

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	17,692	123,592	312,709
Median HH Income	$63,852	$70,937	$75,333
Average HH Income	$85,916	$90,595	$96,824
Daytime Population	12,601	120,578	345,739

Building Description

Shopping Center

Building Size

39,339 SF

Available

Suite 1678: 4,909 SF

Lease Rates

Negotiable

2026 Expenses

$9.75 PSF - Total

Traffic Count

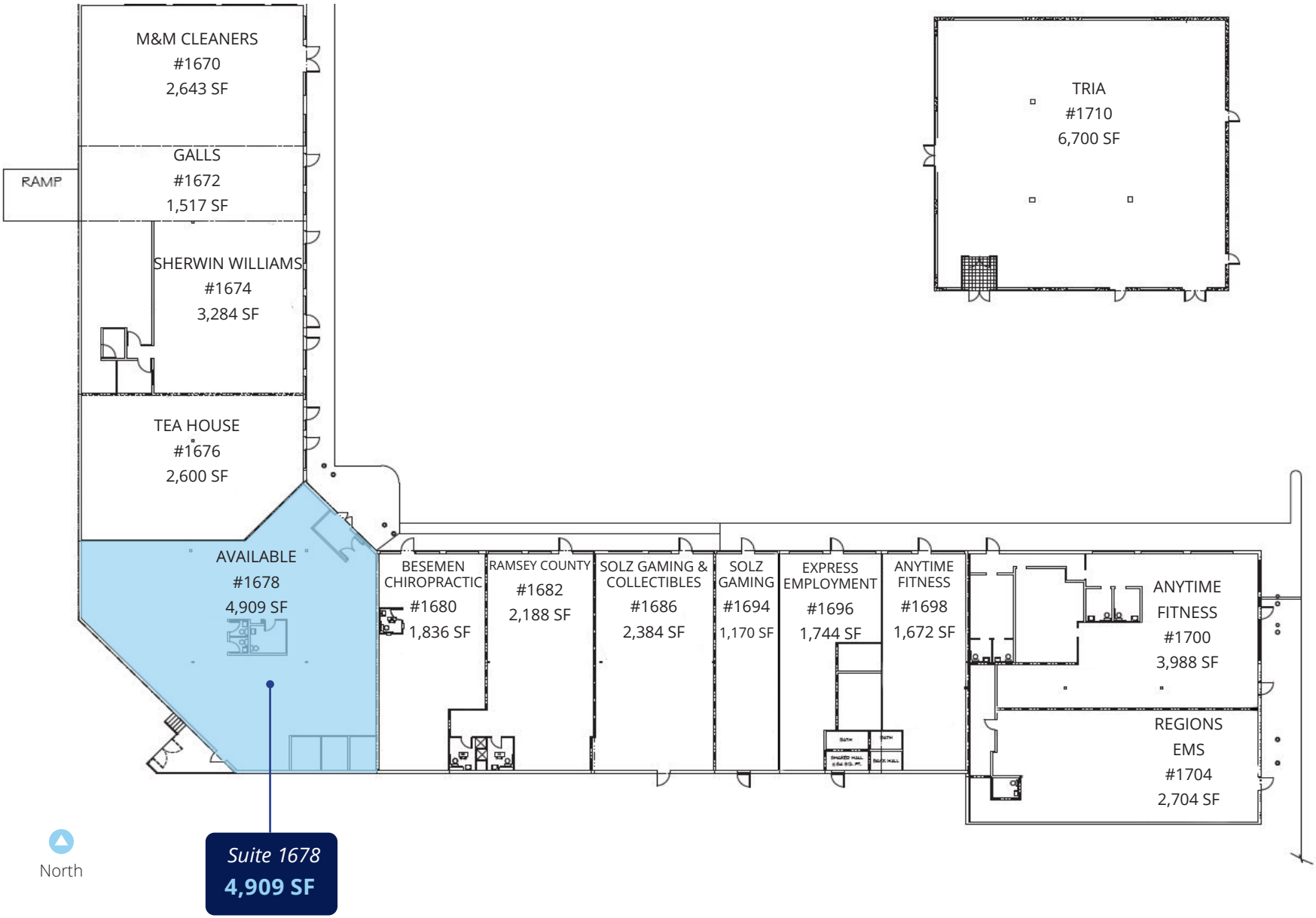
Interstate 94: 106,154 vehicles per day

White Bear Ave N: 14,574 vehicles per day

Area Tenants

target
ANYTIME FITNESS
boost mobile
TRIA ORTHOPAEDIC CENTER
TEA HOUSE
Wendy's
Express EMPLOYMENT PROFESSIONALS
Los Ocampo
MGM WINE & SPIRITS
POPEYES
TACO BELL
ALDI
Arby's
slumberland FURNITURE

Site Plan


M&M CLEANERS
#1670
2,643 SF
RAMP
GALLS
#1672
1,517 SF
SHERWIN WILLIAMS
#1674
3,284 SF
TEA HOUSE
#1676
2,600 SF
AVAILABLE
#1678
4,909 SF
TRIA
#1710
6,700 SF
BESEMEN CHIROPRACTIC
#1680
1,836 SF
RAMSEY COUNTY
#1682
2,188 SF
SOLZ GAMING & COLLECTIBLES
#1686
2,384 SF
SOLZ GAMING
#1694
1,170 SF
EXPRESS EMPLOYMENT
#1696
1,744 SF
ANYTIME FITNESS
#1698
1,672 SF
ANYTIME FITNESS
#1700
3,988 SF
REGIONS EMS
#1704
2,704 SF
North
Suite 1678
4,909 SF



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