



Drone Video/Virtual Tour

The Link

2929 University Ave
Minneapolis | MN
For Lease

UPLAND
REAL ESTATE GROUP, INC.

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THE OPPORTUNITY

Address	2929 University Ave
City, State	Minneapolis, MN
Space Available	5,422 SF Total
Lease Rate	\$22.00 - \$24.00 PSF
CAM & Tax 2024 Est.	\$10.23 PSF
Year Built	2018
County	Hennepin
Parking Commercial/Retail	22 On-Site Deck Parking Stalls
Space 1	3,822 SF
Space 2	1,765 SF (LEASED)
Space 3	1,600 SF
Space 4	1,200 SF (LEASED)



Site Plan



Location Highlights:

- New luxury apartment complex near the U of M Campus
- On the Metro Light Rail Transit Line (Green Line)
- Walking distance from TCF Bank Stadium, Surly Brewing, The Market at Malcom Yards, and O'Shaughnessy Distillery
- Outdoor patio seating available
- 336 Apartment units
- 8,000+ apartments within trade area

O'Shaughnessy
Distillery
Market at
Malcom Yards



U of M Transitway

Green Line

University Ave

15,100 VPD

157,000 VPD



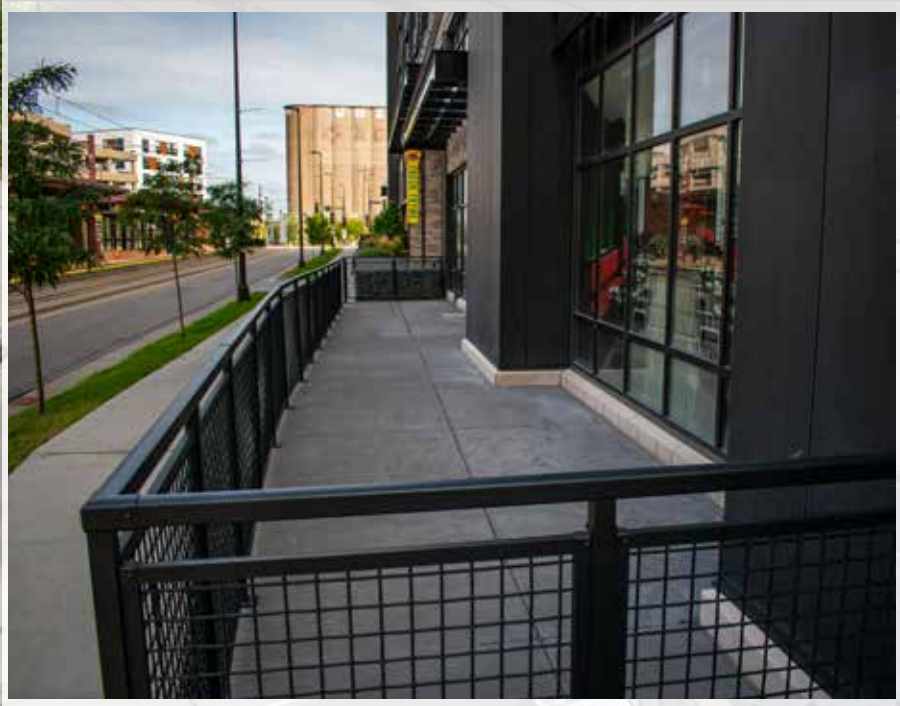
University of
Minnesota

Population		Median HH Income		Average HH Income		Median Age	
1 Mile	19,165	1 Mile	\$37,659	1 Mile	\$67,315	1 Mile	23.2
3 Miles	193,335	3 Miles	\$44,303	3 Miles	\$71,848	3 Miles	29.9
5 Miles	508,154	5 Miles	\$53,406	5 Miles	\$80,431	5 Miles	33.0

JOIN US AT THE LINK!



EXTERIOR & PATIO PHOTOS



22 ON-SITE DECK PARKING STALLS

Commercial/Retail Dedicated Parking

Located next to Fresh Thyme Parking Lot





Adjacent Tenants:

- » UrbanWok
- » Fresh Thyme
- » Feng Cha

Nearby Tenants:

- » Surly Brewing
- » Burger King
- » El Loro
- » Sports Clips
- » Affinity Plus
- » Anytime Fitness
- » Spire Credit Union
- » Caribou Coffee
- » Raising Cane's
- » Palm beach Tan
- » Buffalo Wild Wings
- » Papa Johns

Traffic Counts

University Ave	15,100 VPD
I-94	157,000 VPD
I-35W	117,000 VPD

Riddler Arena
18,200 VPD Arena

SE Washington Ave
14,800 VPD

University Ave SE
15,100 VPD

MINNESOTA
280

60,000 VPD

157,000 VPD

GREEN LINE

35W

94

U of M
Medical Center
Riverside

U of M
Medical Center
Fairview

Northrup
Auditorium

U of M
Recreation
Center

U of M
Aquatic
Center

Huntington
Bank Stadium

Market at
Malcom Yards

O'Shaugnessy
Distillery

SURLY
BREWING CO.

THE LINK

Schneider Drug

WELLS FARGO

And's

Kafe 421, us bank, THE COVE, Wally's, GINA + WILLI, Great Clips, Starbucks

LEPOT CHINESE HOTPOT, HUNG FB TEA

Chatime, Wally's

verizon, PIZZA HUT, SUBWAY, INZOMIA COOKIES

Tim Hortons, LORING, AMIKS

Pagoda Dimlytown, McDonald's, FIVE GUYS

QDOBA

U.P. Donuts, SUBWAY

Applebees, Papa John's

Cane's, SENEHA, PALM BEACH TAN, SPORTS CLIPS

roTi

BREGGERS, afro, us bank

CVS, noodles, Naf Naf Grill

SPICE, BAMBQ, BLAZE PIZZA

FRESH THYME

SPIRE

Hampton

AMERICAN EXPRESS

AMERICAN EXPRESS

AMERICAN EXPRESS

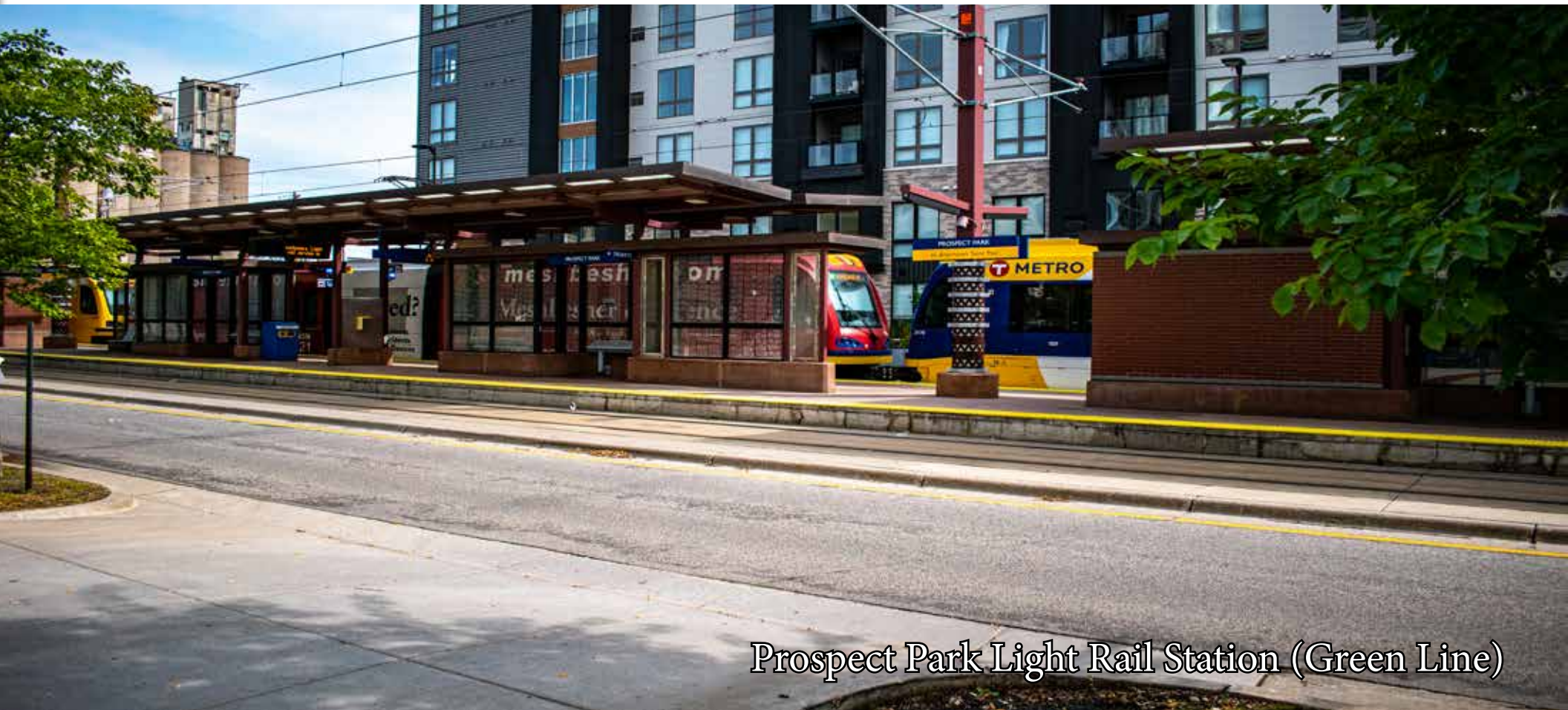
AMERICAN EXPRESS

AMERICAN EXPRESS

AMERICAN EXPRESS

Interior Highlights:

- Shaft and duct in place for hood
- Dirt floor for build-to-suit plumbing and piping
- 20+ Foot high windows facing West provide massive amounts of natural light
- Deck parking available for customers and patio space facing West and South



Prospect Park Light Rail Station (Green Line)



Metro Transit Light Rail Green Line Map
 Nice Ride Bicycle Station (Located near Fresh Thyme)





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