



# METRO LOFTS RETAIL

2650 University Avenue W | St. Paul, MN 55144

## Retail Space Available Along The Green Light Rail Line!

The Metro Lofts Retail is located in the North Prospect Park Neighborhood of Saint Paul which runs along University Avenue West near the University of Minnesota. There is ample off street parking and easy access to the Green Light Rail Line, I-94 and 280.

### Space Available:

- Suite 112: 2,144 sf
- Suite 115: 3,227 sf (former fitness center)
- 2021 CAM/Tax: \$11.45 psf
- Net Rate: Negotiable

### Highlights and Features:

- Across from the Westgate Station
- Convenient location near the University of Minnesota
- Close to both Minneapolis and Saint Paul
- Easy access to I-94 and 280
- Direct space entrance
- Natural lighting
- ADA restroom/shared common restrooms with lock
- Mixed use building (retail and residential)
- Zoning: T-4
- Parking: Off street parking lot and street parking
- Strong demographics
- High vehicle and foot traffic



### Demographics and Traffic Counts:

- 2020 Average Population: 1 mile - 6,541, 3 miles - 93,467 and 5 miles - 289,122
- 2020 Average Household Income: 1 mile - \$58,932, 3 miles - \$56,521 and 5 miles - \$60,029
- Traffic Counts: 143,000 vpd on University Avenue, 62,000 vpd on Hwy 280 and 7,800 vpd on Franklin Avenue



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

**MARY LINDELL**

612.747.9854

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

**MARILYN FRITZE**

612.804.4364

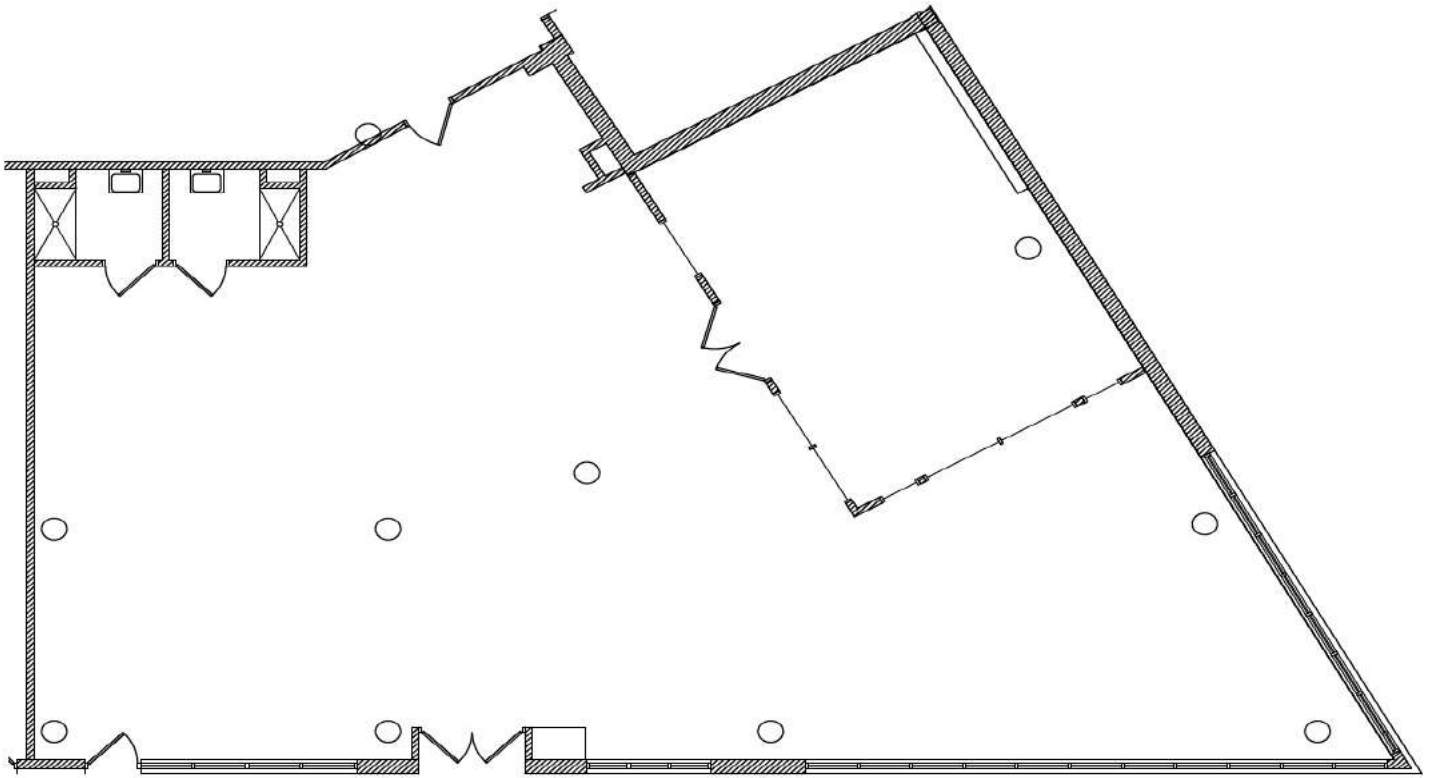
[marilyn@christiansonandco.com](mailto:marilyn@christiansonandco.com)

This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

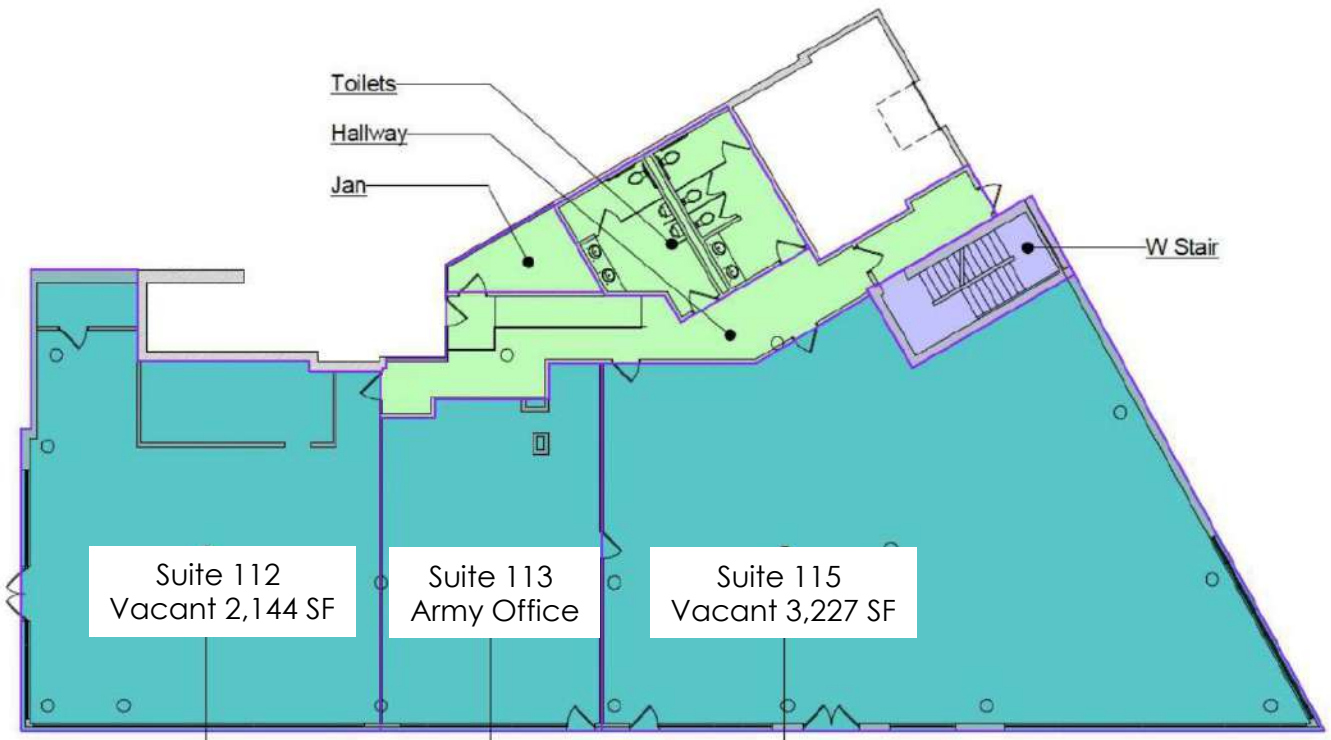
[www.SpaceAvailableMN.com](http://www.SpaceAvailableMN.com)

Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

### Space Plan - Suite 115

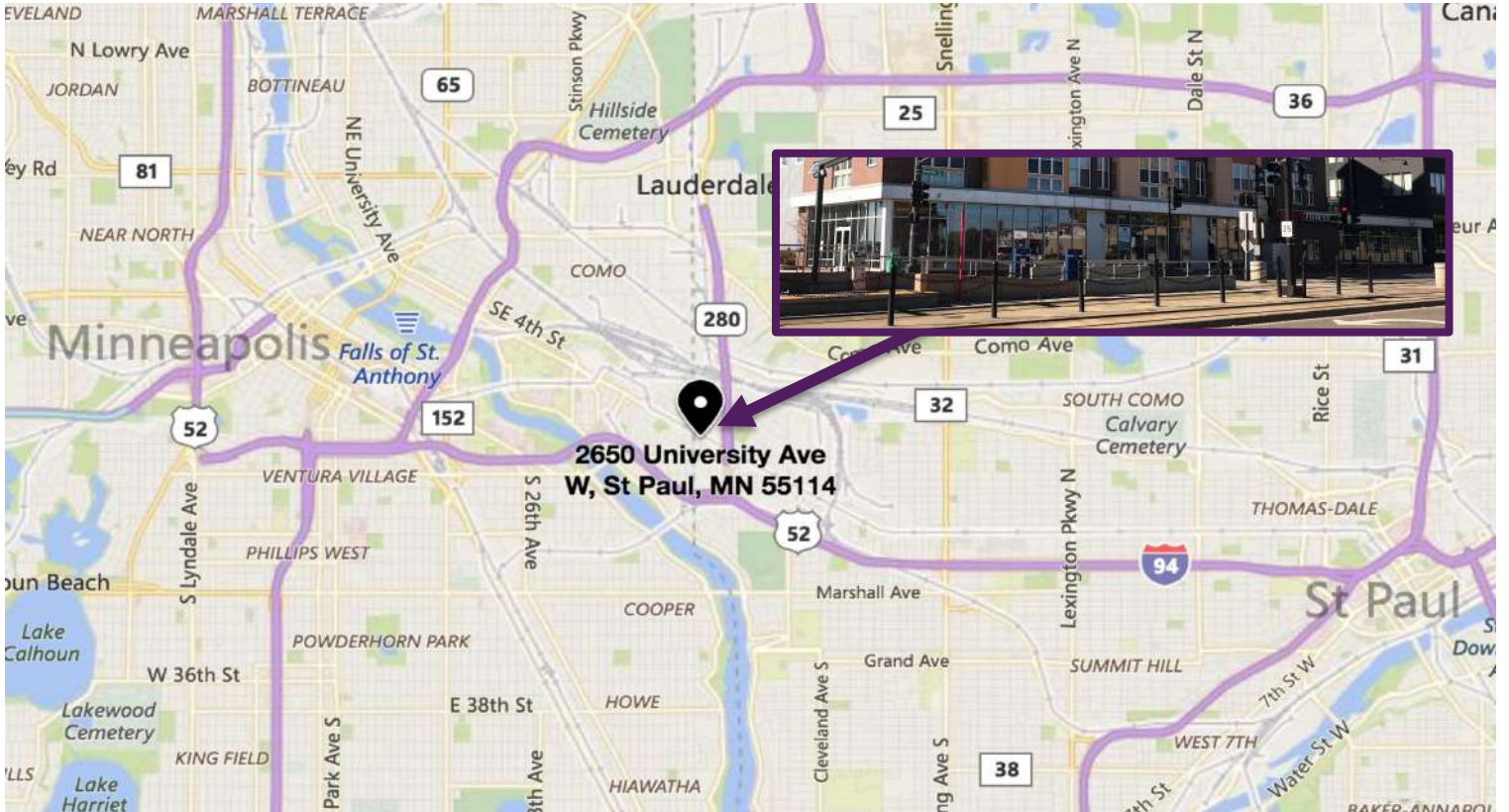


### First Floor Plan





## Map



## Aerial



This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

[www.SpaceAvailableMN.com](http://www.SpaceAvailableMN.com)

Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.