

NEW LISTING



Accelerating success.



Oakdale Station

7400 33rd Street N | Oakdale, MN

Healthcare-Ready Space with Retail Flexibility

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Oakdale Station | For Lease

Property Profile



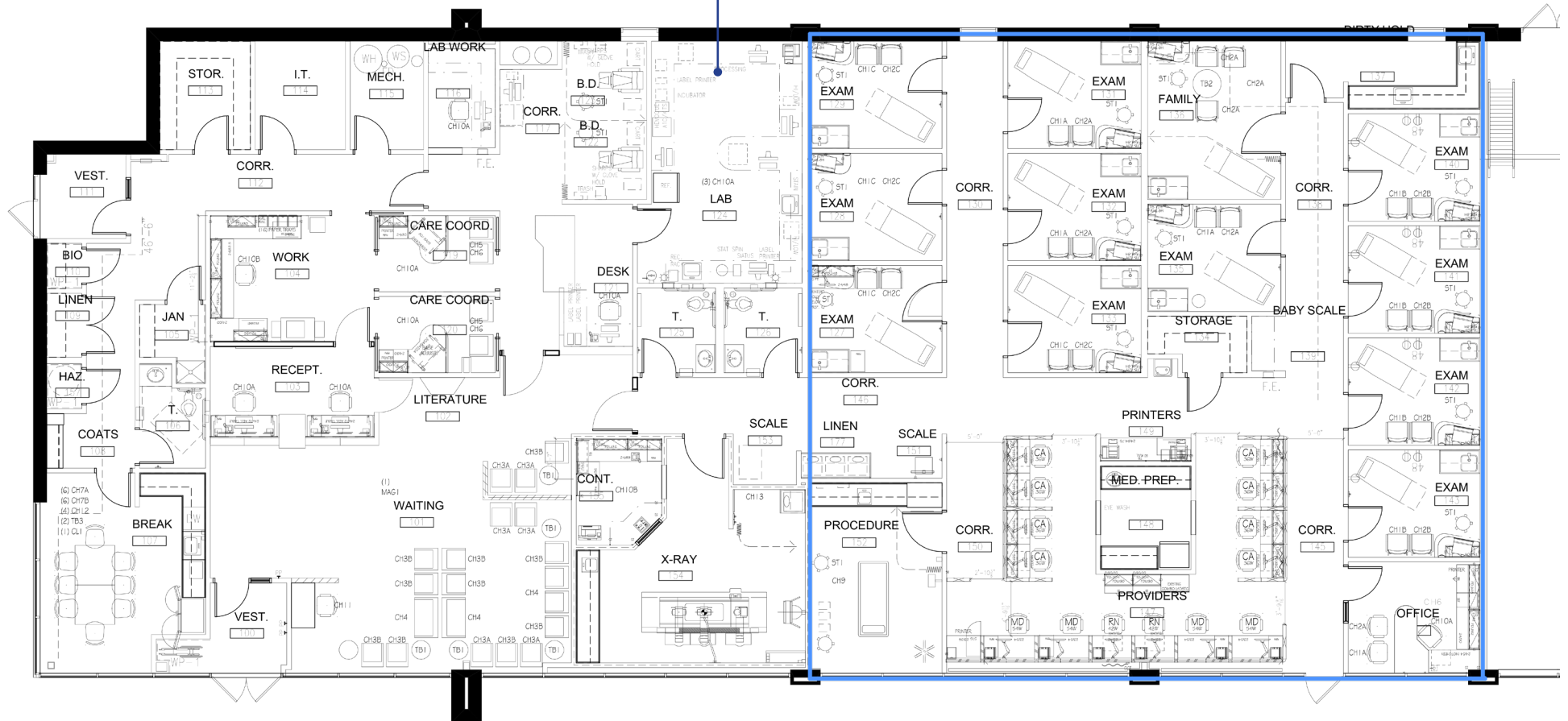
- **Move-In Ready Medical Buildout:** Second-generation clinic space featuring exam rooms, lab area, imaging capabilities, and supporting clinical infrastructure - ideal for immediate medical occupancy.
- **Turnkey Opportunity:** Existing medical improvements significantly reduce upfront capital investment and enable a streamlined accelerated timeline to occupancy.
- **Flexible Use Potential:** Well configured building and strong visibility make the space equally well-suited for a variety of retail, wellness, daycare users or service oriented users seeking high-quality, ready-to-adapt environment.
- **Superior Signage:** The property offers superior building exterior signage available.
- **Exceptional Accessibility:** Strategically located with immediate connectivity to I-94, I-694 and major arterial corridors, providing convenient access for patients, customers, and employees from surrounding communities.
- **Strong Demographics:** Served by a dense and growing population base with strong household incomes and sustained demand for outpatient healthcare, retail services, and consumer facing businesses.

Building Information

Address	7400 33rd Street North, Oakdale, MN 55128
Building Size	12,853 SF
Space Available	Suite 100: 7,469 SF (can be demised down to 3,700 SF)
Year Built	2014
Signage	Extensive On-Building Signage Available
Parking	Plentiful stalls available
Rate	Negotiable
2026 Tax/CAM	\$12.58 PSF
Date Available	Immediately

Floor Plan

Suite 100
7,469 SF
Available
11/1/2025



Space can be demised in half to approx. 3,700 SF each

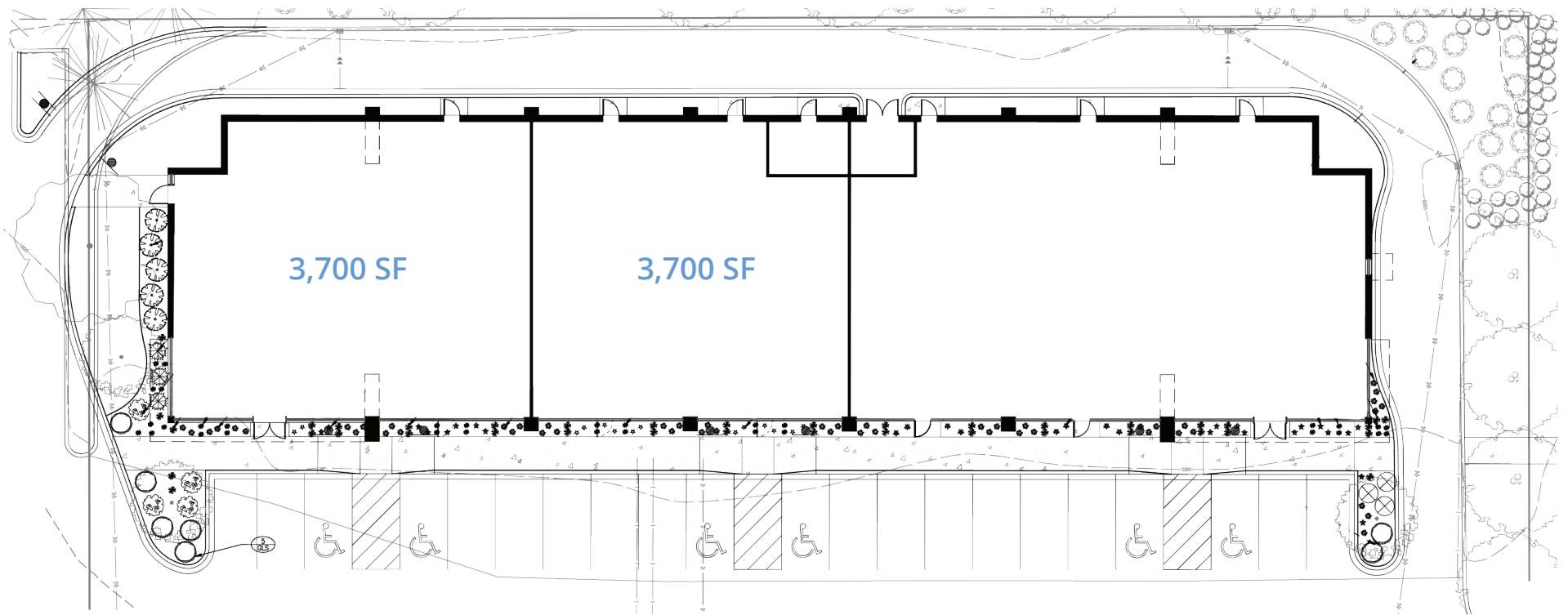
Oakdale Station | For Lease

Building Plan

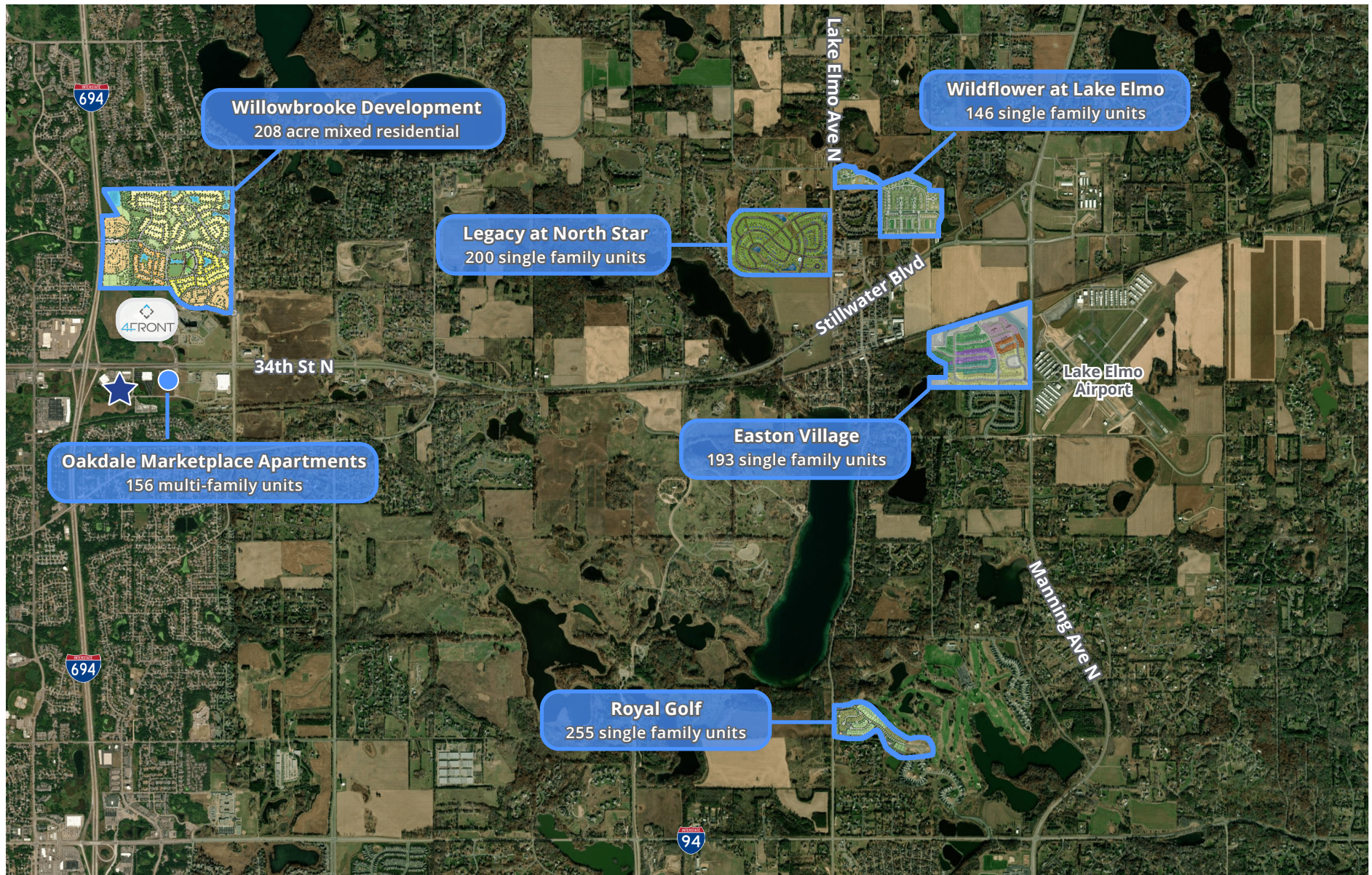
For Lease

Suite 100: 7,469 SF

Space can be demised in half to approx. 3,700 SF each



Residential Developments



Population, Income & Housing Trend

Population Trend



144,094

2000 Total
Population

149,354

2010 Total
Population

170,466

Current Total
Population

175,832

5 Yr Projected
Total Population

Median Household Income



\$88,753

Current Median HH
Income

\$99,939

5 Yr Projected
Median HH Income

Average Household Income



118,143

Current Average
HH Income

130,442

5 Yr Projected Avg
HH Income

Per Capita Income



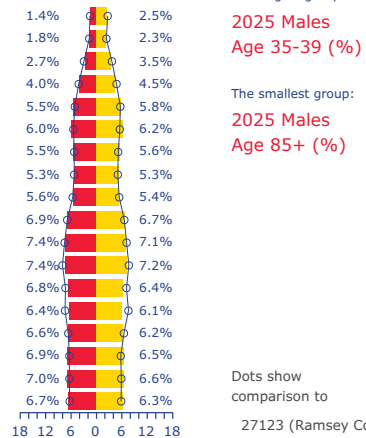
\$44,182

Current Per Capita
Income

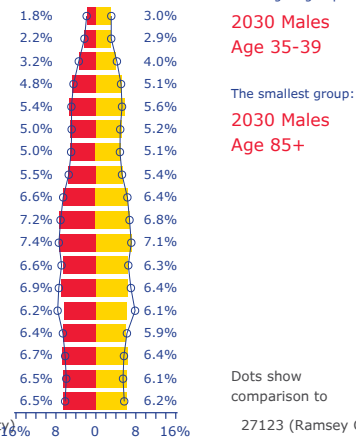
\$48,818

5 Year Projected Per
Capita Income

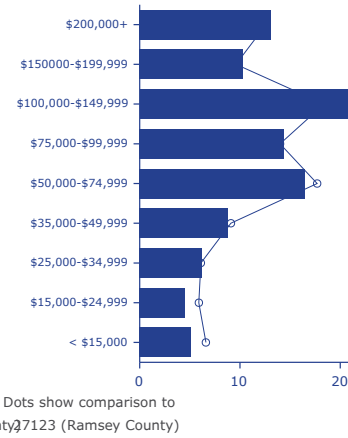
Current Age Pyramid



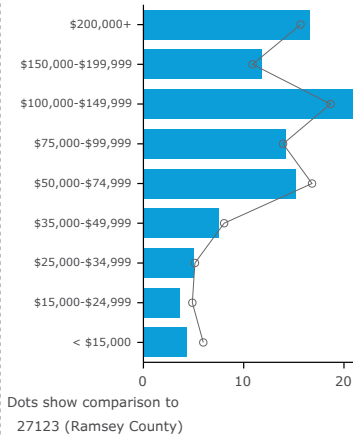
5 Yr Projected Age Pyramid



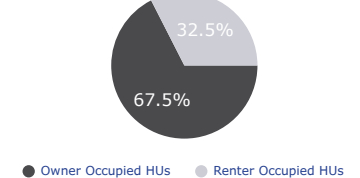
Current HH By Income



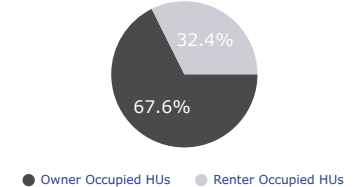
5 Yr Projected HH By Income



Current Housing By Ownership



5 Yr Projected Housing By Ownership



Race and ethnicity

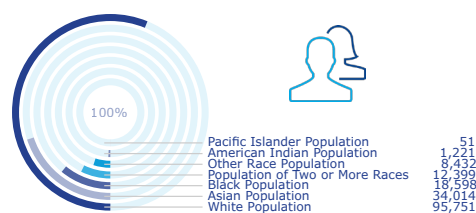
The largest group: White Alone (56.17)

The smallest group: Pacific Islander Alone (0.03)

Indicator	Value	Difference
White Alone	56.17	-1.66
Black Alone	10.91	-2.49
American Indian/Alaska Native Alone	0.72	-0.11
Asian Alone	19.95	+3.70
Pacific Islander Alone	0.03	-0.02
Other Race	4.95	+0.74
Two or More Races	7.27	-0.16
Hispanic Origin (Any Race)	9.51	+0.92

Bars show deviation from
27123 (Ramsey County)

Current Year Population By Race



Current Annual Household Spending



EDUCATION



7%

No High
School
Diploma

26%

High
School
Graduate

29%

Some
College

39%

Bachelor's/Grad
/Prof Degree

Current Year Housing Stats



\$354,034

Median Home Value



\$1,242

Median Contract Rent



25.0%

% of Income for Mortgage

7400 33rd St N, Saint Paul, Minnesota, 55128
5 mile radius

Population, Income & Housing Trends



Market Scenario Planner: Outpatient

Data and Analytics Market Scenario Planner - Outpatient						Annual Volume Estimates Based on 5 YR CAGR				
Service Line	2024 Volume	2029 Volume	2034 Volume	5 Yr Growth	10 Yr Growth	5 YR Compound Annual Growth Rate (CAGR)	2025 Volume Estimate	2026 Volume Estimate	2027 Volume Estimate	2028 Volume Estimate
Endocrinology	3,735	4,653	5,140	24.6%	37.6%	4.49%	3,902	4,078	4,261	4,453
Psychiatry	238,808	279,262	295,264	16.9%	23.6%	3.18%	246,400	254,234	262,316	270,656
Physical Therapy/Rehabilitation	445,489	511,649	574,925	14.9%	29.1%	2.81%	457,998	470,859	484,080	497,673
Spine	3,445	3,860	4,100	12.1%	19.0%	2.30%	3,523	3,605	3,688	3,773
Cardiology	168,213	183,451	200,309	9.1%	19.1%	1.75%	171,156	174,150	177,196	180,296
Vascular	28,646	31,117	33,657	8.6%	17.5%	1.67%	29,123	29,609	30,103	30,606
Lab	765,890	821,515	875,171	7.3%	14.3%	1.41%	776,705	787,672	798,795	810,075
Miscellaneous Services	362,581	388,876	413,275	7.3%	14.0%	1.41%	367,693	372,878	378,136	383,468
Pain Management	19,473	20,862	22,061	7.1%	13.3%	1.39%	19,743	20,017	20,294	20,576
Ophthalmology	154,577	165,364	175,161	7.0%	13.3%	1.36%	156,676	158,804	160,961	163,147
Orthopedics	51,848	55,228	60,028	6.5%	15.8%	1.27%	52,507	53,174	53,850	54,535
Podiatry	28,642	30,352	32,524	6.0%	13.6%	1.17%	28,975	29,313	29,655	30,001
ENT	58,385	61,867	64,910	6.0%	11.2%	1.17%	59,065	59,753	60,449	61,154
Cosmetic Procedures	13,340	14,047	14,003	5.3%	5.0%	1.04%	13,478	13,618	13,759	13,902
Oncology	25,514	26,823	28,358	5.1%	11.1%	1.01%	25,770	26,029	26,291	26,556
Evaluation and Management	1,870,048	1,947,441	1,968,071	4.1%	5.2%	0.81%	1,885,276	1,900,628	1,916,106	1,931,710
Nephrology	8,982	9,350	9,673	4.1%	7.7%	0.81%	9,054	9,127	9,200	9,275
Radiology	505,887	522,921	542,904	3.4%	7.3%	0.66%	509,248	512,632	516,039	519,469
Trauma	13,015	13,452	13,932	3.4%	7.0%	0.66%	13,101	13,188	13,275	13,363
Neurosurgery	1,564	1,615	1,744	3.2%	11.5%	0.64%	1,574	1,584	1,594	1,604
Dermatology	75,277	77,415	79,583	2.8%	5.7%	0.56%	75,699	76,124	76,552	76,982
Neurology	29,879	30,687	31,479	2.7%	5.4%	0.54%	30,038	30,199	30,360	30,523
General Surgery	10,035	10,219	10,462	1.8%	4.3%	0.36%	10,071	10,108	10,145	10,181
Thoracic Surgery	1,147	1,166	1,193	1.7%	4.1%	0.34%	1,150	1,154	1,158	1,162
Gastroenterology	40,630	40,913	41,098	0.7%	1.2%	0.14%	40,686	40,743	40,799	40,856
Urology	16,676	16,473	16,797	-1.2%	0.7%	-0.24%	16,634	16,594	16,553	16,512
Gynecology	16,067	15,467	15,253	-3.7%	-5.1%	-0.76%	15,945	15,824	15,704	15,585
Obstetrics	6,918	6,659	6,634	-3.7%	-4.1%	-0.76%	6,865	6,812	6,761	6,709
Pulmonology	23,852	22,154	20,181	-7.1%	-15.4%	-1.47%	23,502	23,157	22,818	22,483

10 mile radius.

Source: The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board. MSP provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. For more information on the Advisory Board, please visit www.advisory.com.



I-694
82,431 vpd

34th St N
15,901 vpd

Ideal Ave N
5032 vpd



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