

WAHU RETAIL

1016 Washington Ave SE
Minneapolis, MN 55414

1,135–4,247 SF
Ground floor retail
available for lease



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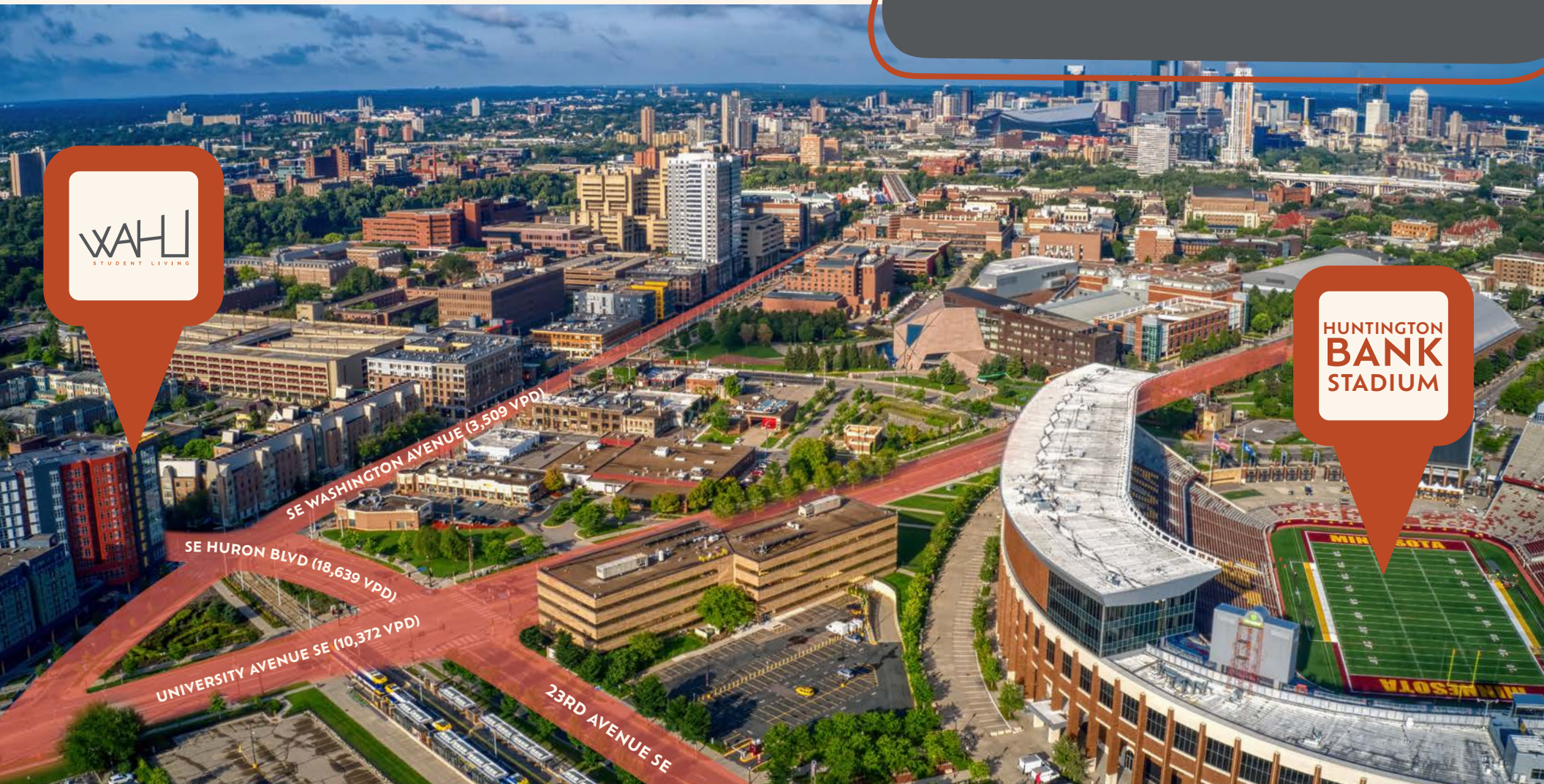
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OPPORTUNITY

- Prime Stadium Village Location
- Buzzing with Students & Game Day Energy
- Retail Space at WaHu – Now Leasing

- 5 MIN** drive from 10 student residences with 10K+ beds
- 2 MIN** walk from U of M Campus
- 2 MIN** walk from U of M Stadium, which has 100+ events annually
- 3 MIN** drive from 15+ bars and restaurants



PROPERTY OVERVIEW

Address	1016 Washington Avenue SE, Minneapolis, MN 55414
Location	University Avenue SE & Huron Blvd SE
Year Built	2015
Availability	Up to 4,247 SF available off of Washington St SE Up to 3,175 SF available off of Huron Blvd
Parking	Street and covered ramp parking
2026 Tax & CAM	\$ 5.50 PSF Operating Expenses \$ 5.49 PSF Taxes \$10.99 PSF Total
Asking Lease Rate	Negotiable



10 buildings with 10K+
beds within 1 mile



2 Min Drive from
U of M Campus



50 Parking
Spaces



Across From
Light Rail Station

Students and visitors converge daily at the University of Minnesota, Huntington Bank Stadium, and the Green Line, creating a vibrant hub of activity.



DEMOGRAPHICS WITHIN 5 MILES



529,821
Current Population



416,335
Daytime Population



\$113,654
Average Household
Income



235,231
Households

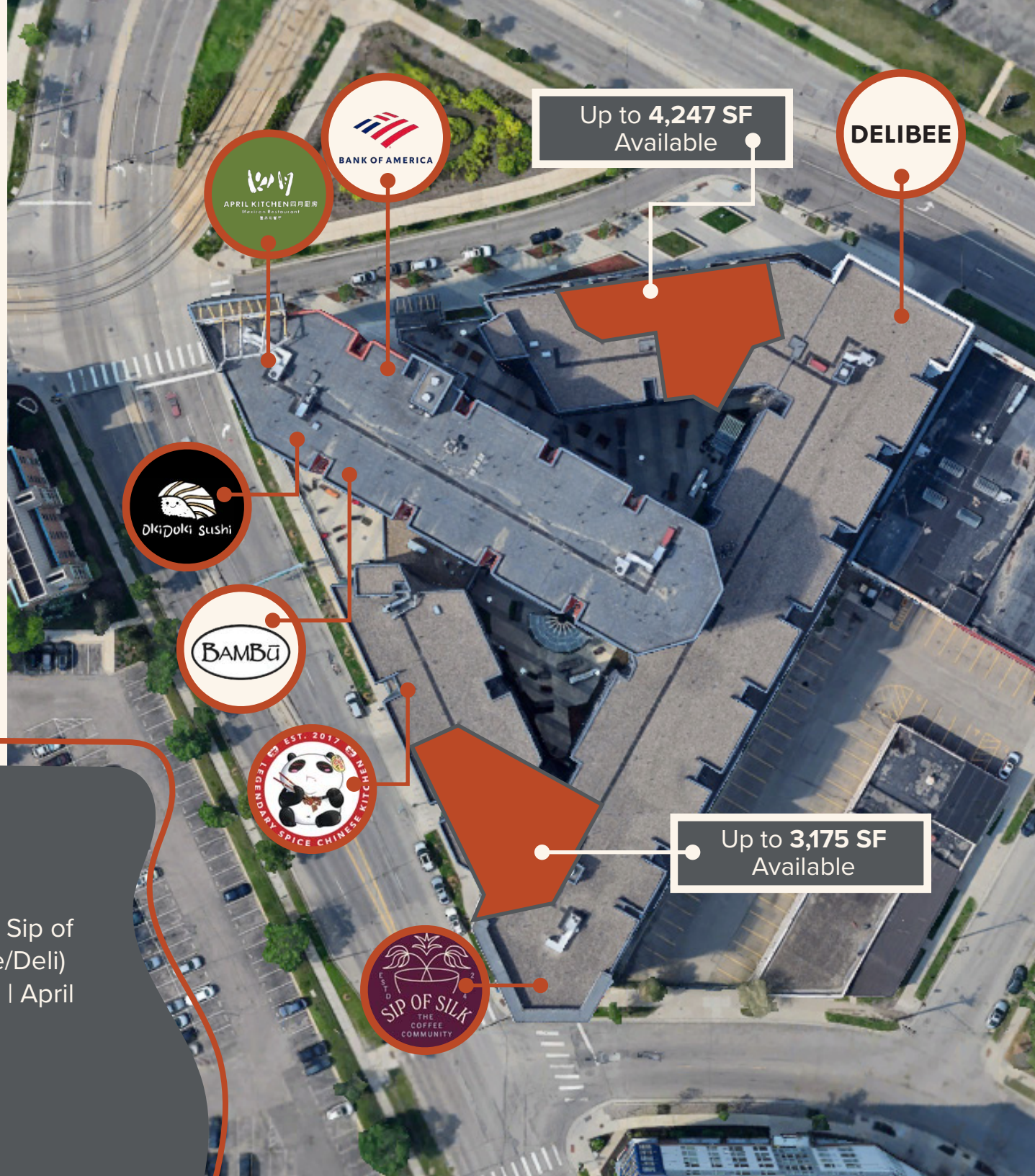
RETAIL SPACE

GROUND FLOOR

- Up to **4,247 SF** available off of Washington St SE
- Up to **3,175 SF** available off of Huron Blvd
- Space can be divided or leased as one unit
- 50 parking spaces

CO-TENANTS INCLUDE:

Bank of America | Legendary Spice (Chinese) | Mumu Tea (Bubble Tea) | Sip of Silk (Coffee) | Delibee (Convenience/Deli) | Bambu (Desserts) | OkiDoki (Sushi) | April Kitchen



POTENTIAL CONFIGURATIONS

NORTH



Delibee
Deli/Convenience

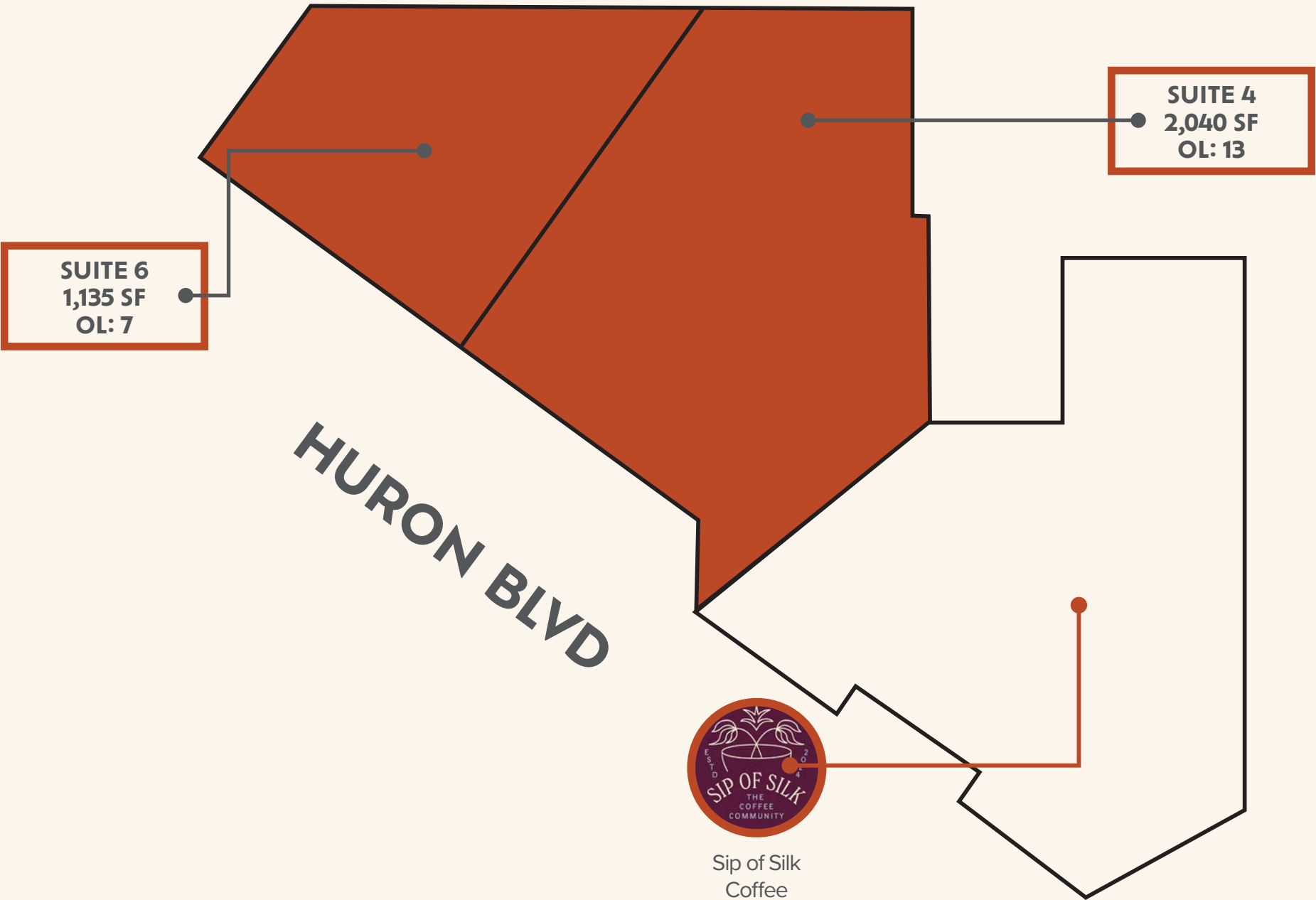
WASHINGTON AVE SE

SUITE 2
1,876 SF
OL: 13

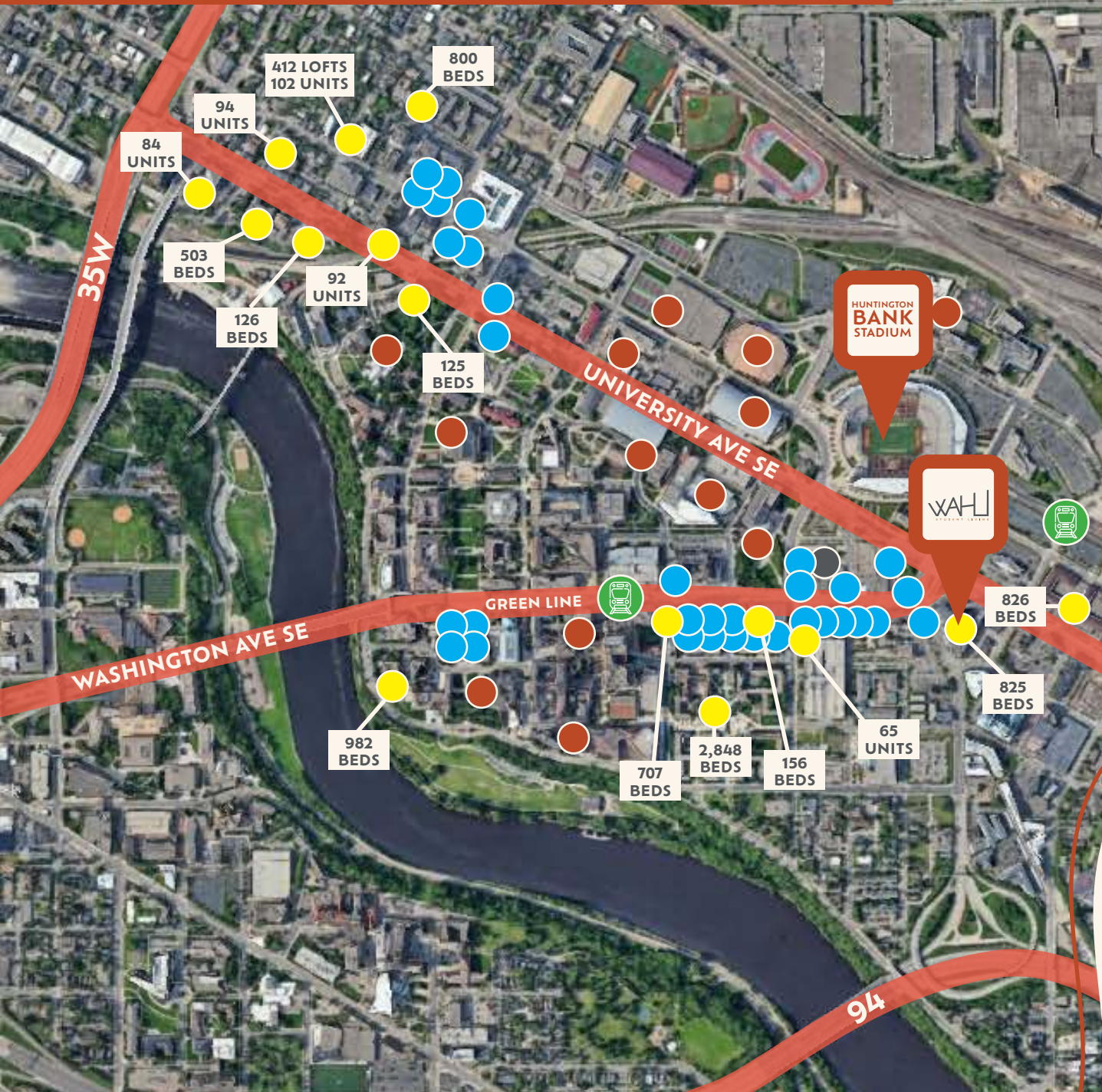
SUITE 3
2,371 SF
OL: 19

POTENTIAL CONFIGURATIONS

SOUTH



AREA & TRAFFIC



Foot Traffic
3,509 vpd



Bike Traffic
1,000 vpd



Vehicle Traffic
Washington Ave SE: 2,592 vpd
University Ave SE: 10,736 vpd
Huron Blvd SE: 16,948 vpd

LEGEND

- Academic Buildings
- Student Housing
- Retail/Restaurants
- Green Line Station

CONTACT US



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Owned By:

maple^{tree}

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