



# 2nd Gen Restaurant Space, Best Patio on Grand Ave!

Grand Place • 917 Grand • Victoria Crossing South • Victoria Crossing West





## THE HEART OF GRAND AVE RETAIL SITS AT Grand & Victoria

A well-renowned shopping district, the intersection of Grand & Victoria boasts ample parking, a great tenant mix and easy walkability along the street. Our four properties offer unique and appealing architecture, great signage opportunities, and excellent visibility to both foot and vehicle traffic.

Grand Avenue runs through some of Saint Paul's most sought-after neighborhoods. This iconic shopping district draws local and regional visitors, offering beautiful tree lined streets and a unique mix of national and local retailers. With densely populated neighborhoods, abundant daytime population, high household incomes and 10 colleges with over 80,000 students within 3 miles of trade area, Grand Avenue is an amazing opportunity for any retailer who seeks unique urban trade areas with neighborhood charm.

GRAND AVE

VICTORIA ST

EVEREVE  
LOVESAC

FACE FOUNDRIE

Ideal Image®

BRASA  
PREMIUM ROTISSERIE

PUNCH

Since 1978  
BREAD & CHOCOLATE™

PAPER  
SOURCE

CRISP & GREEN®

L&B

P  
Park Dental

Ω

ANTHROPOLOGIE

Join the Neighborhood



# Demographics

## Population

**1 Mile:**  
24,835

**3 Miles:**  
172,698

**5 Miles:**  
376,640

## Daytime Population

**1 Mile:**  
19,834

**3 Miles:**  
228,846

**5 Miles:**  
418,115

## Avg Household Income

**1 Mile:**  
\$126,745

**3 Miles:**  
\$108,974

**5 Miles:**  
\$101,940

## Households

**1 Mile:**  
11,364

**3 Miles:**  
72,650

**5 Miles:**  
154,531

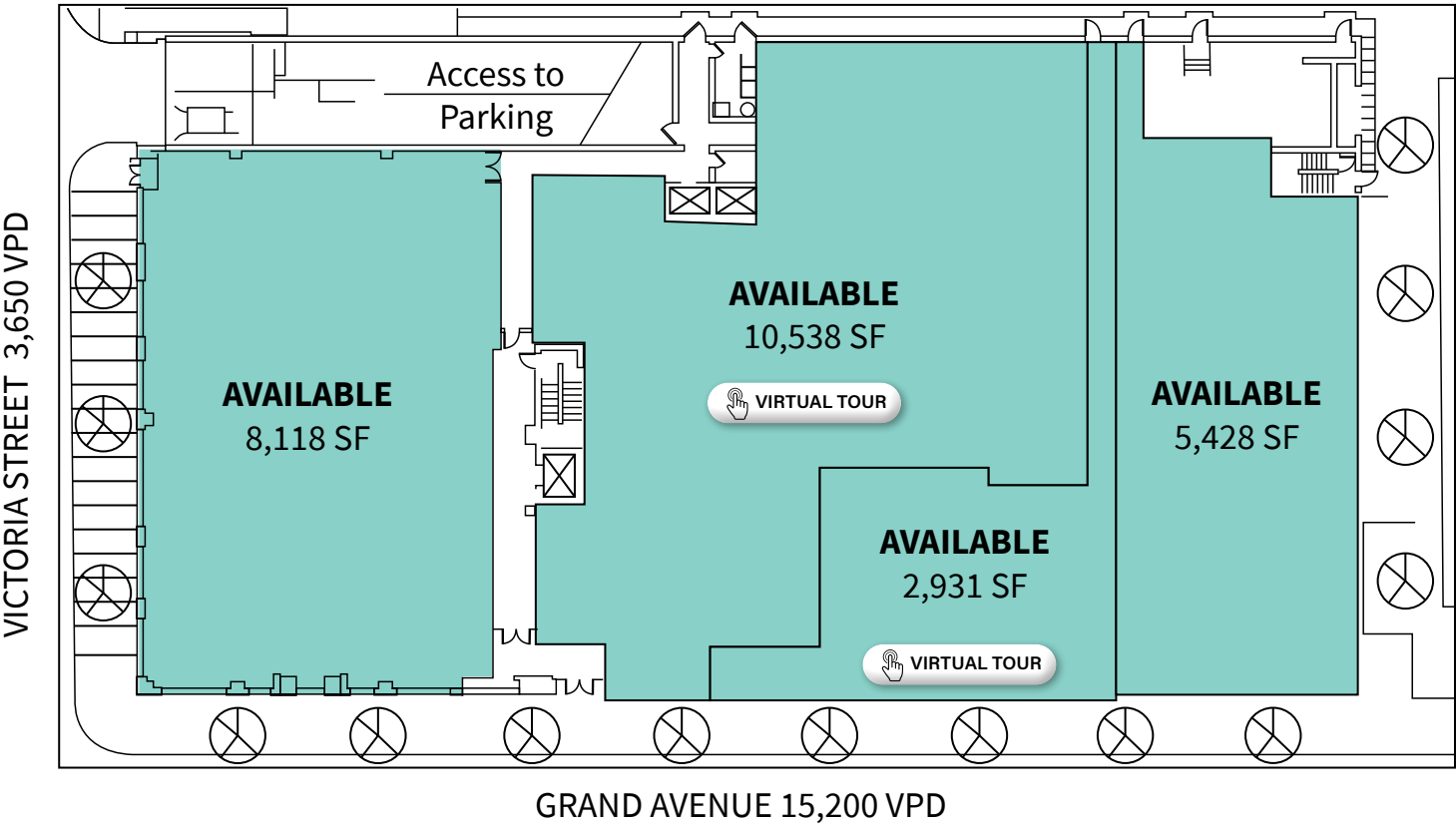


**GRAND PLACE**  
Up to 27,015 SF  
Available



# Grand Place

870 Grand Avenue  
Can combine up to 27,015 SF



## Est. CAM & Tax

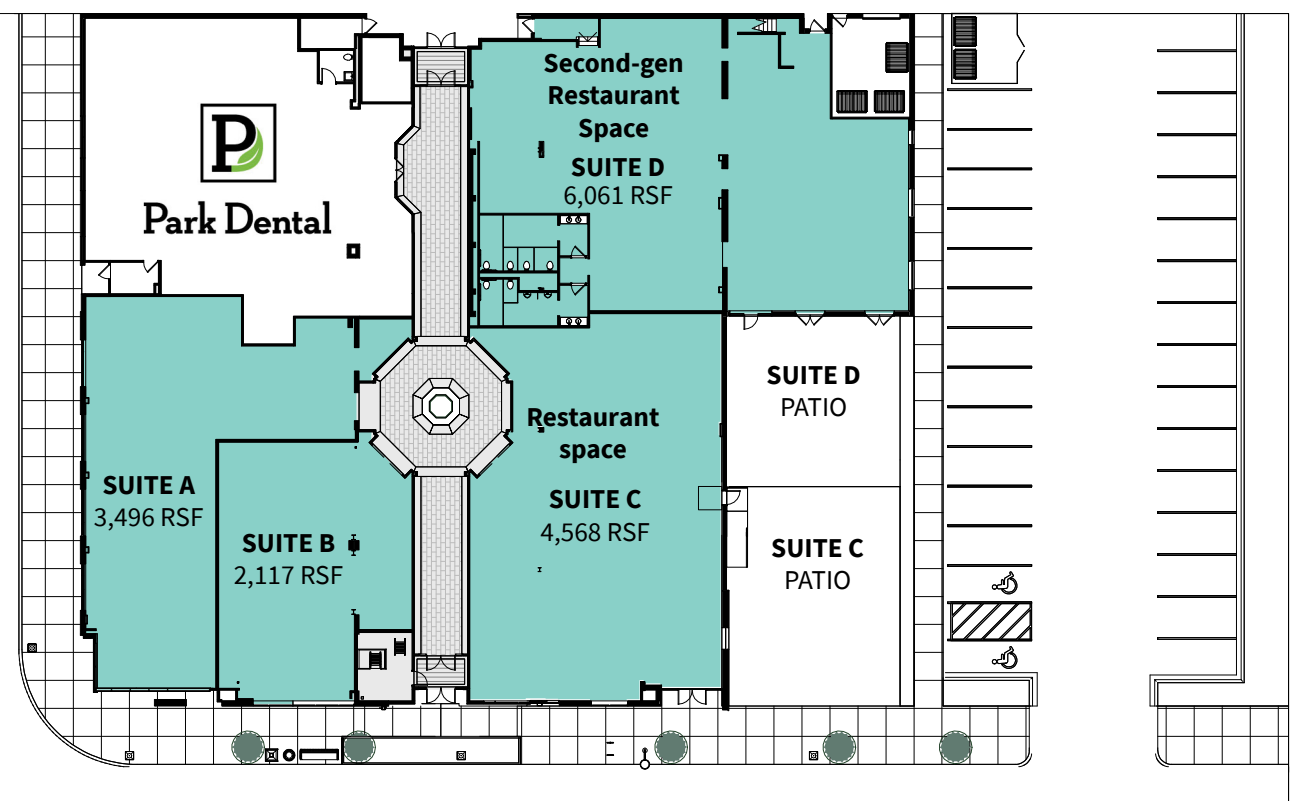
CAM: \$7.33 psf  
Ins: \$0.24 psf  
RE Tax: \$14.48 psf  
Total: \$22.05 psf

## Parking

Attached 210-stall parking ramp

# 917 Grand

917 Grand Avenue  
Up to 10,629 SF Available



## Est. CAM & Tax

CAM: \$9.42 psf  
Ins: \$0.43 psf  
RE Tax: \$9.91 psf  
Total: \$19.76 psf

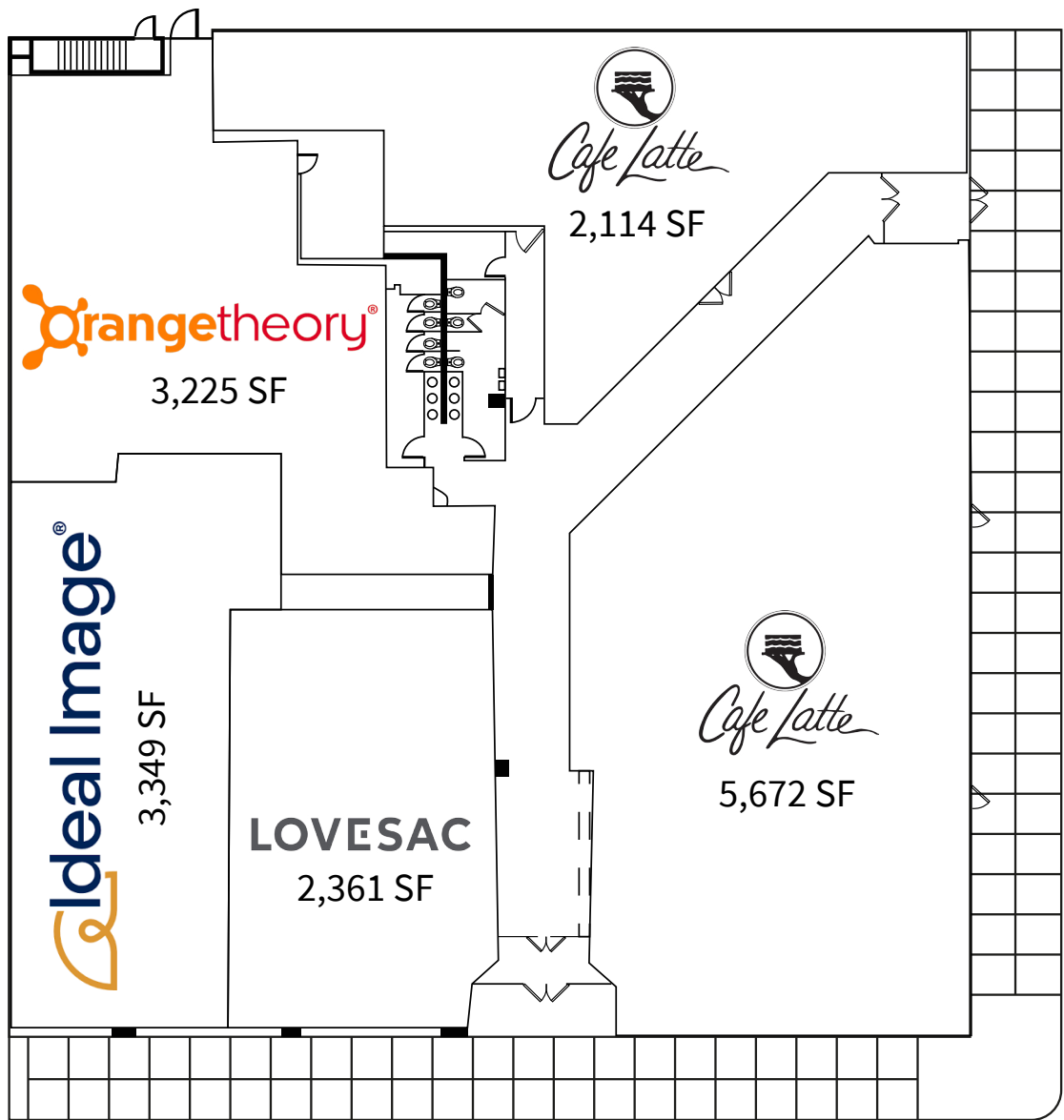
## Parking

Adjacent to parking lot



# Victoria Crossing South

850 GRAND AVENUE  
100% leased



## Est. CAM & Tax

CAM: \$11.56 psf

Ins: \$0.23 psf

RE Tax: \$9.60 psf

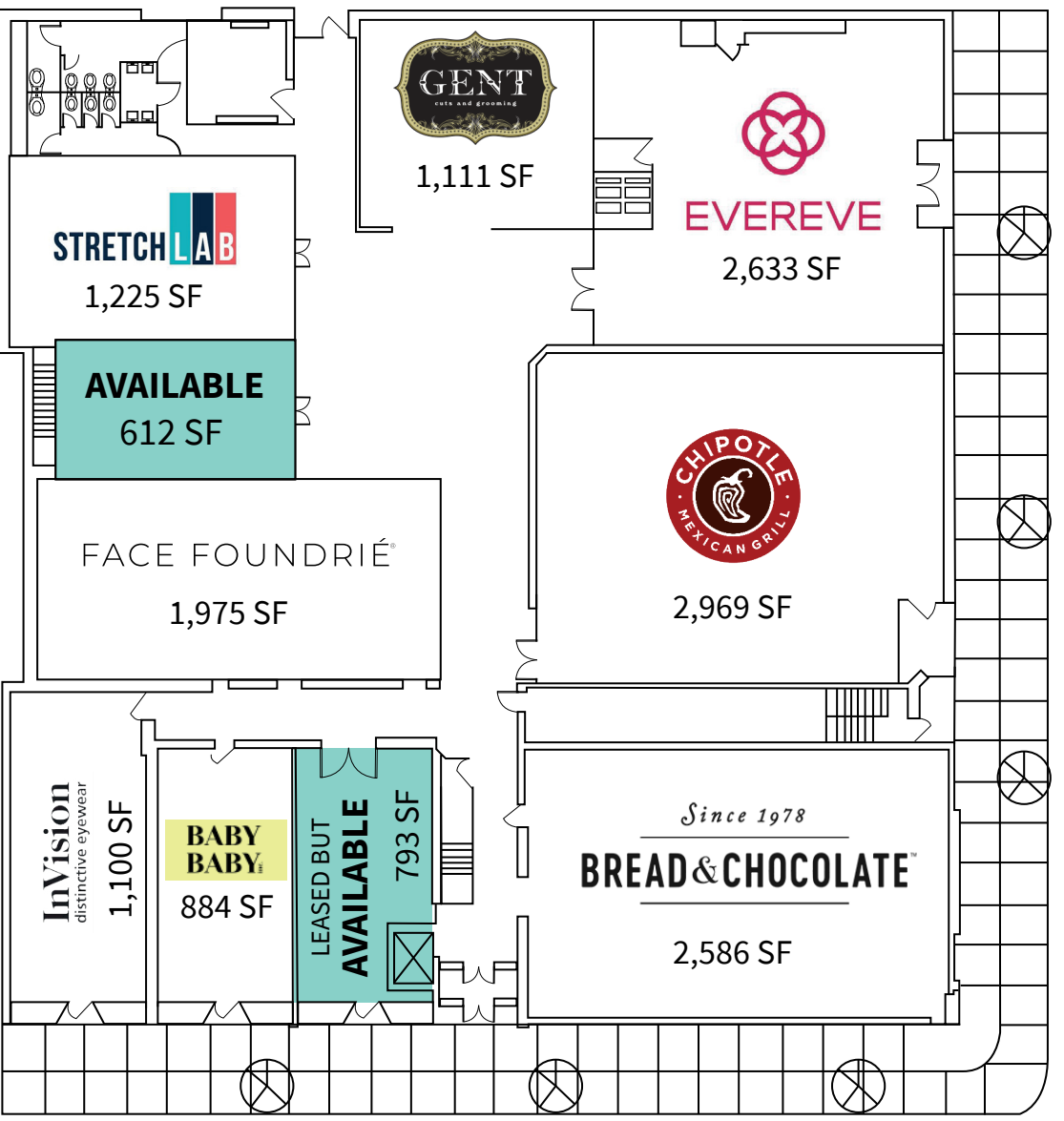
Total: \$21.39 psf

## Parking

Adjacent to parking ramp

# Victoria Crossing West

867 GRAND AVENUE  
Up to 793 SF Available



## Est. CAM & Tax

CAM: \$15.74 psf

Ins: \$0.42 psf

RE Tax: \$9.95 psf

Total: \$26.11 psf

## Parking

Off street parking





# Retail Trade Areas

- RETAIL NODE
- A-LINE BRT
- METRO GREEN LINE
- METRO BLUE LINE







Urban Fashion

- 1. Grand Avenue | 850,000 SF
- 2. 50th & France | 479,900 SF
- 3. The Galleria | 380,312 SF



Lifestyle Centers

- 4. Shops at Arbor Lakes | 360,000 SF
- 5. Woodbury Lakes | 317,603 SF
- 6. West End | 348,541 SF



Regional

- 7. Ridgedale | 889,268 SF
- 8. Eden Prairie | 1,140,491 SF
- 9. Rosedale | 974,712 SF
- 10. Southdale | 1,342,511 SF



Super Regional

- Mall of America | 2,769,954 SF



Top Mall Sales

\$835psf

THE GALLERIA  
Edina, MN

\$704psf

MALL OF AMERICA  
Bloomington, MN

\$619psf

ROSEDALE MALL  
Roseville, MN

\$569psf

RIDGEDALE MALL  
Minnetonka, MN

\$550psf

SOUTHDALE MALL  
Edina, MN

\$401psf

WOODBURY LAKES  
Woodbury, MN

\$302psf

SHOPPES AT ARBOR LAKES  
Maple Grove, MN

ABOUT  
MINNEAPOLIS -  
ST. PAUL, MN

MSP Ranks

- 1st among the 30 largest metros in Fortune 500 companies per 1 million people
- 2nd in labor force participation
- 3rd in number of Fortune 500 company headquarters per 1 million people
- 3rd nationwide in S&P 500 companies per 1 million people

|                               | US       | MN       |
|-------------------------------|----------|----------|
| Education Attainment          | 87.0%    | 92.6%    |
| Unemployment Rates            | 4.1%     | 3.2%     |
| Mean travel to work (minutes) | 26.1     | 23.2     |
| Median Household Income       | \$55,322 | \$63,217 |

The Twin Cities, Minneapolis-St. Paul is the country's 16th largest metropolitan area and the 13th largest by GDP. Approximately 65% of the state's 3.5 million population resides in the 13-county metro area. In addition to being the cultural center of the state the Twin Cities is instrumental in driving the state's economy as well.

Areas within the Twin Cities region offer different strengths that support the regional economy. Industry clusters provide a large share of jobs in the metro area with a labor force over 1.91 million, giving the state a competitive advantage in the U.S. and global economy.

Fortune 500 Companies







## GRAND PLACE - 917 GRAND - VICTORIA CROSSING SOUTH - VICTORIA CROSSING WEST

Sara Martin  
+1 612 209 8271  
[sara.martin@jll.com](mailto:sara.martin@jll.com)

Zac Hoang  
+1 612 217 5156  
[zac.hoang@jll.com](mailto:zac.hoang@jll.com)

Jack Whitcomb  
+1 651 207 3498  
[zac.hoang@jll.com](mailto:zac.hoang@jll.com)



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