

# 1064 Grand Ave

**RETAIL FOR SUBLEASE**

1064 Grand Ave | St. Paul, MN



## Property Details

- 1064 Grand Avenue is a prime retail property located in the heart of St. Paul's shopping district and near the intersection of Lexington Parkway and Grand Avenue.
- Grand Avenue is surrounded by the preferred neighborhoods of St. Paul, which features strong demographics and incomes.
- On site Parking is available (27 stalls).

## LOCATION

- 1064 Grand Ave | St. Paul, MN

## BUILDING SIZE

- 8,704 sq. ft.

## AVAILABLE SPACE

- 2,603 sq. ft. endcap  
[Sublease through June 2027]

## 2023 EST. EXPENSES

- \$12.67 PSF Total

## TRAFFIC COUNTS

- 11,661 VPD -Grand Ave
- 20,879 VPD - Lexington Ave



## Area Retailers

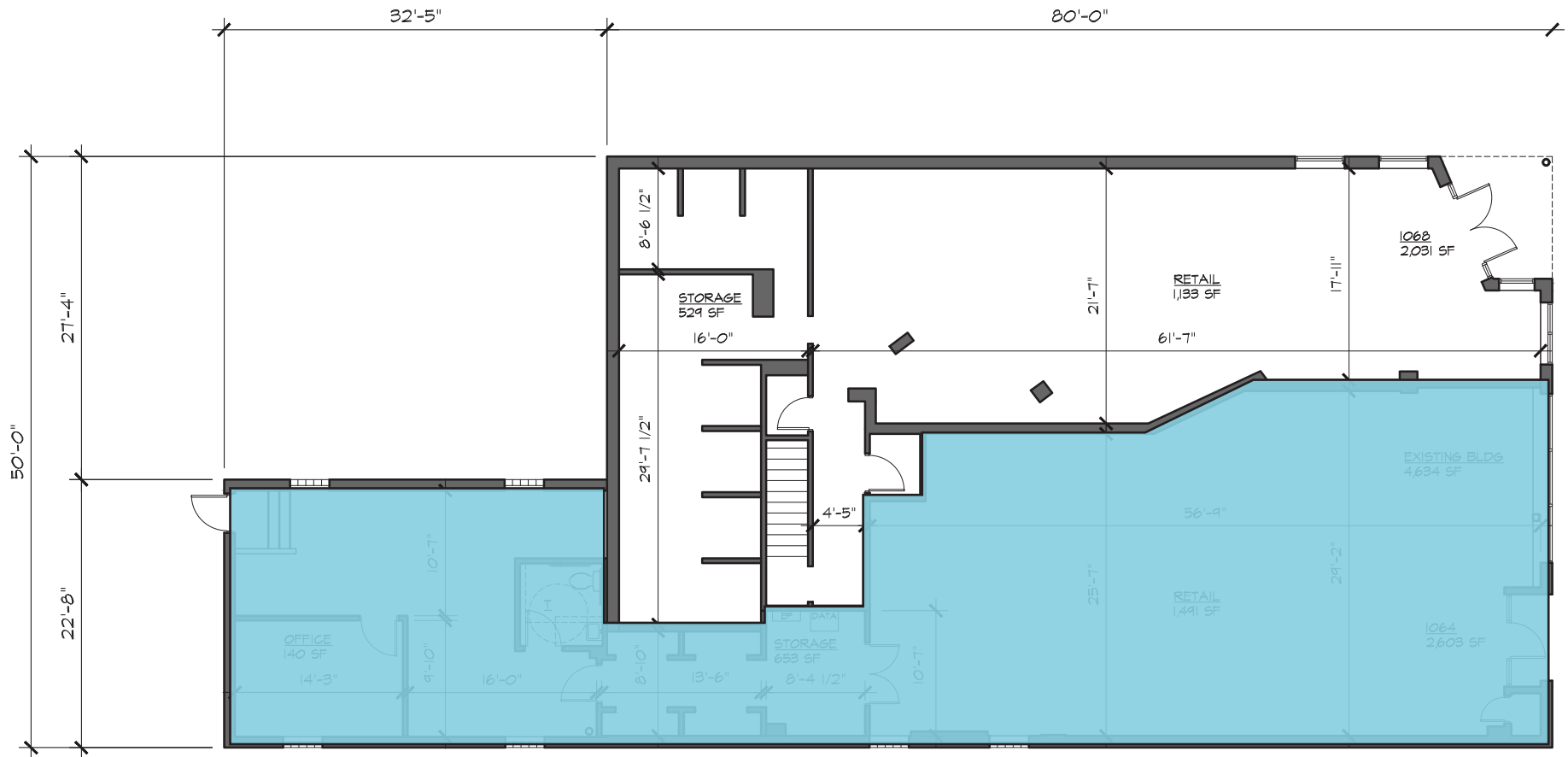


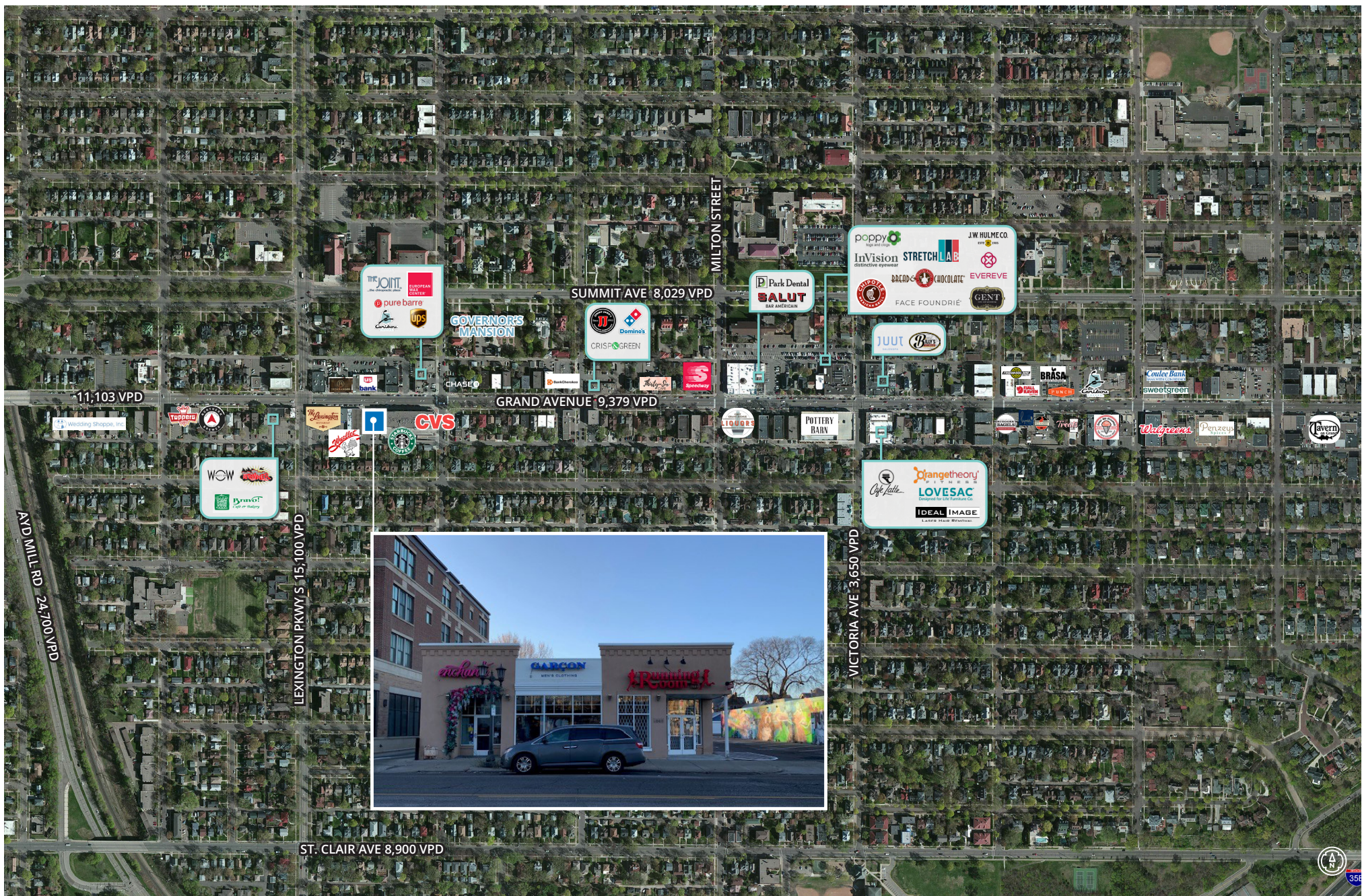
## Demographics

| RADIUS             | 1 MILE    | 3 MILE    | 5 MILE    |
|--------------------|-----------|-----------|-----------|
| POPULATION         | 23,362    | 168,271   | 381,089   |
| DAYTIME POPULATION | 18,420    | 216,138   | 440,380   |
| AVERAGE HH INCOME  | \$138,692 | \$110,382 | \$101,654 |
| MEDIAN HH INCOME   | \$91,100  | \$71,752  | \$68,729  |

\* Sources: ESRI 2025 est & MN Dept of Transportation 2025 Study avgs are per day total cars

# Site Plan





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