



## For Sale

**\$2,100,000**

Sale Price

### Mixed-Use Building

- Restaurant/Retail/Multi-Family
- Retail: 6,210 sf (4 suites)
- Residential: 8,529 sf (8-2 bed-room, 1 bath units)
- 5.77% Cap Rate

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360 University Ave W  
St. Paul, MN 55103

15,690 SF Mixed-Use 2-Story Building

### HIGHLIGHTS and FEATURES

- Year Built: 2016
- Zoning: T2 Traditional Neighborhood
- Located in the Summit University neighborhood
- On Green Line / Western Avenue Light Rail Station
- Professional Management
- Elevator
- Controlled Access
- High Speed Internet
- Off Street Parking Available
- Walk Score/Bike Score: 86/70
- Co-tenants: Adult Day Services LLC Rondo, Aurora St. Anthony NDC, So Mala Café and Grill



# Location Overview

## DEMOGRAPHICS

### Average Household Population

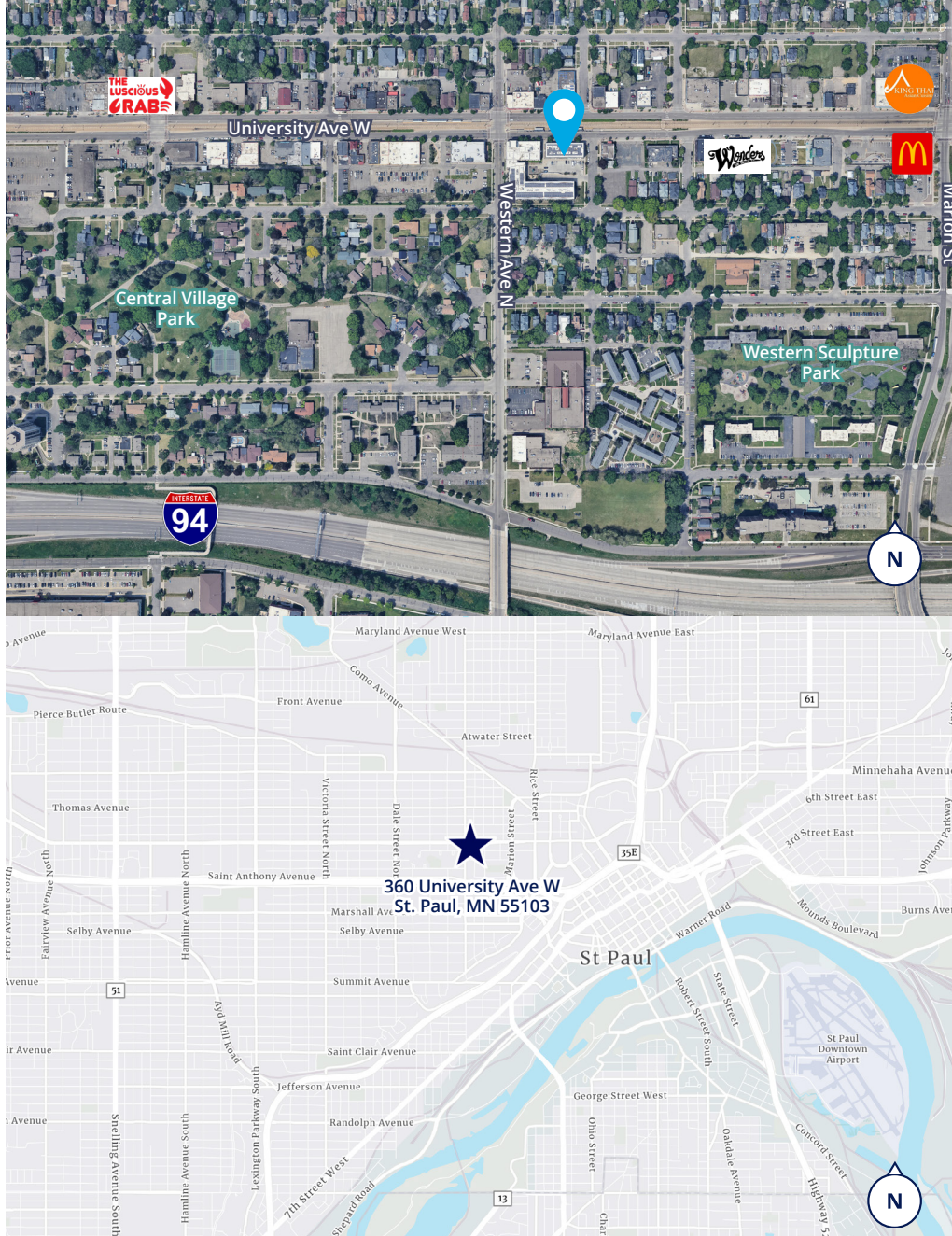
1 Mile	14,366
3 Miles	99,578
5 Miles	247,681

### 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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