

2,075 SF Retail

FOR LEASE

West Side Flats

84 South Wabasha Street
Saint Paul, MN 55107



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PROPERTY

AREA MAP

NEIGHBORHOOD

FLOOR PLANS

PHOTOS



West Side Flats

84 South Wabasha Street
Saint Paul, MN 55107

- 2,075 SF total retail space available for lease
- Rent: \$17.00/psf, Operating Expenses: \$11.68 annual/psf (CAM \$5.25 psf, Tax \$6.02 psf, Insurance \$0.41 psf)
- Starbucks and Catrina's Cerveza & Mexican Grill are commercial co-tenants
- Riverfront location with unparalleled views of the Mississippi River and Downtown Saint Paul
- Excellent visibility on hard corner of Wabasha Street South and East Fillmore Avenue
- Easy access to Downtown Saint Paul, I-35E, I-94, Highway 52, and South Robert Street
- Steps from the Wabasha Street Bridge, Harriet Island Park, Raspberry Island, Downtown Saint Paul, various marinas, and walking/biking trails
- 12,800 vehicles per day on Wabasha Street
- Zoned T3M

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Demographics

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	17,835	154,347	361,972
Households	9,202	59,028	140,521
Daytime Pop.	74,186	214,093	398,197
Avg. HH Inc.	\$69,216	\$65,717	\$73,384

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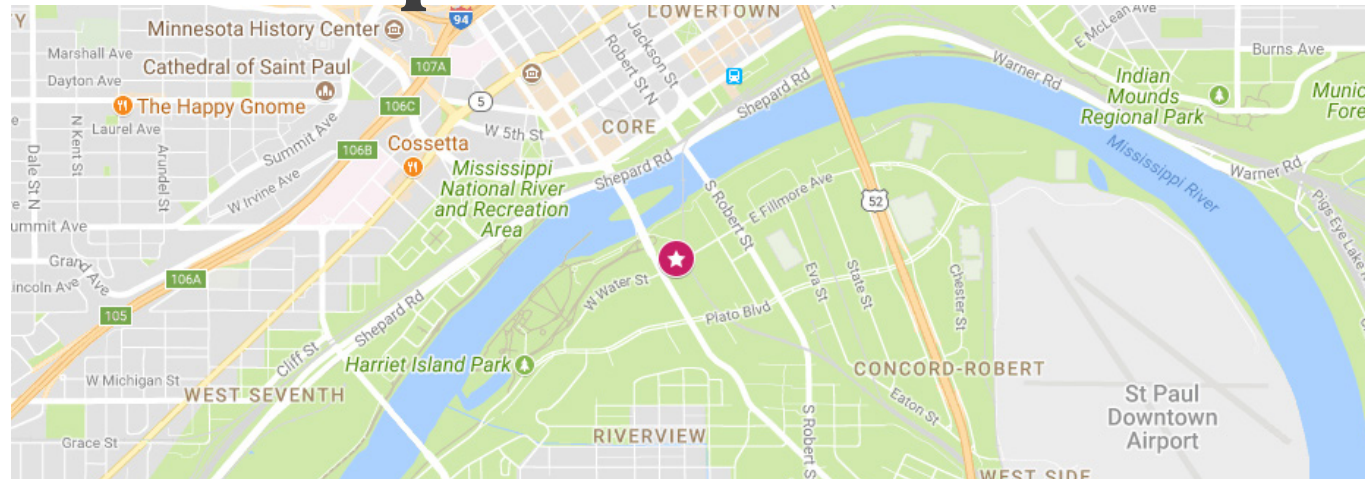
NEIGHBORHOOD

FLOOR PLANS

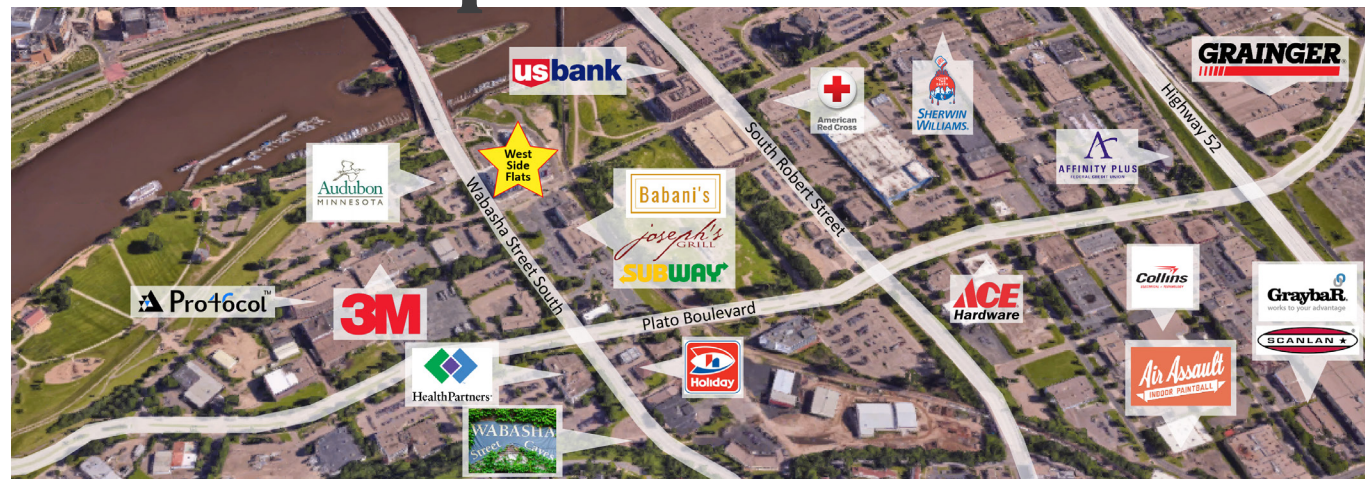
PHOTOS



Area Map



Trade Map



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NEIGHBORHOOD

Concord-Robert

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The Concord-Robert neighborhood is situated on the tip of Saint Paul's west river bank, a short walk across the Mississippi River from Downtown. Its boundaries are geographically determined by the Mississippi River to the north and east, and by a series of bluffs to the south. Wabasha Street South marks Concord-Robert's western border from the neighboring Riverview district. Highway 52, Wabasha Street South/Cesar Chavez Boulevard, South Robert Street, and Plato Boulevard are the neighborhood's main transportation vessels. Concord-Robert is home to the Saint Paul Downtown Airport and the award-winning Harriet Island Regional Park, a popular local wedding venue and host of various athletic events, live music series, riverboat cruises, and camps throughout the year. Other remarkable neighborhood staples include the Wabasha Street Caves, a former mobster hideout turned event center, and the annual Cinco De Mayo celebration along Cesar Chavez Boulevard.

Concord-Robert has a thriving office/industrial park located between Wabasha Street South and Highway 52, as well as a 2.5-mile-long retail strip down Robert Street South. The neighborhood's advantageous location provides easy access to Downtown Saint Paul, the Green Line Light Rail, and offers unparalleled views of the Downtown Saint Paul skyline and the Mississippi River.

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Mobility Scores*



70

Very Walkable



51

Good Transit



73

Very Bikeable

*Scores are measured on a 1-100 scale.

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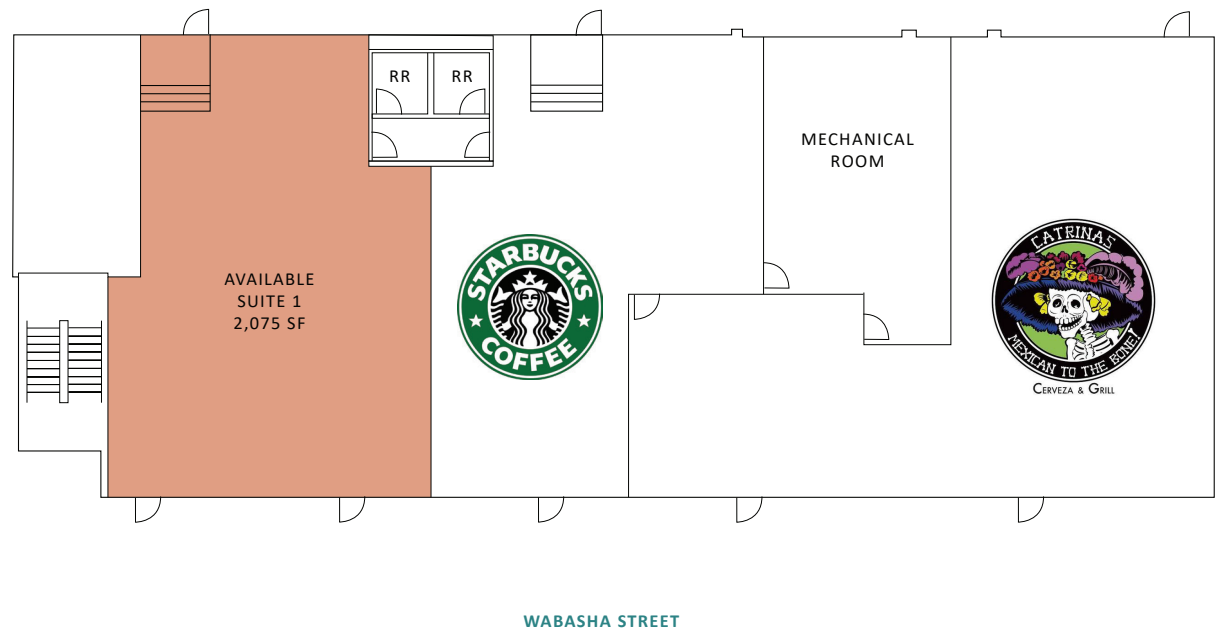
NEIGHBORHOOD

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Available Spaces



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