b>
<b>C2*</b>	<b>AVAILABLE</b>	<b>404 sf</b>

\*can be combined