

# NEW LISTING



Accelerating success.



## Oakdale Station

7400 33rd Street N | Oakdale, MN

**Healthcare-Ready Space with Retail Flexibility**

**Misty Bowe CCIM**

Senior Vice President

+1 952 897 7713

[misty.bowe@colliers.com](mailto:misty.bowe@colliers.com)

**Louis Suarez CCIM, SIOR**

Senior Vice President

+1 952 837 3061

[louis.suarez@colliers.com](mailto:louis.suarez@colliers.com)





# Property Profile



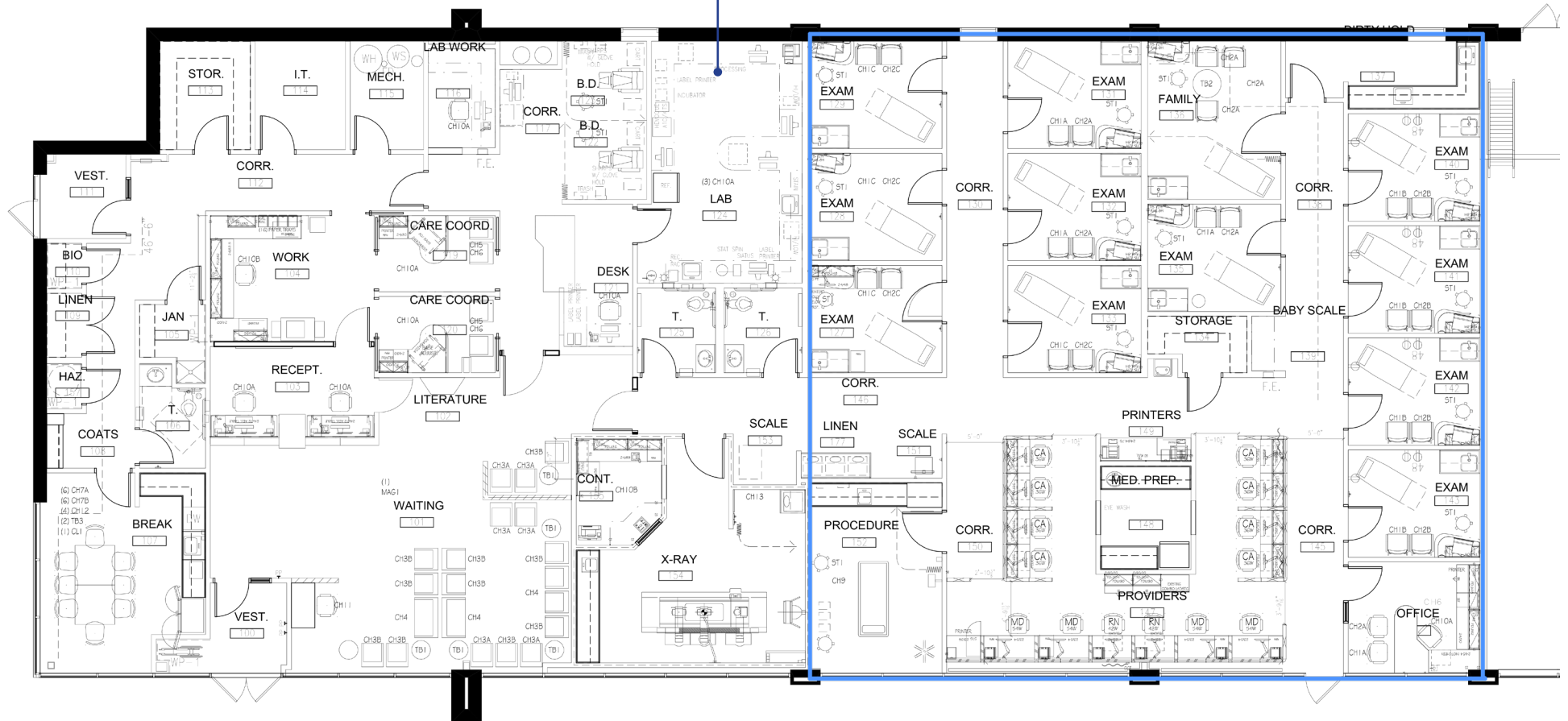
- **Move-In Ready Medical Buildout:** Second-generation clinic space featuring exam rooms, lab area, imaging capabilities, and supporting clinical infrastructure - ideal for immediate medical occupancy.
- **Turnkey Opportunity:** Existing medical improvements significantly reduce upfront capital investment 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

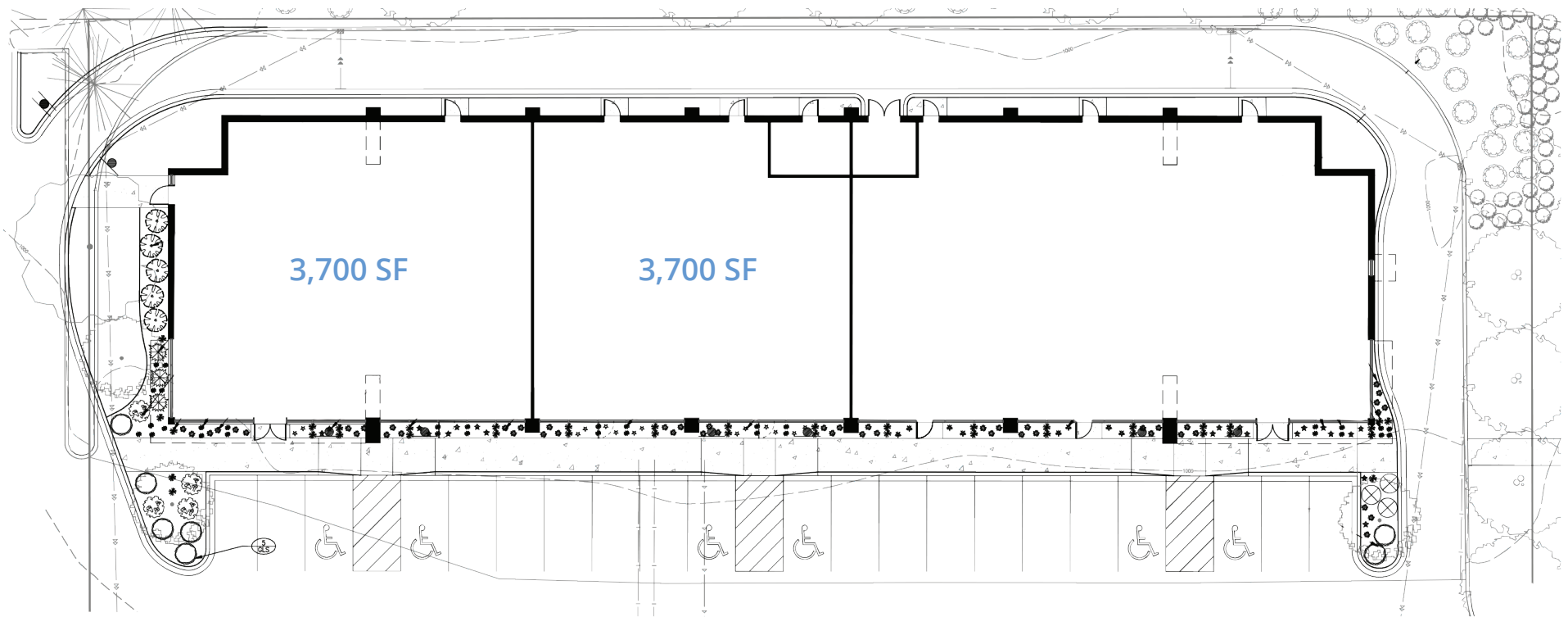
Oakdale Station | For Lease

# Building Plan

**For Lease**

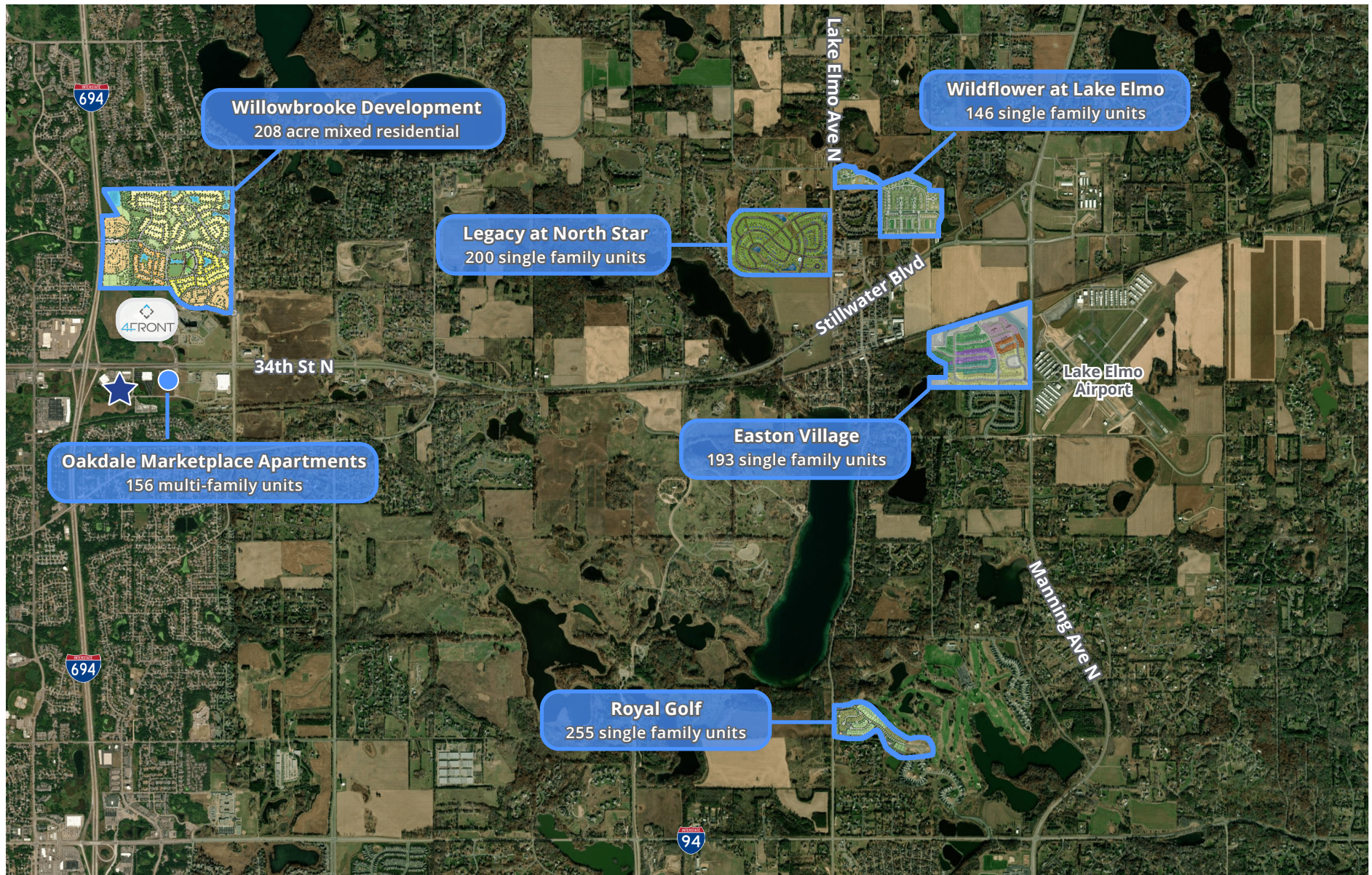
**Suite 100: 7,469 SF**

*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



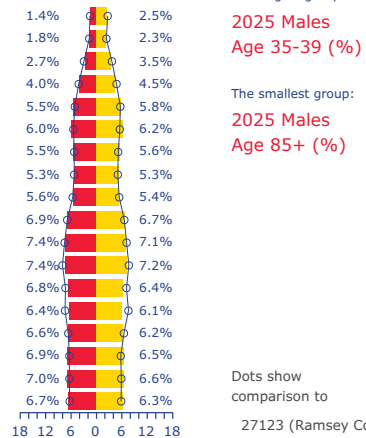
\$44,182

Current Per Capita  
Income

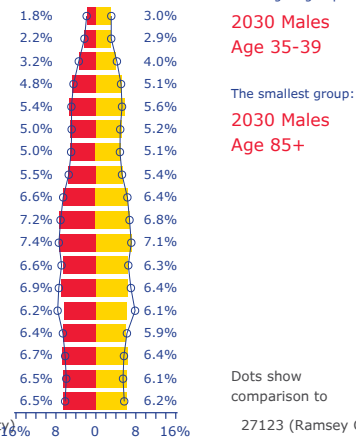
\$48,818

5 Year Projected Per  
Capita Income

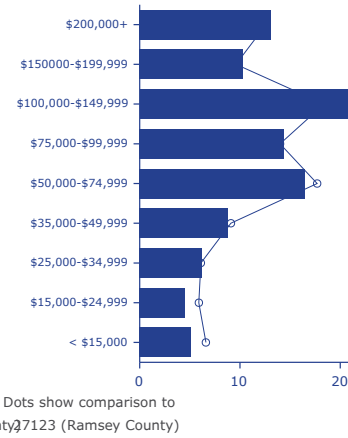
## Current Age Pyramid



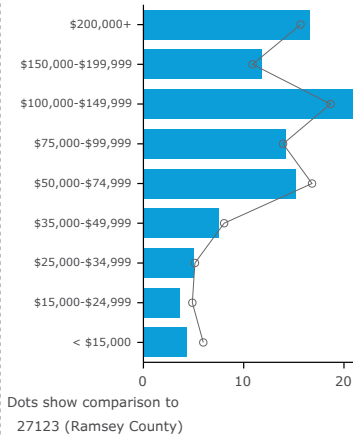
## 5 Yr Projected Age Pyramid



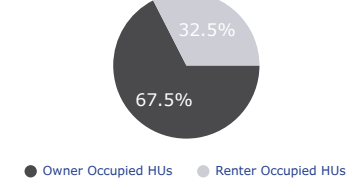
## Current HH By Income



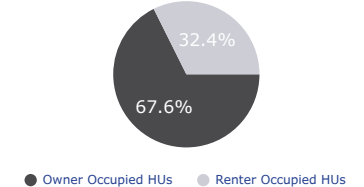
## 5 Yr Projected HH By Income



## Current Housing By Ownership



## 5 Yr Projected Housing By Ownership



## Race and ethnicity

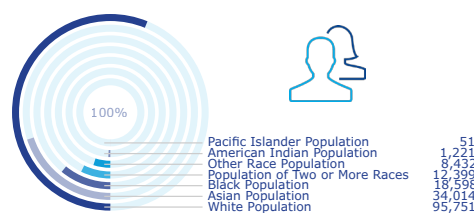
The largest group: White Alone (56.17)

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



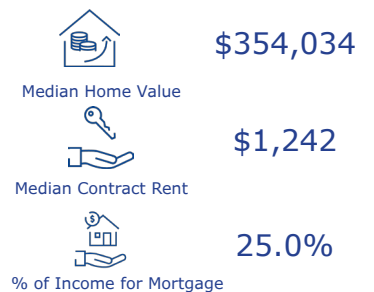
## Current Annual Household Spending



## EDUCATION

7%  
No High  
School  
Diploma26%  
High  
School  
Graduate29%  
Some  
College39%  
Bachelor's/Grad  
/Prof Degree

## Current Year Housing Stats



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](http://www.advisory.com).





1600 Utica Avenue South  
Suite 300  
Minneapolis, MN 55416  
P: +1 952 897 7700

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