



Colliers

Accelerating success.

Retail For Lease

Suburban Square

1664-1710 Suburban Ave | St Paul, Minnesota

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Property Highlights

- Grocery anchored center located in the State's Capital
- Positioned along area's major retail and traffic corridor. Prominent visibility and easy access to major thoroughfares such as I-94.
- Irreplaceable urban location, with over 309,455 people within five miles.
- Dynamic mix of medical and retail tenancy



Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	17,504	122,532	310,061
Median HH Income	\$65,600	\$72,074	\$75,799
Average HH Income	\$86,623	\$91,659	\$96,653
Daytime Population	12,572	118,584	346,253

Building Description

Shopping Center

Building Size

39,339 SF

Available

Suite 1678: 4,909 SF

Suite 1686: 2,384 SF

Suite 1694: 1,170 SF

Suite 1710: 6,700 SF - free standing medical or retail with existing physical therapy build-out

Lease Rates

\$19.75 - \$25.00 PSF NNN

2025 Expenses

\$9.75 PSF - Total

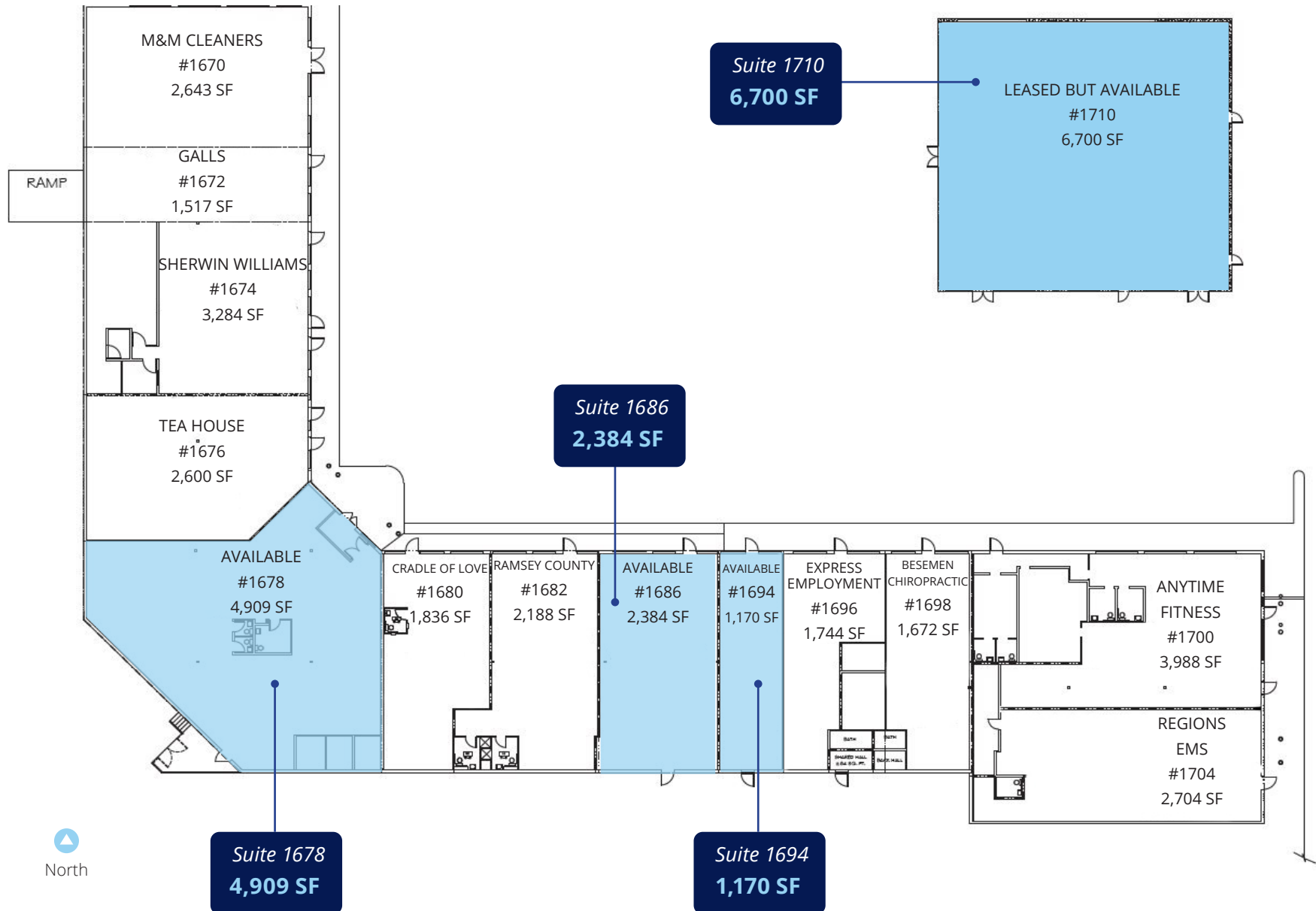
Traffic Count

Interstate 94: 103,100 vehicles per day

Area Tenants



Site Plan



Interstate 94

103,100 vpd

White Bear Ave N

18,400 vpd



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