



Minneapolis, MN 55414

## Retail/Office Space For Lease In the Heart of Stadium Village

Highly desirable retail or office space available in Stadium Village, located in the heart of the University of Minnesota campus. Walking distance to student housing, Huntington Bank Stadium, Mariucci Arena, and the Light Rail.

### Highlights and Features:

- 52,375 students at U of MN
- Rare small vacancy
- Lighted intersection
- On the busiest light rail station in MN: 1.4 million rides
- One block from the U of MN hospital: 830 beds
- Walk/Bike Score: 89/97
- Commercial Location Score: 707
- Co-tenants: Chipotle, Punch Pizza, Cell Phone Repair
- Area Tenants: Chick-fil-A, Noodles, Nashville Coop, Walgreens, US Bank, Caribou, Burger King, My Burger, Raising Cane's, Bruegger's Bagels, Sally's Saloon, Stub and Herbs, Afro Deli & Grill, Kowloon, Sidewalk Kitchen, Kimchi Tofu House, Fly Chix Stadium Village, Lao Sze Chuan

### Virtual Tours

- [800-802 Washington Avenue SE](#)
- [808 Washington Avenue SE](#)



**Christianson & Company**  
COMMERCIAL REAL ESTATE SERVICES  
[www.SpaceAvailableMN.com](http://www.SpaceAvailableMN.com)

**CORFAC**  
INTERNATIONAL

### Space Available:

#### 800-802 Washington Avenue SE

- Suite 203: 700 sf (upper level)
- Suite 202: 1,600 sf (upper level)
- Lease Rate: Negotiable

#### 808 Washington Avenue SE:

- 1,471 sf (street level with upper level)
- 2023 CAM/Tax: \$13.50 psf
- Lease Rate: Negotiable

### Demographics and Traffic Counts:

- U of M Student Population: 50,734
- Average Household Population: 1 mile - 15,817, 3 miles - 111,270 and 5 miles - 308,401
- Average Household Income: 1 mile - \$37,010, 3 miles - \$52,054 and 5 miles - \$57,267
- Traffic Count: Washington St SE - 3,750 vpd, Oak St SE - 6,750 vpd and University Ave SE - 12,000 vpd

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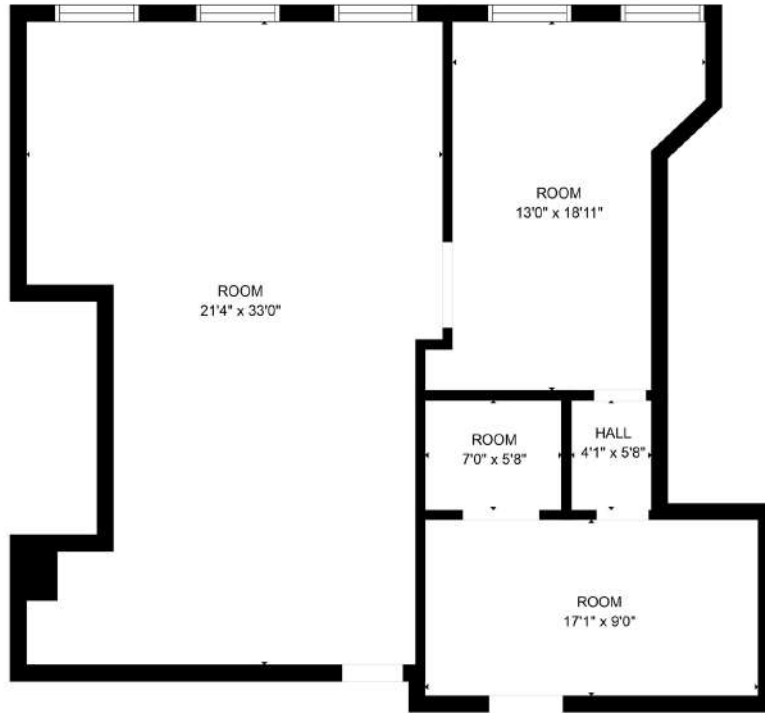
[mary@christiansonandco.com](mailto:mary@christiansonandco.com)

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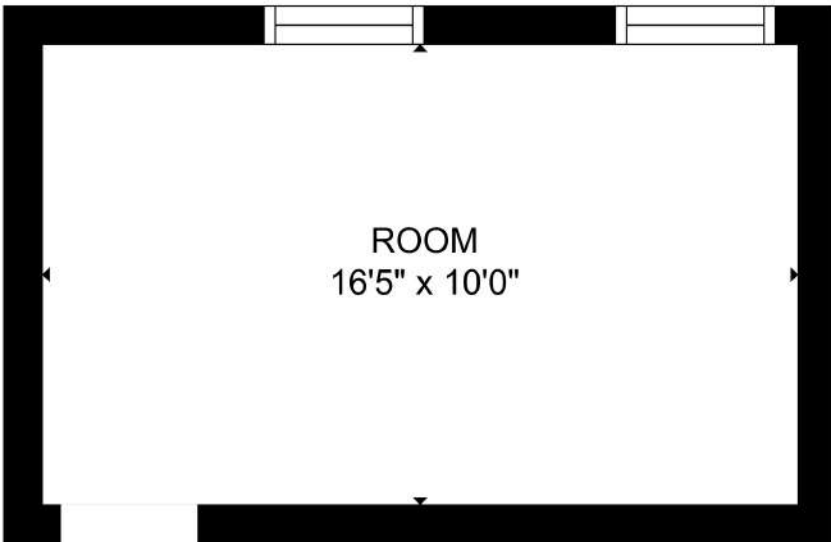
[info@SpaceAvailableMN.com](mailto:info@SpaceAvailableMN.com) | 952.921.5844

## Floor Plans - Suite 202

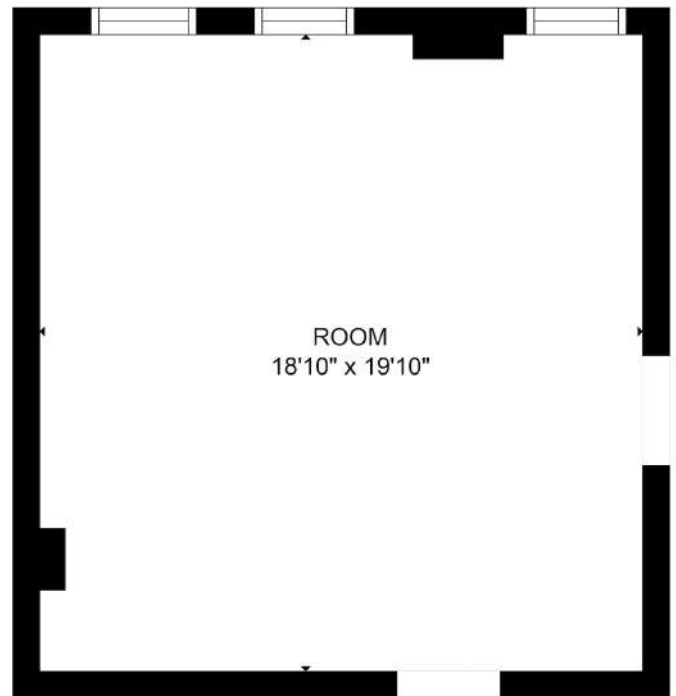


GROSS INTERNAL AREA  
FLOOR 1: 1079 sq. ft.  
TOTAL: 1079 sq. ft.  
CREATED BY NORDY PHOTOGRAPHY. CALCULATIONS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

## Floor Plans - Suite 203

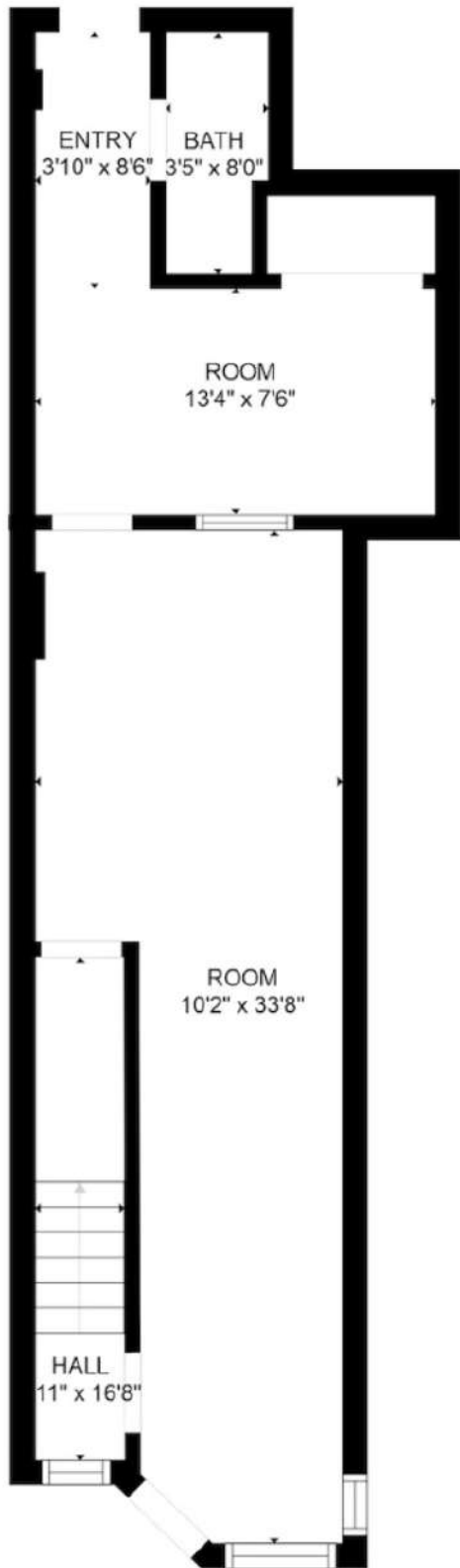


GROSS INTERNAL AREA  
FLOOR 1: 164 sq. ft.  
TOTAL: 164 sq. ft.  
CREATED BY NORDY PHOTOGRAPHY. CALCULATIONS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

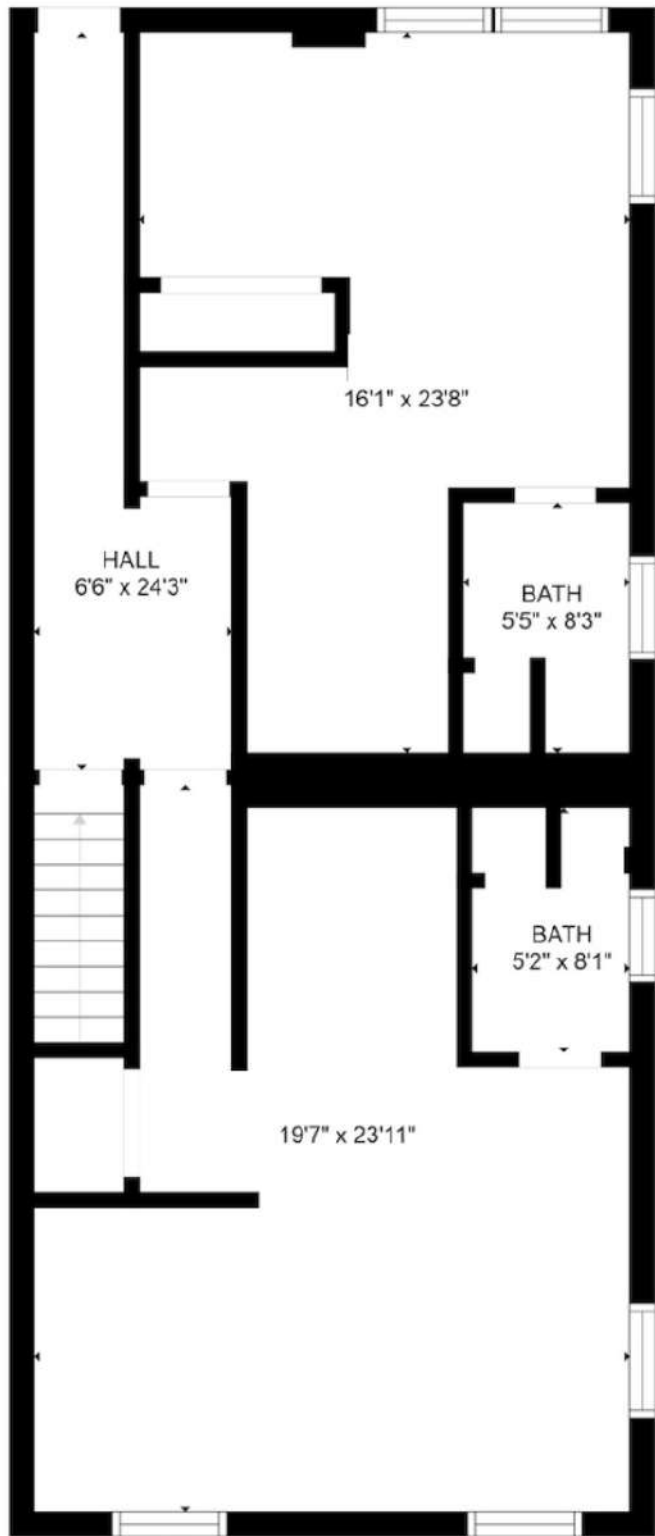


GROSS INTERNAL AREA  
FLOOR 1: 373 sq. ft.  
TOTAL: 373 sq. ft.  
CREATED BY NORDY PHOTOGRAPHY. CALCULATIONS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# Floor Plan - Suite 808



FLOOR 1



FLOOR 2

### Suite 202 Interior Photos



### Suite 203 Interior Photos



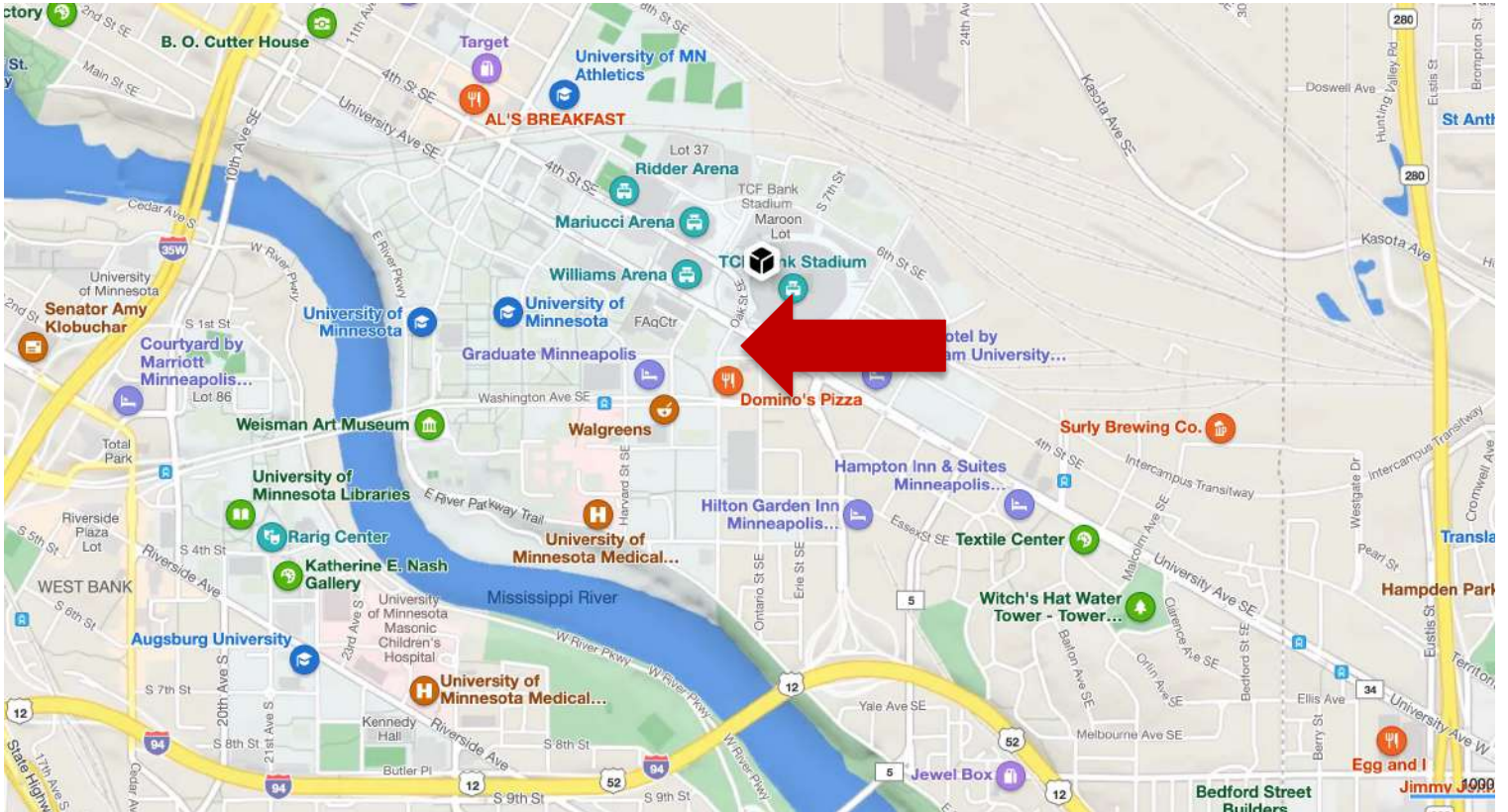
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Building and Interior Photos - Suite 808

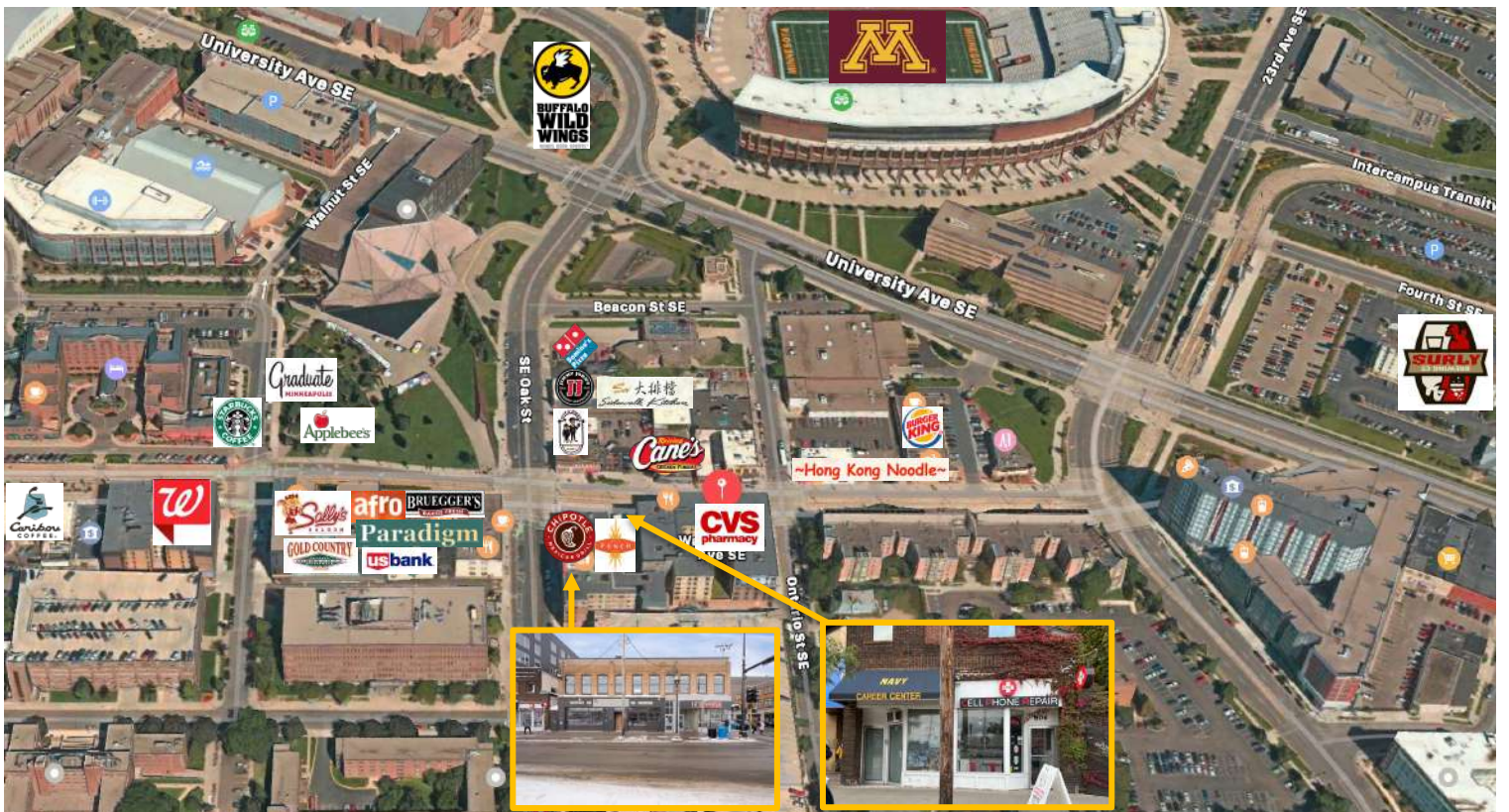


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# Map



# Aerial



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