



Available
Office Space

El Sazon
COCINA & TRAGOS

Retail/ office for lease

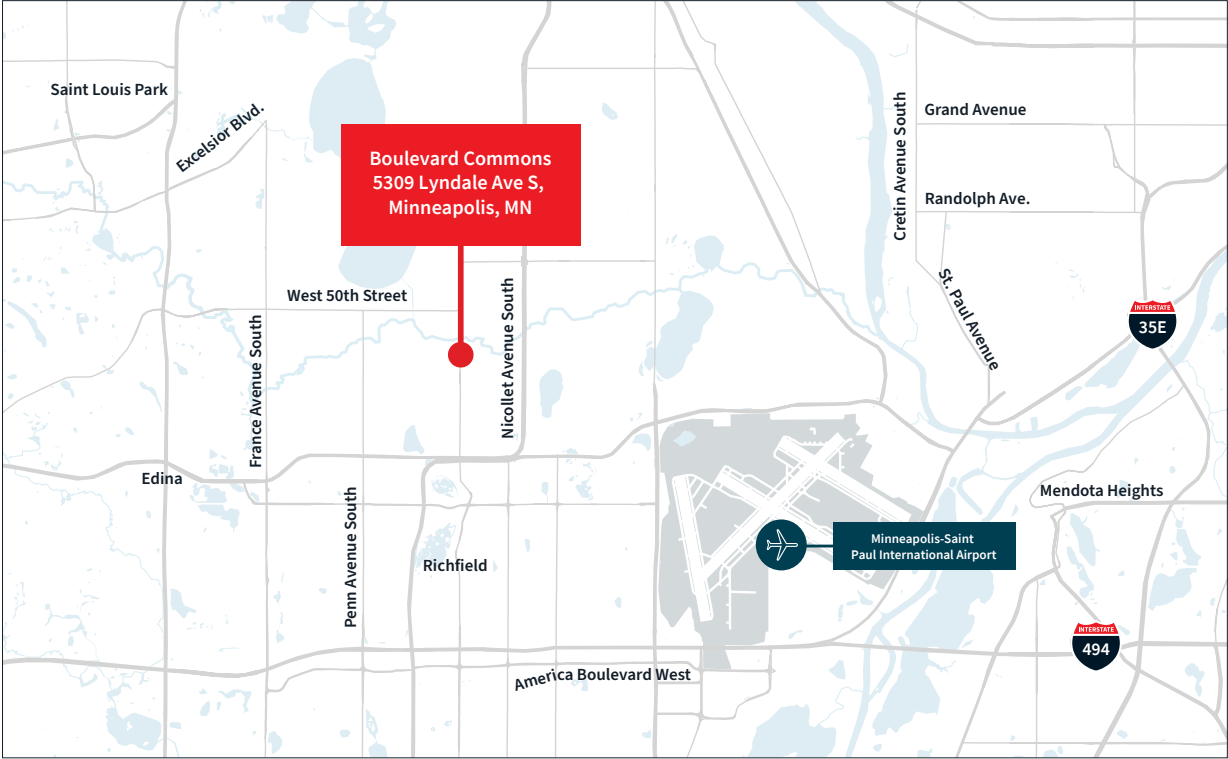
Boulevard Commons
5309 Lyndale Ave S,
Minneapolis, MN

Property highlights

- Direct access to 75 off-street parking stalls
- Located in an affluent neighborhood in South Minneapolis
- Historic building located near Minnehaha Creek
- High volume area with fine dining, fast casual, retail, residential, and office spaces

Location	5309 Lyndale Ave S, Minneapolis, MN 55419
Description	24,500 s.f. building
Available	• Floor 1 retail: 1,394 s.f. (leased but available) • Floor 2 office, suite 202: 846 s.f. • Floor 2 office, suite 201: 901 s.f.
Expenses	
CAM/RE taxes	\$14.57 PSF
Traffic counts	
S Lyndale Ave	12,000 vpd
W 54th St	8,000 vpd
Lease rates	Contact broker

* Source: MNDOT 2023 Study Averages



Area tenants

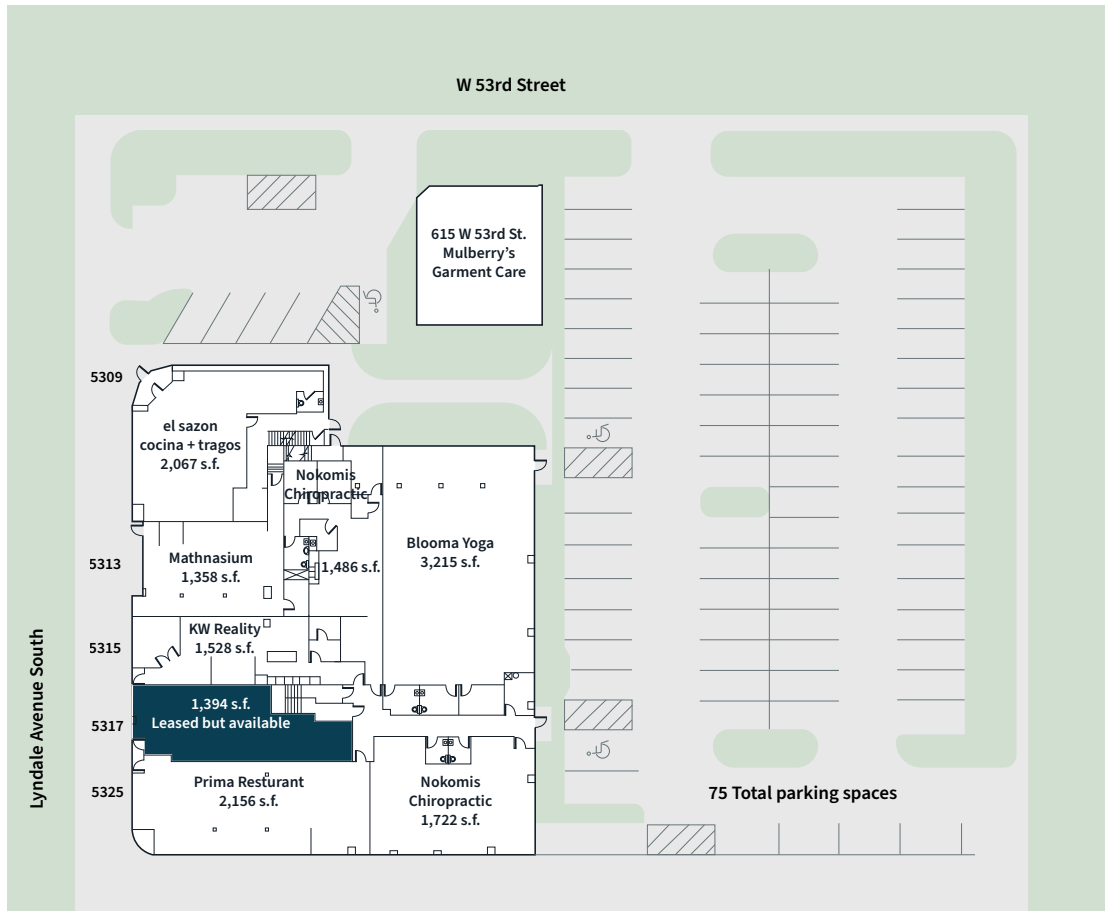


Radius	1 mile	3 miles	5 miles
Population	19,225	166,249	419,072
Median HH income	\$153,369	\$105,617	\$86,118
Average HH income	\$207,448	\$151,187	\$127,895

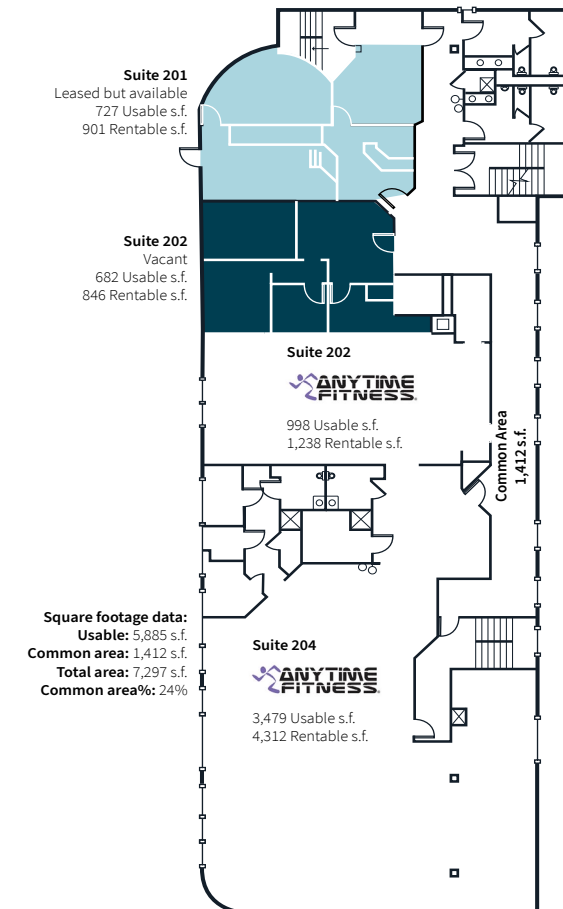
* Source: 2024 Esri Forecasts based on The Census 2010 Summary Files



1st floor



2nd floor



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