

RETAIL SPACE FOR LEASE >

# Phalen Retail Center

1177 Clarence Street | St. Paul, MN 55106

**WELSH**  
PARTNER **XTEAM**  
RETAIL ADVISORS

**Colliers**  
INTERNATIONAL



## CONTACT US >

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## SITE INFORMATION

**Location** 1177 Clarence Street | St. Paul, MN  
**Description** Grocery Anchored Shopping Center  
**Building Size** 73,678 SF  
**Zoning** Retail

## AVAILABLE

- > 1,205 SF
- > 1,400 SF

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	24,215	133,075	297,059
Median HH Income	\$38,675	\$43,980	\$47,138
Average HH Income	\$48,096	\$54,972	\$61,196

\* Source: ESRI, 2015 Est.

## TRAFFIC COUNTS

**Maryland Ave** 14,500 cars per day  
**Johnson Pkwy** 8,500 cars per day  
**Phalen Blvd** 14,000 cars per day

\* Source: Minnesota Department of Transportation 2015 Study Averages are per day total cars

## EST. CAM & REAL ESTATE TAX

\$4.00 per square foot CAM  
\$8.45 per square foot Tax  
\$12.35 total per square foot

## MAJOR TENANTS

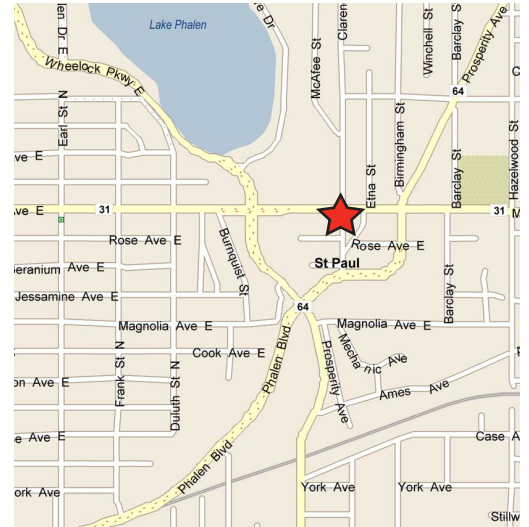
- > Cub Foods
- > Subway
- > Farmer's Insurance
- > Snap Fitness

## AREA TENANTS

- > McDonald's
- > Palace's Pizza
- > Dairy Queen
- > Walgreens
- > Wells Fargo

## COMMENTS

This is a strong grocery anchored shopping center with great co-tenancy. Located in St. Paul's Phalen neighborhood, this center is in the middle of a very dense demographic and visible to 38,000 vehicles per day.



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