



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	17,608	122,223	309,455
Median HH Income	\$58,540	\$65,641	\$70,133
Average HH Income	\$80,998	\$88,225	\$94,515
Daytime Population	12,436	116,142	346,823

Building Description

Shopping Center

Building Size

39,339 SF

Available

Suite 1694: 1,170 SF

Lease Rates

\$19.75 PSF NNN

2025 Expenses

\$9.75 PSF - Total

Traffic Count

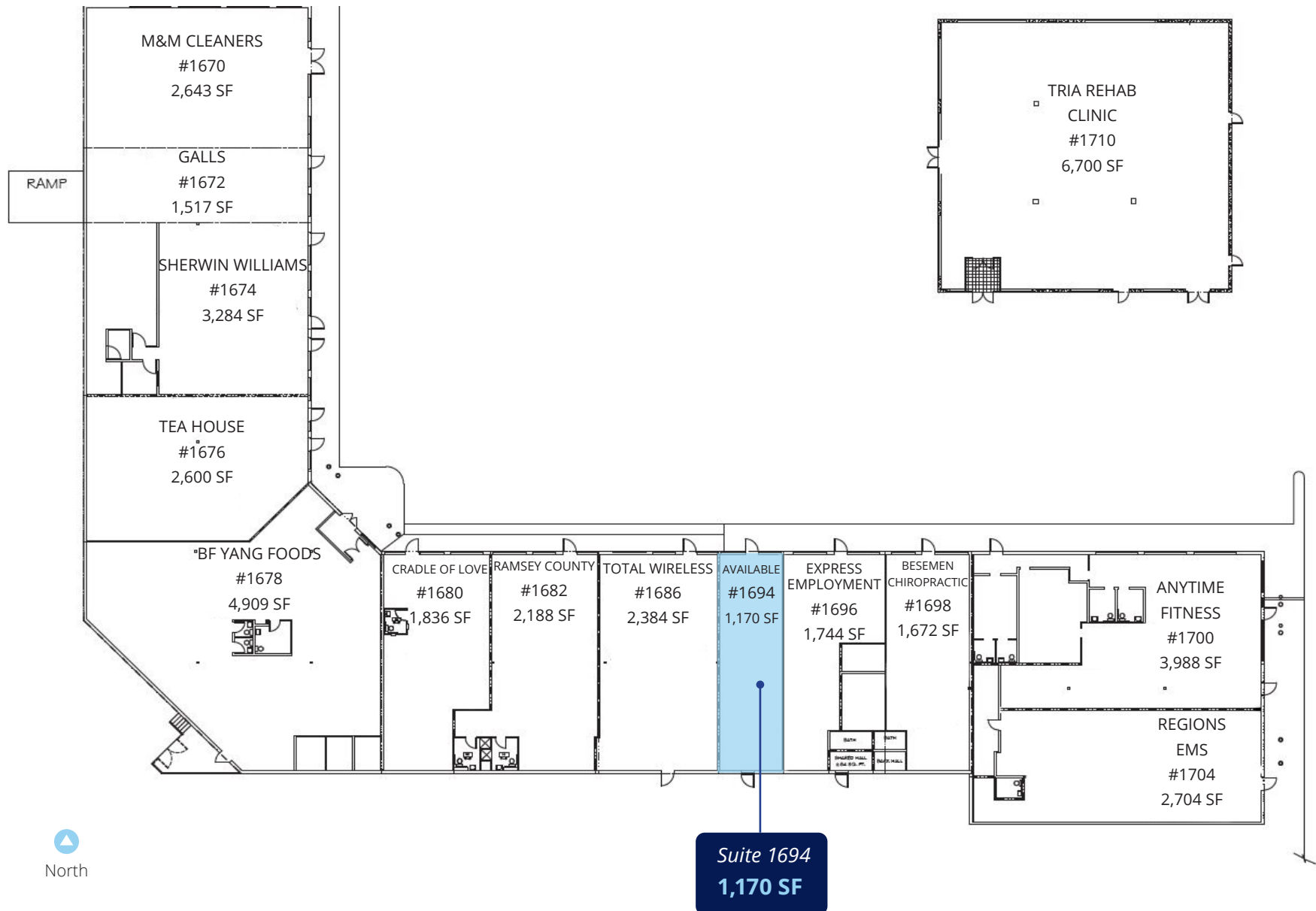
Interstate 94: 103,100 vehicles per day

White Bear Ave N: 18,400 vehicles per day

Area Tenants



Site Plan



Interstate 94

103,100 vpd

White Bear Ave N

18,400 vpd



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