



For Sale - Azure Professional Building

8290 NE University Ave
Fridley, MN 55432

MOTIVATED SELLER!



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The Offering

8290 NE University Ave, Fridley, MN 55432

Building Size 25,494 SF

Offering Price \$2,500,000

Investment Highlights

- » Medical/professional space - opportunity to occupy entire building
- » Located near Mercy Hospital – Unity Campus
- » Former surgery center on 1st Floor
- » Ample surface parking and 2-story parking ramp
- » Easy access to and from University Ave
- » Premier monument and building signage opportunity on University Avenue



Area Services & Retail

AllinaHealth

Walmart

TARGET

Cub
FOODS

BACHMAN'S

sam's club

Caribou
COFFEE

N
NORTHTOWN
MALL

Total Building Size: 25,494 RSF

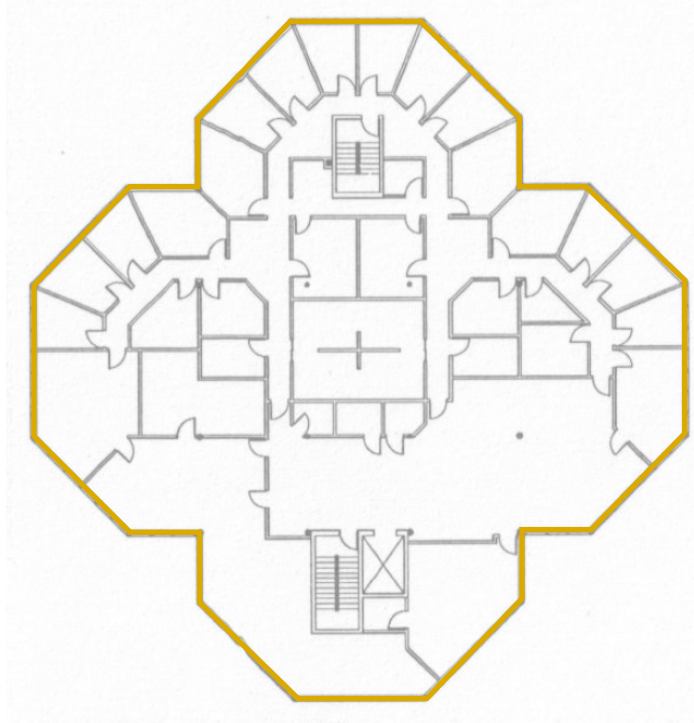
First Floor

9,432 SF
ASC and Imaging



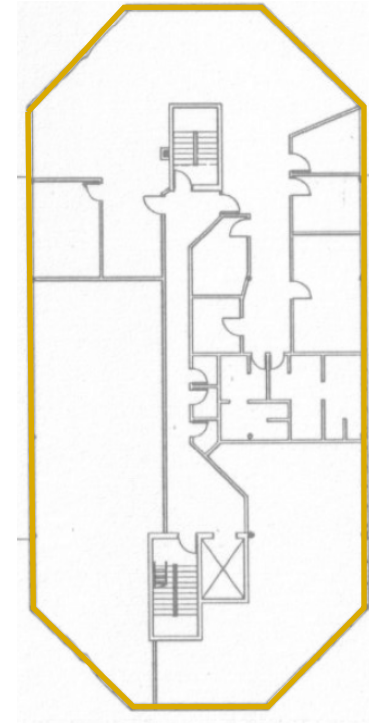
Second Floor

9,432 SF
Orthopedic Clinic



Third Floor

6,630 SF



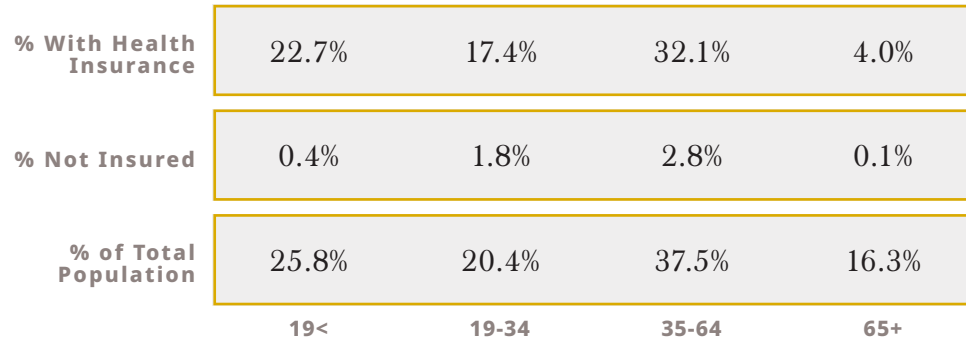
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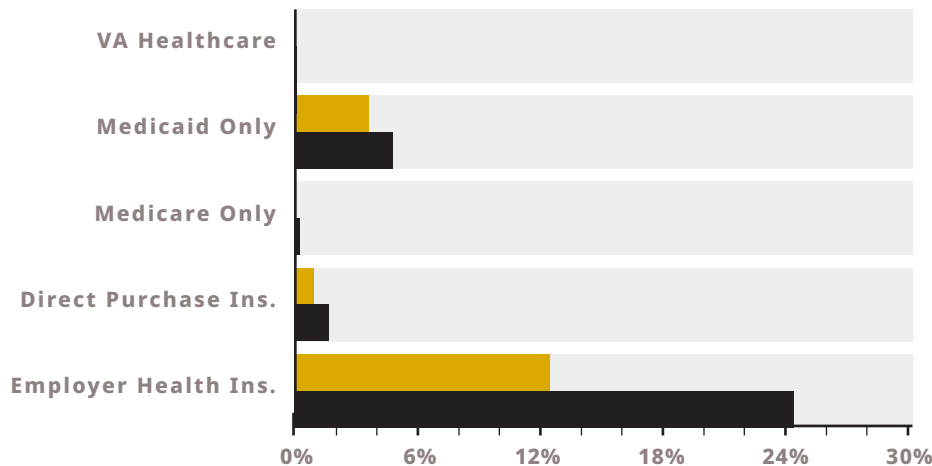
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Health Insurance Coverage by Age



Health Insurance Coverage by Type

■ 19-34 Years Old ■ 35-64 Years Old



Medicare Population 65+



Annual Consumer Healthcare Expenditure



**Blue Cross/
Blue Shield**
\$1,285.8



**Medicare
Payments**
\$1,041.2



**Dental
Services**
\$480.2



**Physician
Services**
\$296.1



**Hospital Room &
Services**
\$256.9



**Eye Care
Services**
\$89.1

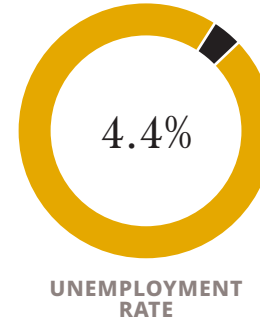
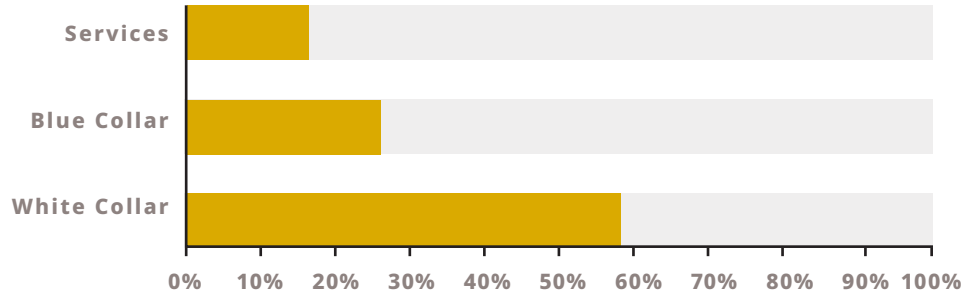


**Lab Tests/
X-Rays**
\$83.8

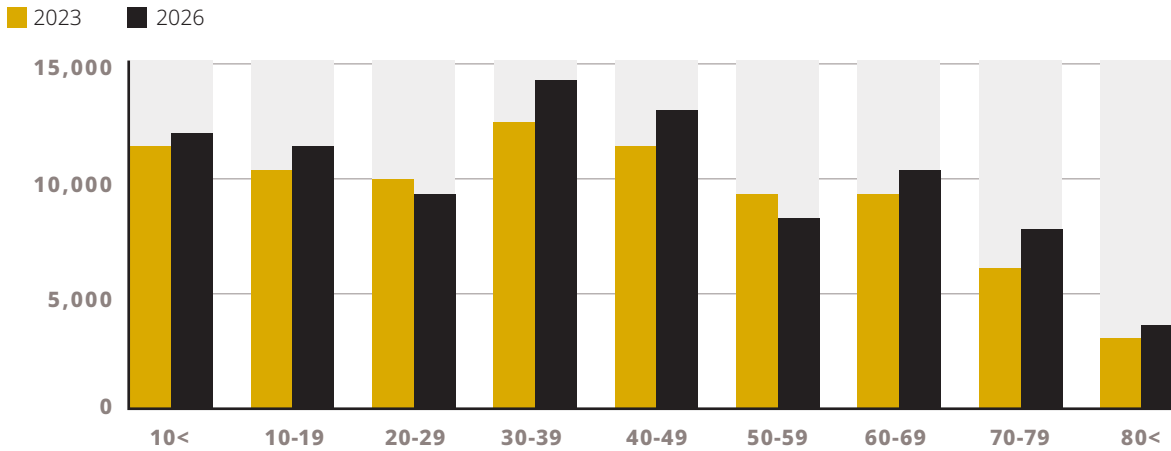


**Aftercare/
Convalescent**
\$42.6

Occupation Type



Age Distribution



Education



Household Demographics



Total Population
81,759K



Total Daytime Population
79,220K



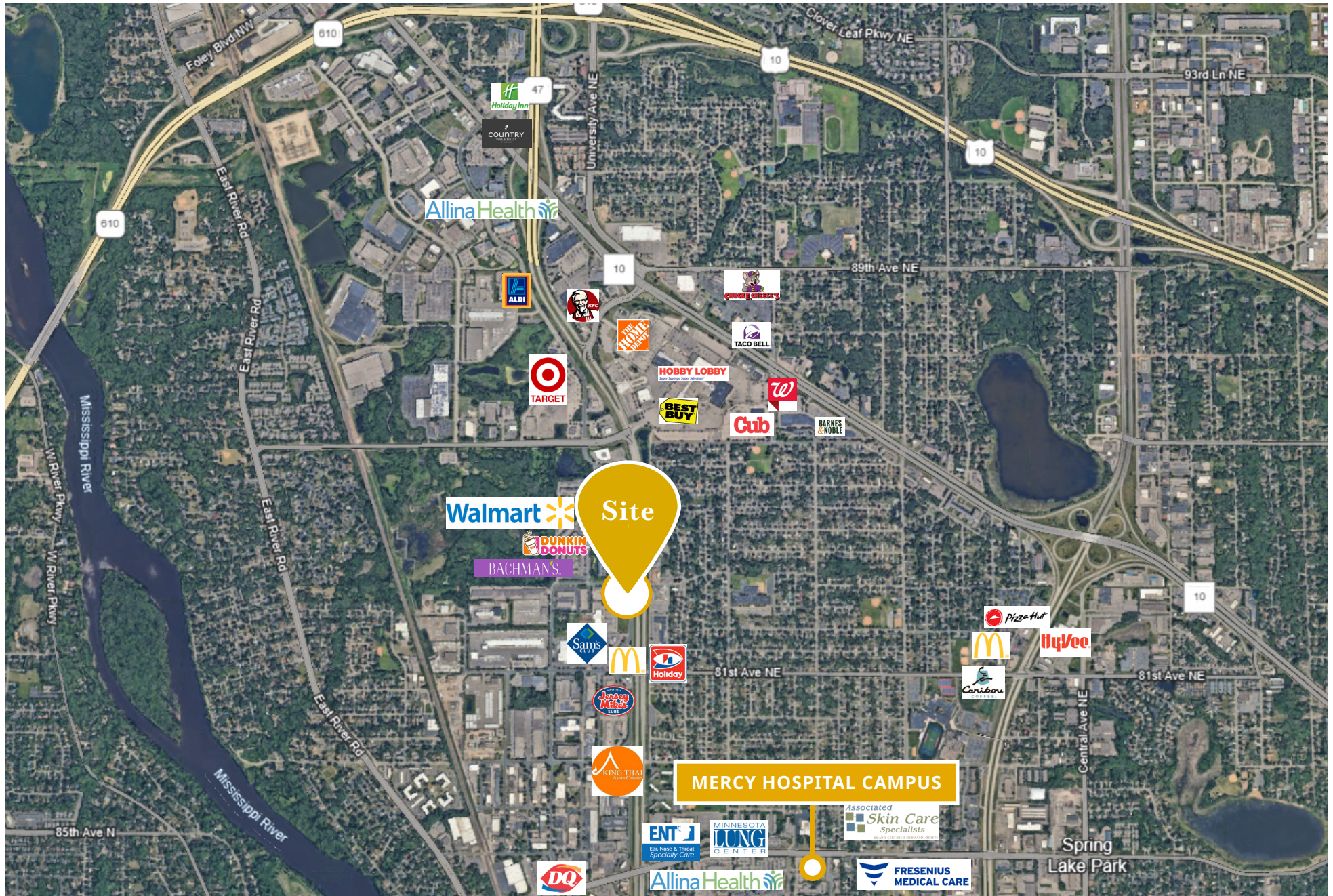
Median Age
38.5



Median Household Income
\$84.9K



Home Value to Income Ratio
4.0





Disclosure



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