

For Lease

SPACE AVAILABLE

- Suite 102: 1,137 sf
- Available: Immediately
- 2025 CAM/Tax: \$9.63 psf
- Lease Rate: Negotiable

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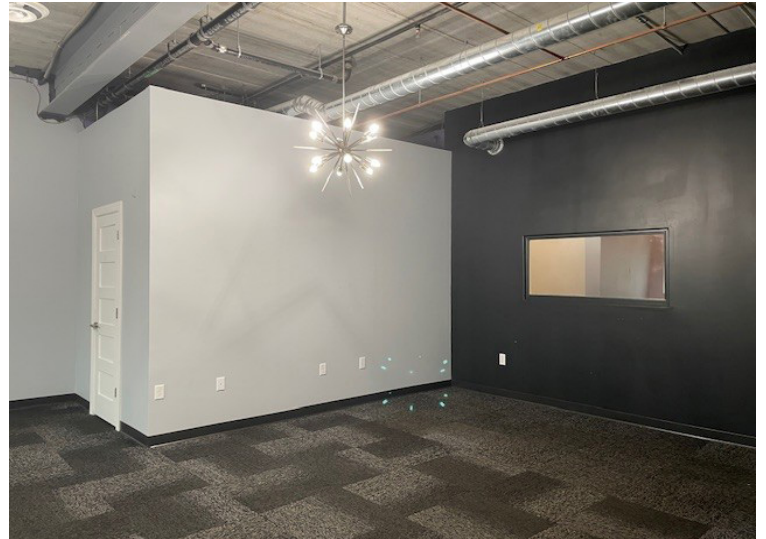
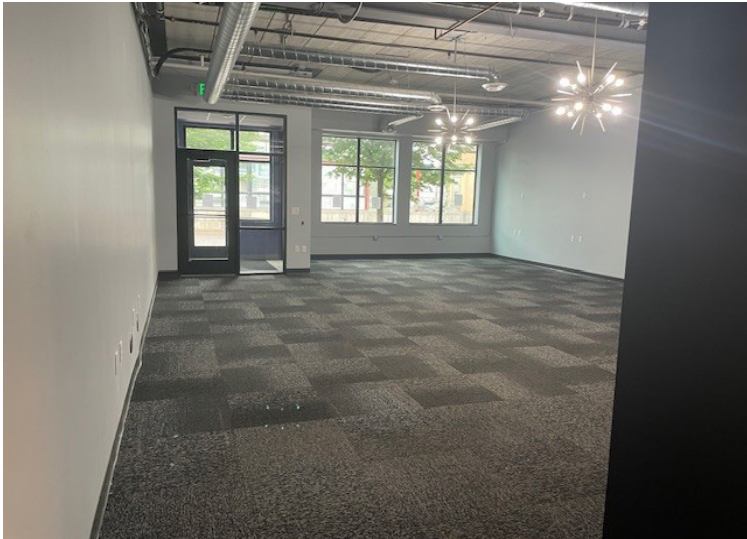
360 University Ave W St. Paul, MN 55103

Retail/Office Space For Lease In a Mixed-Use 2-Story Building

HIGHLIGHTS and FEATURES

- Centrally located in the Summit University neighborhood between downtown Minneapolis and St. Paul
- On Green Line / Western Avenue Light Rail Station
- Easy access to I-94
- 2.5 miles east of Allianz Field and the United Village development
- Situated along prime retail, restaurant, entertainment, and office corridor
- Year Built: 2016
- Professional Management
- Off Street Parking Available
- Walk Score/Bike Score: 86/70
- Area tenants: 88 Oriental Foods, Tay Ho Vietnamese, Wonders Ice Cream & Boba, McDonalds, Minnesota Pain Center, Bangkok Thai Deli, Peking Garden, Cheng Heng Restaurant, Midas, The Luscious Crab, ZAO Bakery & Café, Subway, Hook Fish & Chicken, Wendy's, Sun Foods
- Co-tenants: Adult Day Services LLC Rondo, Aurora St. Anthony NDC, So Mala Café and Grill

Building & Interior Photos



Location Overview

DEMOGRAPHICS

Average Household Population

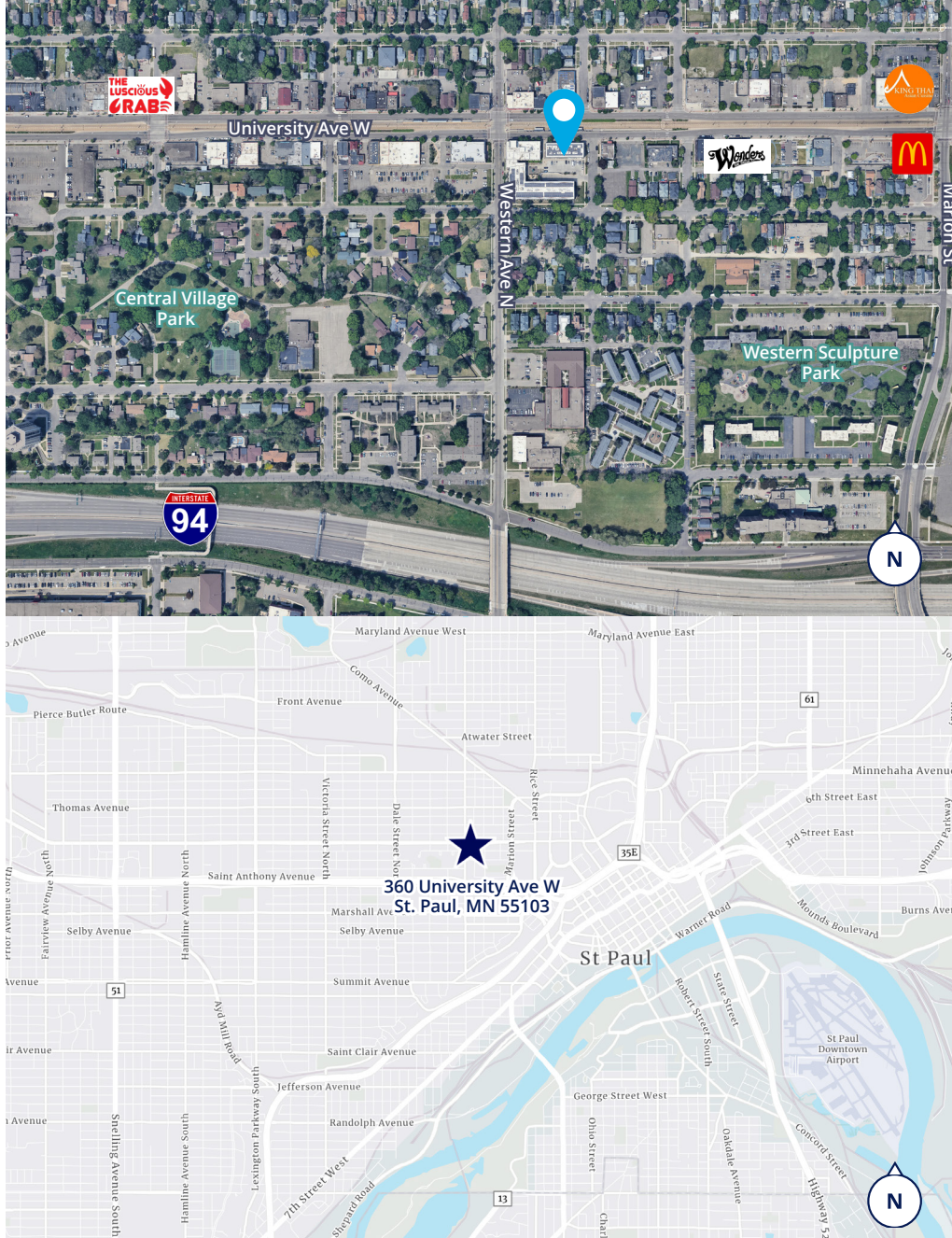
1 Mile	14,366
3 Miles	99,578
5 Miles	247,681

Average Household Income

1 Mile	\$39,473
3 Miles	\$54,772
5 Miles	\$61,594

TRAFFIC COUNTS

- University Avenue W: 10,700 vpd
- Western Avenue N: 5,884 vpd
- I-94: 127,488 vpd



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