

MIDWAY BIG BOX | FOR SALE

1400 University Avenue West | St. Paul, MN



Confidential: Please do not disturb existing business and employees



MID-AMERICA[®]
Real Estate-Minnesota, LLC

PROPERTY DETAILS

1400 University Avenue West | St. Paul, MN

PURCHASE PRICE	\$6,250,000	ZONING	T4 Traditional Neighborhood
BUILDING SIZE	125,000 SF	ELECTRIC	800 amp 277/480 vold, three phase power
FLOORS	2	ELEVATOR	One 2,500 lb passenger elevator & one 8,000 lb service elevator. One pair of escalators
SITE SIZE	6.56 Acres	SPRINKLER	Wet pipe system throughout building
YEAR BUILT/RENOVATED	1995/1999	REA	Available upon request
2018 RE TAXES	\$162,639	SIGNAGE	4 shared pylons Pascal St N (2), University Ave & Hamline Ave
2018 CAM	\$101,751		
PROPERTY ID	342923310027 / 342923310025 / 342923310022		
PARKING STALLS	364 on-site & 1,564 shared		
EXTERIOR	Brick veneer & EIFS over concrete block		
DOCKS	3 trailer height loading docks		
ROOF	White rubber membrane est. install 1995		
HVAC	19 roof top units, average 15 tons each		

SITE DETAILS | DEMOGRAPHICS

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DEMOGRAPHICS

Demo Data Source: Synergos Technologies, Inc. 2017

	.5 Mile	1 Mile	3 Mile
Est. Avg. Income	\$71,873	\$82,720	\$74,829
Est. Daytime Pop.	26,840	174,158	455,758
Est. Population	24,585	167,723	413,649
Est. Households	10,201	69,719	167,186



THE MIDWAY DISTRICT

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The site is located in the Midway neighborhood, which is home to Saint Paul's warehouse district, and a diverse mix of residential and commercial properties. A variety of retail stores, grocers and restaurants, operated by owners representing a variety of nationalities, provide a bustling mix of commerce and traffic on any day of the week. The addition of the Green Line light rail, which opened in 2014, further bolstered commerce and development in the area.

The Midway area is a retail bonanza for shoppers, between its permanent retail stores on and around University, and the Minnesota State Fair, one of the nation's most popular state fairs, attracting more than 1.7 million visitors during its annual two-week run before Labor Day. Additionally, the city has approved plans for a new \$150 million Major League Soccer stadium and additional development around the stadium, which allows for 1 million SF of office space, 420,000 SF of retail and commercial space, 620,000 residential units, 400 hotel rooms, and 4,720 parking spaces.

The Midway District is a bustling urban neighborhood that is a mix of single family homes, multi-family homes, and condo complexes. In addition, Hamline and Concordia University are located nearby, providing on-campus residence halls, apartments, and a collection of Victorian and Eastlake style houses for their students.

COMO ZOO



MINNESOTA STATE FAIR



STADIUM REDEVELOPMENT PLAN



LIGHT RAIL TRANSIT



CONCORDIA UNIVERSITY



HAMLIN UNIVERSITY



MARKET AERIAL

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