



Colliers

INVER GROVE MARKETPLACE I

5816-5870 Blaine Ave
Inver Grove Heights, MN

Contact Us

Lauren Kessler

Vice President
+1 952 897 7779
lauren.kessler@colliers.com

Hannah Rorvick

Associate
+1 952 897 7729
hannah.rorvick@colliers.com



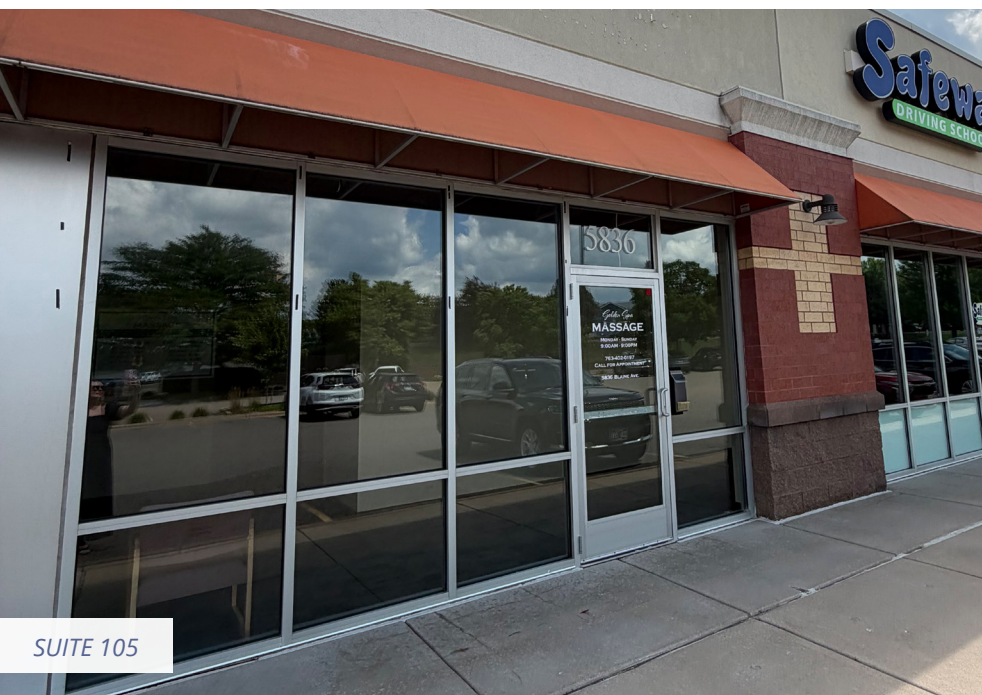
FOR LEASE

PROPERTY HIGHLIGHTS



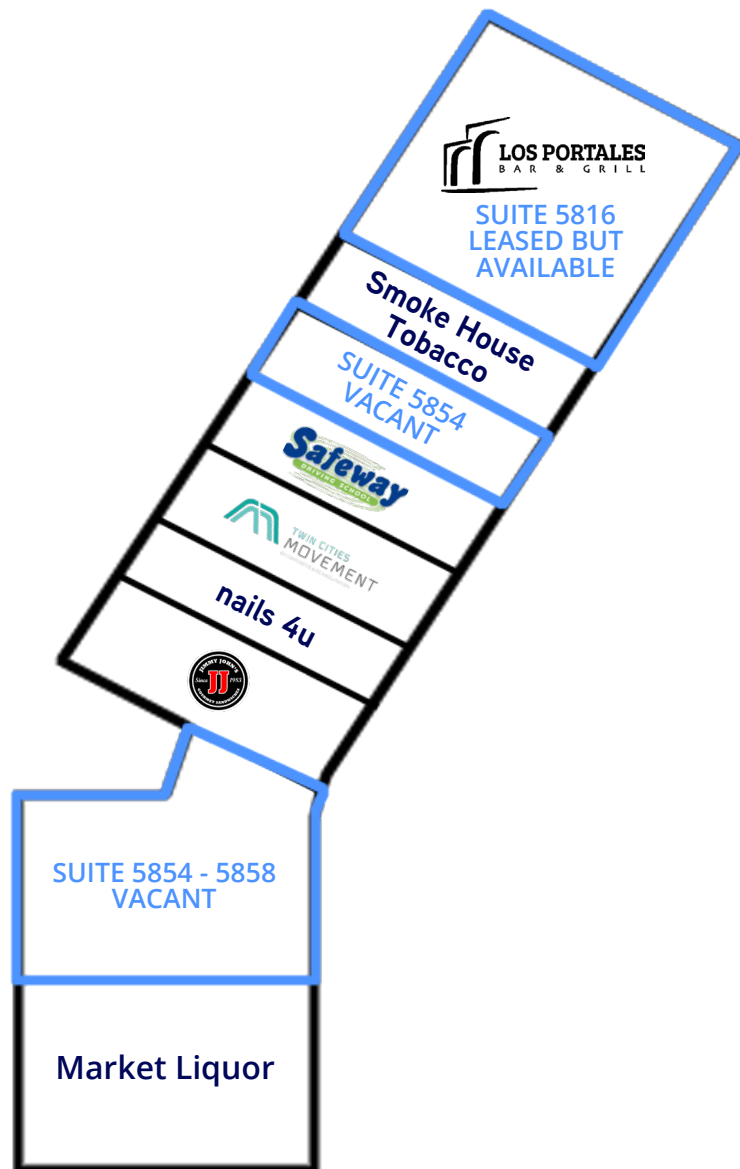
- Prime retail location in Inver Grove Heights
- Great visibility & access
- Convenient access to major highways
- Surrounded by national & local retailers
- Dense residential customer base
- Pylon signage available

Building Information

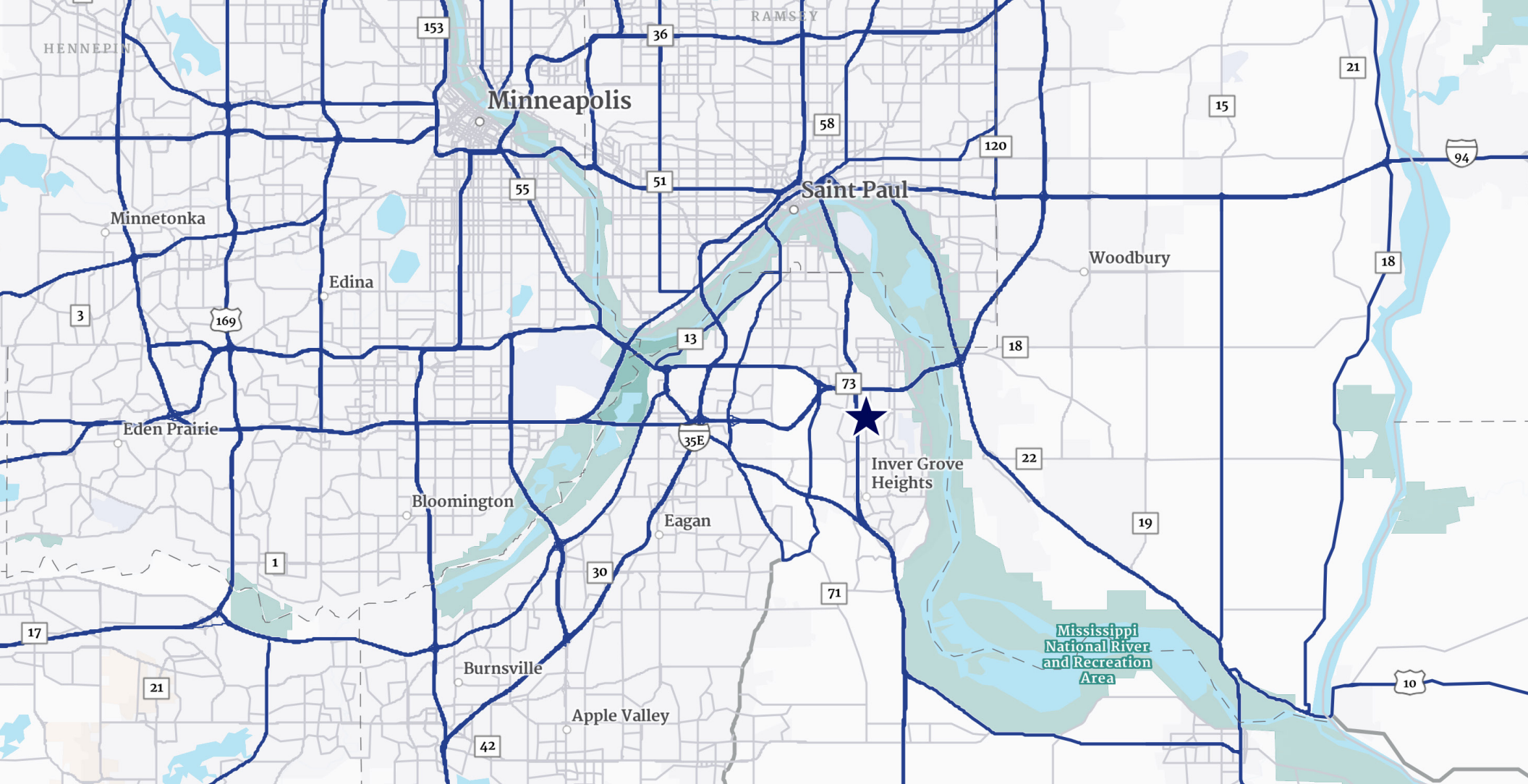


Address	5816-5870 Blaine Avenue Inver Grove Heights, MN 55076
Building Size	21,206 SF
Year Built	2003
Availability	Suite 5816: 5,680 SF - <i>leased but available – 2nd generation restaurant space</i> Suite 5836: 1,420 SF Suite 5854-5858: 3,744 SF
2026 Tax & CAM	\$5.43 PSF Operating Expenses <u>\$4.32 PSF Taxes</u> \$9.75 PSF Total
Lease Rate	Negotiable

SITE PLAN



Unit	Tenant	SF
5816	Los Portales Bar & Grill LEASED BUT AVAILABLE	5,680
5828	Smoke House Tobacco	1,420
5836	VACANT	1,420
5840	Safeway Driving School	1,420
5844	Twin Cities Movement Chiropractor	1,420
5848	Nails 4 U	1,278
5850	Jimmy John's	1,516
5854 - 5858	VACANT	3,744
5870	Market Liquor	3,307



Demographics (5 mile radius)



2026
Population
1 mi: 9,684
3 mi: 60,030
5 mi: 141,544



2026 Daytime
Population
1 mi: 2,421
3 mi: 24,130
5 mi: 54,830



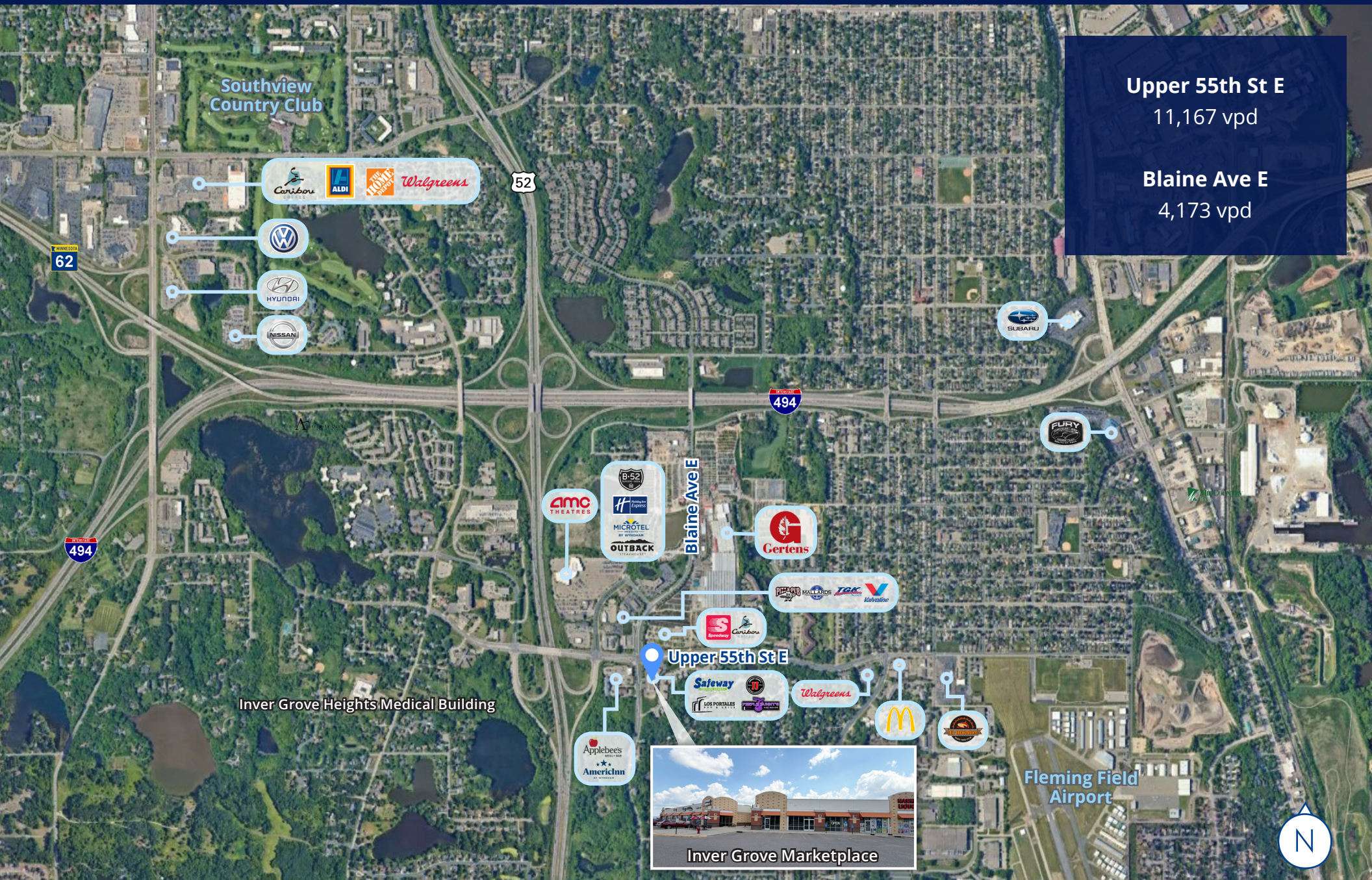
2026 Average
Household Income
1 mi: \$102,564
3 mi: \$106,430
5 mi: \$124,190



2026
Households
1 mi: 4,260
3 mi: 25,474
5 mi: 57,094

FOR LEASE

LOCATION OVERVIEW





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CONTACT US

1600 Utica Avenue S, Suite 300
Minneapolis, MN 55416

[Colliers.com](https://colliers.com)

Prepared By

Lauren Kessler

Vice President

+1 952 897 7779

lauren.kessler@colliers.com

Hannah Rorvick

Associate

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hannah.rorvick@colliers.com

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