

For Sale or Lease

56,750 SF - 1.19 Acres

1389 University Ave W, St. Paul, MN



Property Overview - Furniture Barn

- Convenient access to Interstate 94.
- Direct access from University Ave.
- Excellent visibility with prominent building signage.
- 43 off-street parking stalls with the ability to utilize the lower level of the building for an additional 35 stalls.
- Direct proximity to United Village (54 acre redevelopment), Alliance Field, new H-Mart, and top performing Target.
- Two story building, with lower level that could be used as parking or retail.
- 17’ clearance on each floor.

360 Tour

Site information

Location: 1389 University Ave. W, St. Paul, MN 55104

Description: Retail building for Lease or Sale

Traffic counts

Interstate 94: 140,221 vpd

University Ave: 16,900 vpd

Availability

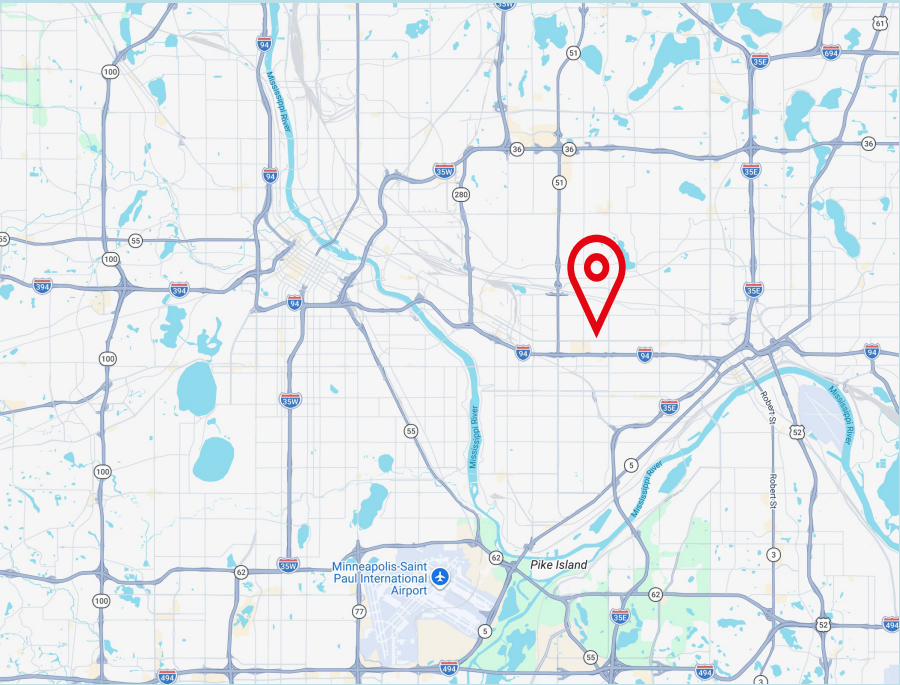
First Floor: 28,375 SF

Second Floor: 28,375 SF

Lot Size: 1.19 Acres

Taxes:

\$124,148



Near-by Retailers



	1-Mile	3-Miles	5-Miles
Population	24,976	178,844	432,186
Average Household Income	\$99,066	\$117,313	\$105,817
Daytime Population	22,359	73,006	177,129

* Source: 2026 Esri, U.S. Census

Saint Paul Trade Aerial

Traffic Counts

- 94: 140,221 VPD
- University Ave: 16,900 VPD
- Snelling Ave: 28,981 VPD
- Hamline Ave: 15,049 VPD
- Lexington Pkwy: 29,500 VPD

Allianz Field Stats

- 400,000 Annual Visitors
- 19,200 - 21,000 fans per game
- 17 regular season home games
- 7 music festivals with an average attendance of 147,000
- Metro Green Line Access



SAINT PAUL, MINNESOTA

WIDE AERIAL

MINNESOTA
280

HAMLINE
UNIVERSITY

Starbucks
Speedway

SUBWAY

McDonald's

MENARDS

9
goodwill

Valvoline

FA-X-MAN
HOMPLUS STORES

WINGSTON
Elsa's
The Midway Saloon
THE BLACK HART OF ST PAUL
Culver's

SITE

TJ-maxx
WINGSTON
ups
DOLLAR TREE
LA FITNESS
LA FITNESS
DISCOUNT TIRE
verizon
Harddee
noodles
Grain Health

ALDI
9
goodwill
Auto Zone
FOSS
Speedway
POPEYES
Huntington O'Reilly
U-HAUL

MINNESOTA
STATE
CAPITOL

Regions
Hospital

CROSSFIT
MINNEAPOLIS-ST PAUL

Denny's

Arby's
Wendy's

Allianz Field
McDonald's
BANK OF AMERICA

CSP
CONCORDIA ST. PAUL

CENTRAL
HIGH SCHOOL

SUBWAY

Subway

THE GNOME

GRAND CASINO
ARENA

Children's
MINNESOTA

Science
Museum
of Minnesota

CRITTE
New Bohemia
burger
mod's
CAFE
ASTORIA

Frattallone's
Hardware & Garden
Wet Paint
Shish
patagonia

WHEELER
CHERRY

Wheeler
Running Room
The Lexington
CHASE
chico's
CRISPO GREEN
Starbucks
orangertheory
EVEREVE
CVS
Cafe latte

LEXINGTON AVE

GRAND AVE

SNELLING AVE

FAIRVIEW AVE

UNIVERSITY AVE

INTERSTATE
94

INTERSTATE
94

MISSISSIPPI RIVER



Location *Site Plan*



Thank you

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