

FOR SALE OR LEASE

FORMER HERBERGER'S

1400 University Ave | Saint Paul, MN | 55104



Up to 124,136 SF

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UPLAND

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PROPERTY INFORMATION

| | |
|------------------------------|--|
| ADDRESS | 1400 University Ave |
| CITY, STATE | Saint Paul, MN |
| BUILDING SIZE | 124,136 SF |
| LOT SIZE | 6.65 Acres |
| ZONING | B-2 and I-1 |
| COUNTY | Ramsey |
| YEAR BUILT/RENOVATION | 1995/1999 |
| PARKING | 369 Surface parking spaces; shared with development |
| STORIES | One: 63,771 SF Two: 60,365 SF |

SALE

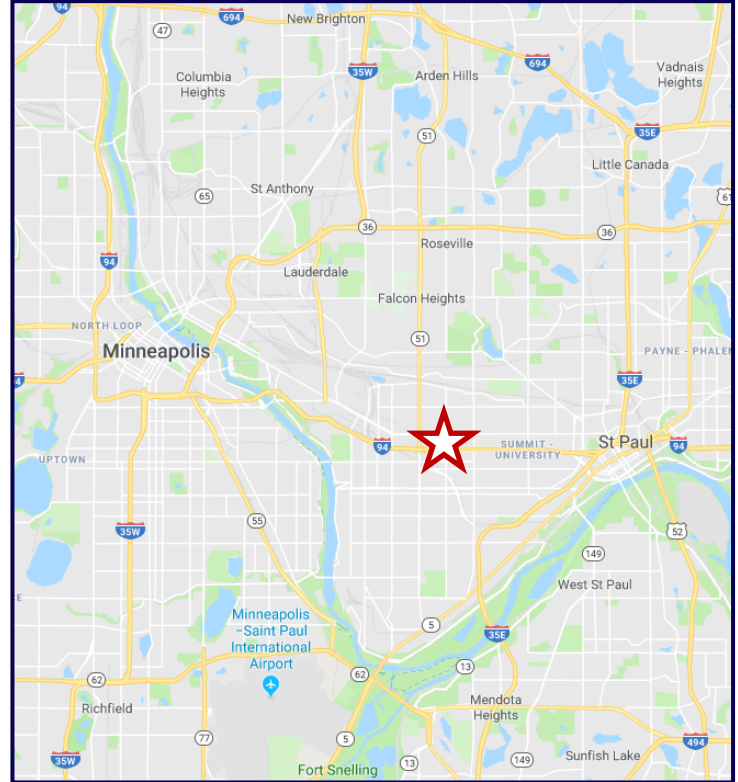
| | |
|-------------------|-------------|
| SALE PRICE | \$4,500,000 |
| 2018 TAXES | \$368,468 |

LEASE

| | |
|-------------------|------------|
| LEASE RATE | Negotiable |
|-------------------|------------|

TRAFFIC COUNTS

| | |
|-------------------------|------------|
| HAMLIN AVE N | 18,900 VPD |
| UNIVERSITY AVE W | 16,600 VPD |
| ST. ANTHONY AVE | 7,600 VPD |



DEMOGRAPHICS

| | 1-MILE | 3-MILE | 5-MILE |
|---------------------------|---------------|---------------|---------------|
| POPULATION | 23,827 | 167,975 | 417,285 |
| DAYTIME POPULATION | 14,527 | 109,290 | 332,958 |
| MEDIAN HH INCOME | \$54,892 | \$64,190 | \$56,937 |
| AVERAGE HH INCOME | \$75,313 | \$92,635 | \$82,618 |
| MEDIAN AGE | 32.7 | 34.4 | 33.0 |

HIGHLIGHTS

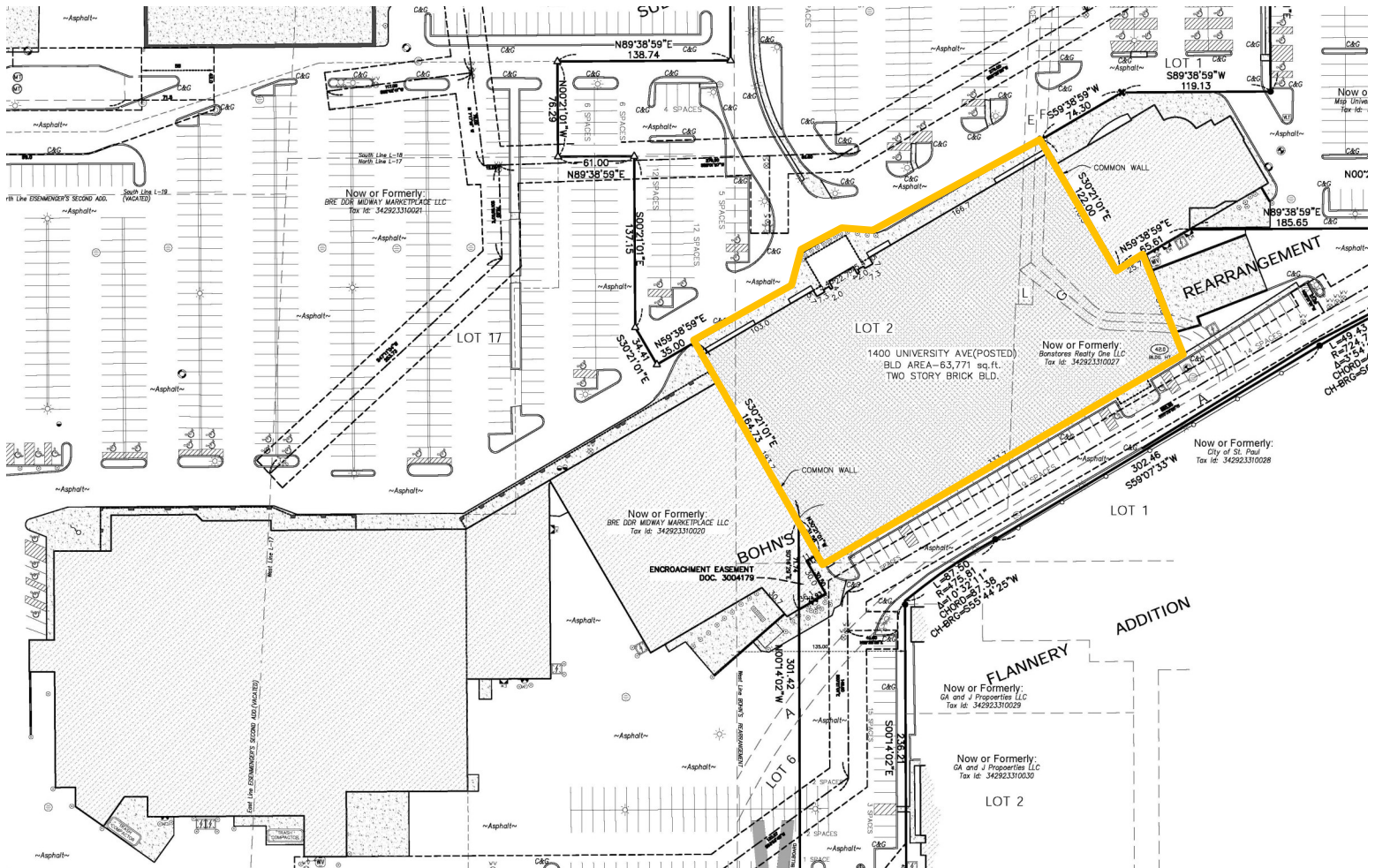
- Located right next to new Allianz Field Stadium
- Within a busy center anchored with Walmart, Target, Cub Foods, LA Fitness and many other national chains
- Within walking distance of Green Line Light Rail Hamline Ave Station
- Near off-ramp from I-94 (151,000 VPD)



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