

Office For Lease

7800 Computer Avenue

Bloomington, MN

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Property **Information**

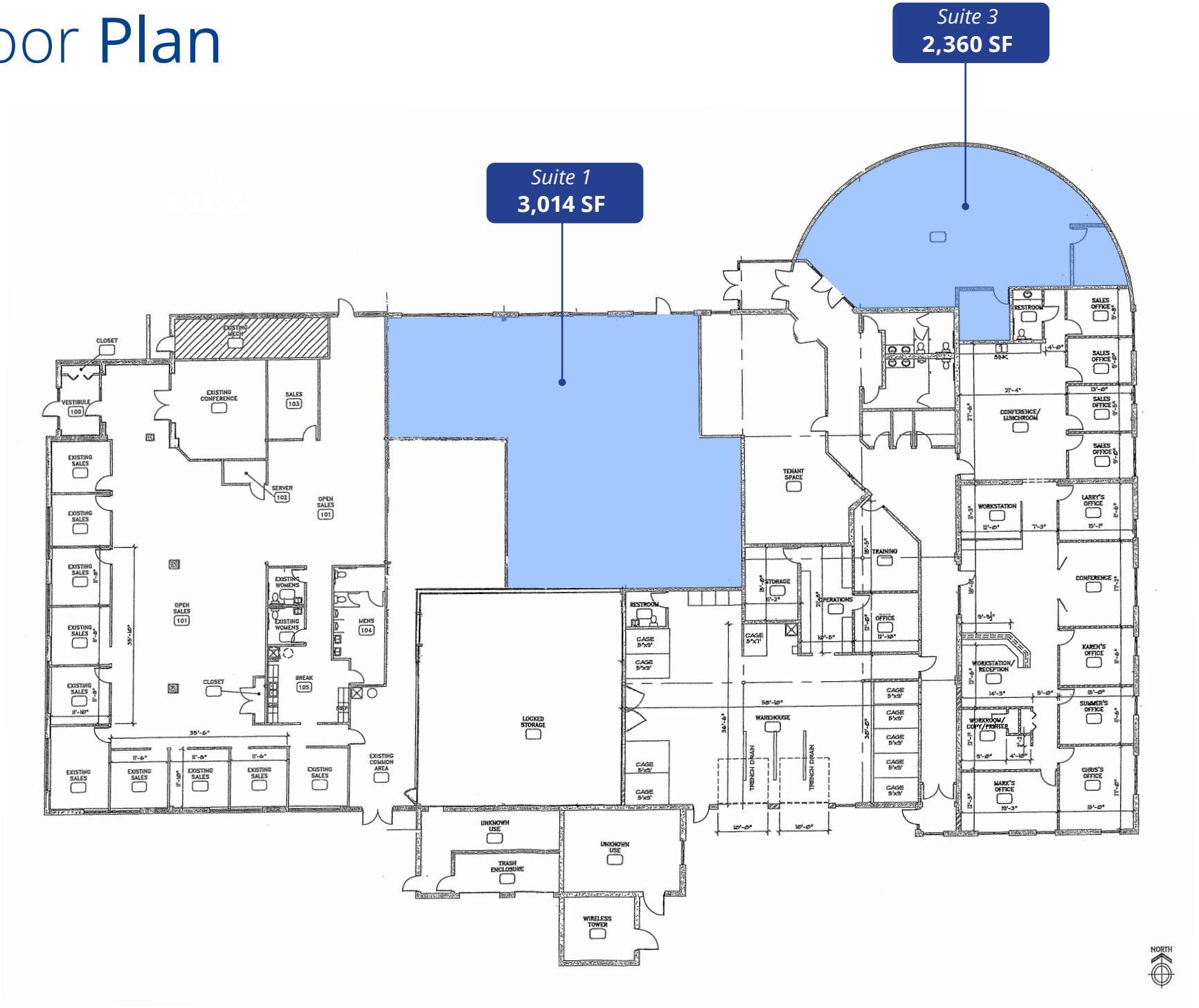
- Easy access to Highway 100 and I-94
- Drive-thru available
- Minutes from shopping and dining at Mall of America, Southdale and Galleria

Address	7800 Computer Avenue Bloomington, MN 55435
Building Size	25,287 SF
Parcel Size	2.6 Acres
Year Built	1961
Building Class	C
Floors	One (1)
Parking	179 Surface Spaces
Available Space	Suite 1: 3,014 SF Suite 3: 2,360 SF
Rental Rates	$20.00 PSF Full Service Gross





Floor **Plan**


Suite 3
2,360 SF
Suite 1
3,014 SF
CLOSET
VESTIBULE
100
EXISTING MECH
EXISTING CONFERENCE
SALES
103
SERVER
102
OPEN SALES
101
EXISTING SALES
EXISTING WOMENS
MENS
104
BREAK
105
CLOSET
EXISTING COMMON AREA
LOCKED STORAGE
UNKNOWN USE
TRASH ENCLOSURE
WIRELESS TOWER
RESTROOM
CAGE
TENANT SPACE
STORAGE
OPERATIONS
OFFICE
TRAINING
WAREHOUSE
TRENCH DRAIN
RESTROOM
SALES OFFICE
CONFERENCE/ LUNCHROOM
WORKSTATION
LARRY'S OFFICE
CONFERENCE
WORKSTATION/ RECEPTION
KAREN'S OFFICE
SUMMER'S OFFICE
WORKROOM/ COPY/PRINTER
MARK'S OFFICE
CHRIS'S OFFICE
NORTH

Population, Income & Housing **Trends**

Population Trend

2000 Total Population	2010 Total Population	Current Total Population	5 Yr Projected Total Population
234,534	237,333	255,369	259,487

Median Household Income

Current Median HH Income	5 Yr Projected Median HH Income
$103,779	$117,336

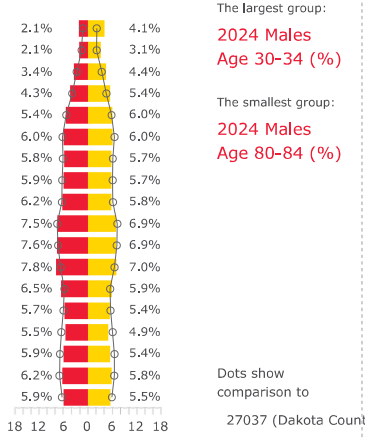
Average Household Income

Current Average HH Income	5 Yr Projected Avg HH Income
150,328	171,488

Per Capita Income

Current Per Capita Income	5 Year Projected Per Capita Income
$64,099	$74,044

Current Age Pyramid

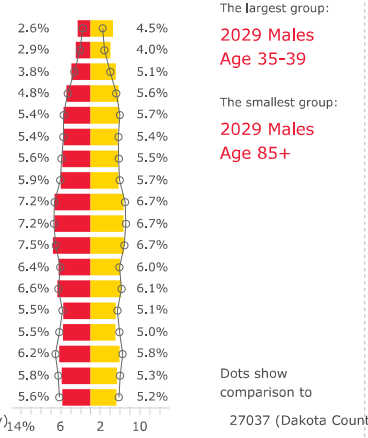


The largest group:
2024 Males
Age 30-34 (%)

The smallest group:
2024 Males
Age 80-84 (%)

Dots show comparison to 27037 (Dakota County)

5 Yr Projected Age Pyramid

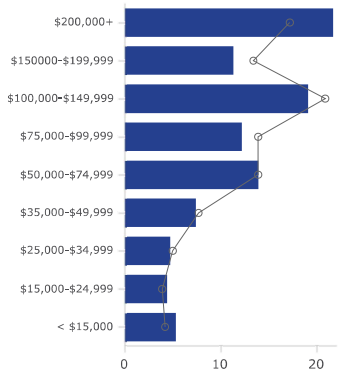


The largest group:
2029 Males
Age 35-39

The smallest group:
2029 Males
Age 85+

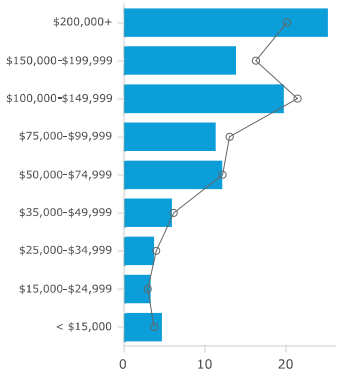
Dots show comparison to 27037 (Dakota County)

Current HH By Income



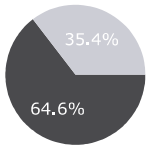
Dots show comparison to 27037 (Dakota County)

5 Yr Projected HH By Income



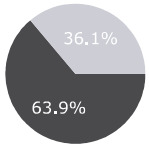
Dots show comparison to 27037 (Dakota County)

Current Housing By Ownership



Owner Occupied HUs Renter Occupied HUs

5 Yr Projected Housing By Ownership



Owner Occupied HUs Renter Occupied HUs

Race and ethnicity

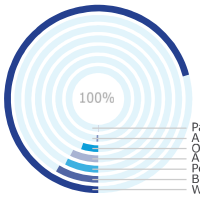
The largest group: White Alone (70.87)

The smallest group: Pacific Islander Alone (0.03)

Indicator	Value	Difference
White Alone	70.87	-2.07
Black Alone	8.41	+0.09
American Indian/Alaska Native Alone	0.67	+0.09
Asian Alone	7.33	+1.41
Pacific Islander Alone	0.03	-0.02
Other Race	5.22	+0.82
Two or More Races	7.47	-0.32
Hispanic Origin (Any Race)	8.94	+0.07

Bars show deviation from 27037 (Dakota County)

Current Year Population By Race



Pacific Islander Population	83
American Indian Population	1,713
Other Race Population	13,330
Asian Population	18,720
Population of Two or More Races	19,069
Black Population	21,484
White Population	180,970

Current Annual Household Spending

Apparel & Services	Computers & Hardware	Health Care	Food at Home	Food Away from Home
$3,146	$366	$9,794	$9,535	$5,218

Tapestry segments

5B In Style	13,963 households	12.9% of Households
5C Parks and Rec	13,342 households	12.3% of Households
2A Urban Chic	10,317 households	9.5% of Households

Current Year Housing Stats

Median Home Value	$443,803
Median Contract Rent	$1,379
% of Income for Mortgage	26.8%

7800 Computer Ave, Minneapolis, Minnesota, 55435
5 mile radius

Population, Income & Housing Trends

Colliers

Location **Overview**

W 77th St
13,261 vpd

Normandale Blvd
3,108 vpd





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