

RETAIL OPPORTUNITIES FOR LEASE

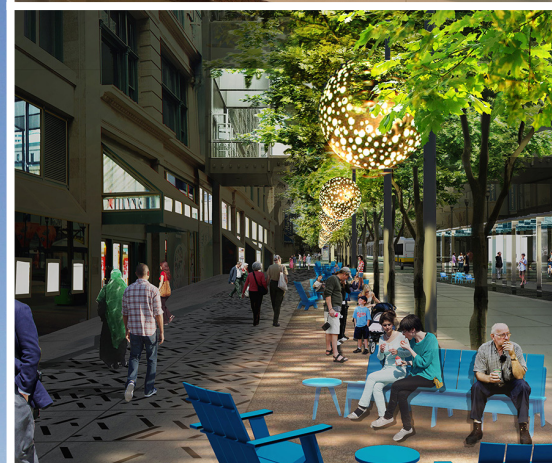
City Center

40 SOUTH 7TH STREET, MINNEAPOLIS, MN 55402

MINNEAPOLIS-ST. PAUL

Colliers
INTERNATIONAL

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Site Information

Location	7th Street and Nicollet Mall (Minneapolis CBD)
Description	Mixed use - Retail / Office
Building GLA	Over 1.5 million square feet of mixed-use space
Retail GLA	250,000 square feet

AVAILABLE FOR LEASE:

234 SF - 40,000 SF Spaces Available

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	22,155	218,199	430,263
Median HH Income	\$32,571	\$31,776	\$40,844
Average HH Income	\$58,135	\$50,396	\$60,782
EMPLOYEE COUNTS:	1 Block	2 Blocks	3 Blocks
By Block Radius	15,806	25,757	44,939

** Employee counts were estimated based on currently occupied square feet and industry recognized square feet per employee standards for each property type in the study area. All attempts were made at accuracy, but the numbers are just estimates.*

SKYWAY PEDESTRIAN COUNTS:

City Center's six access points generate average Monday-Friday daily counts of 80,000+; the four street level entrances entice additional pedestrian traffic

> To Gaviidae	15,900 people per day
> To 700 Nicollet	15,100 people per day
> To Mayo Clinic Square	7,634 people per day
> To Fifty S. 6th	6,000 people per day
TOTAL	44,634 people per day

** Source: Community Enhancement / 2013 Pedestrian Studies*

TENANTS:

> Marshalls	> Saks Off 5th	> Cardigan Donuts
> Fogo de Chao	> Veil Orthodontics	> Fresh Market
> Marriott Hotel	> Brooks Brothers	> Union 73
> Starbucks	> Allen Edmonds	> Leeann Chin
> UPS Store	> GNC	
> Naf Naf Grill	> Pacifier	

TRAFFIC GENERATORS:

Target Field | 39,504 Capacity | 81 Home Twins Games

Light Rail | 19 Stops | 10 Million Rides | Averages 30,500 Rides Per Weekday

Target Center | Averages 225 Event Days Per Year

Nicollet Mall | Peavy Plaza Concerts

Cities of Minneapolis & St. Paul | 26.8 M Visitors In 2011 | Spent \$6.524 B

Skyway Connects | 80 Blocks | 1,000 Businesses | 200,000 Pedestrians Per Day

Hennepin Theatre Trust | 3 Theatres | 5,729 Seats | 230 Event Days Per Year

Upscale Hotels | 8 Within Walking Distance | 4,100 Rooms

US Bank Stadium | 72,000 Capacity | 11 Home Games

EXPENSES (2017 EST.)

\$4.77 psf Taxes

\$12.14 psf Ops

\$16.91 Total

CITY CENTER

Anchor: Marshalls and Saks
Off 5th

Featuring three floors of
Retail space (almost 250,000
square feet)

Six Skyway connections link
City Center to the Office,
Retail, and Entertainment
cores of Downtown
Minneapolis

Convenient access to
Interstates 94, 394, 35W and
Highway 55

Over One (1) million square
feet and Fifty (50) stories
of Class A Office space on
Nicollet Mall

Built in 1983, renovated in
2005

Target Corporation anchored
on 34 floors of Office space

Minneapolis Marriot Hotel,
583 room full-service recently
renovated

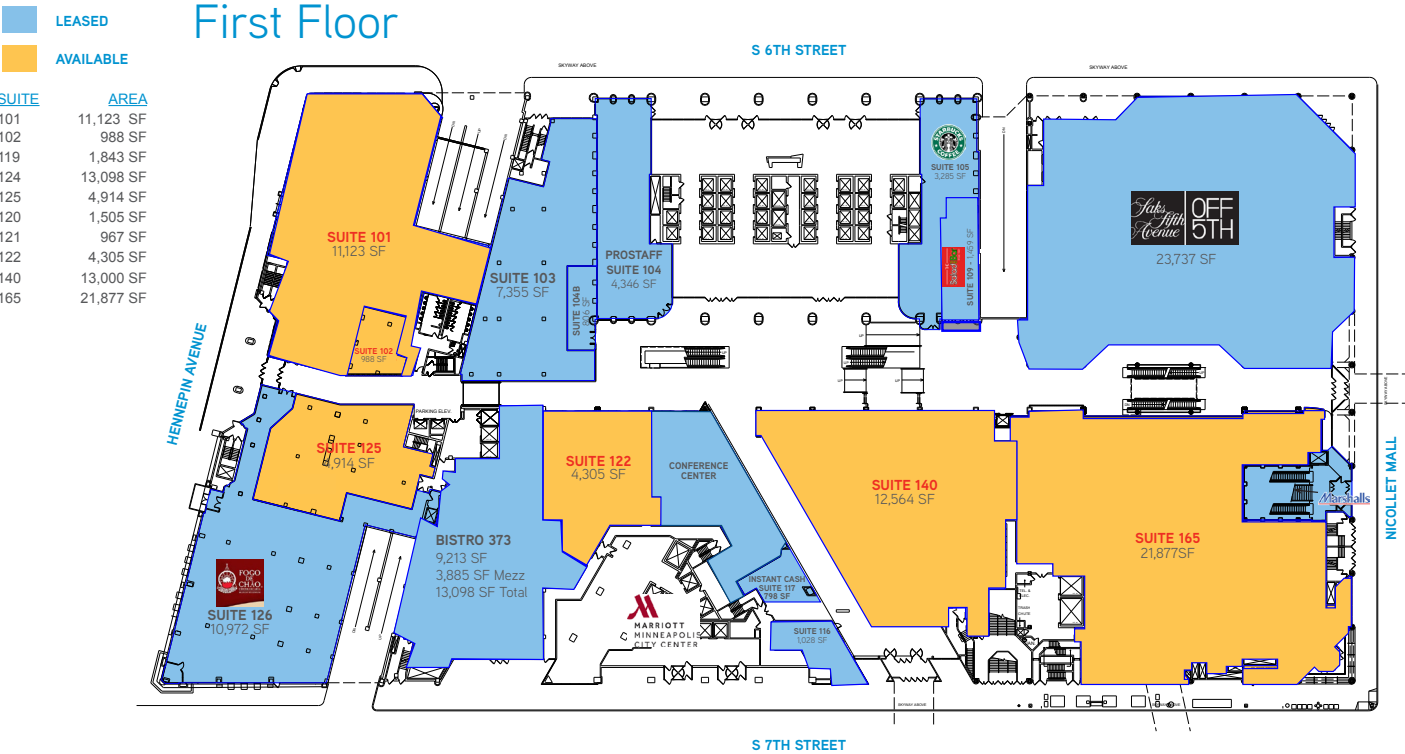
Parking facility with
approximately 687 stalls

Onsite security both electronic
and foot patrol

Light Rail just one block north
of the building

Floor Plans

First Floor

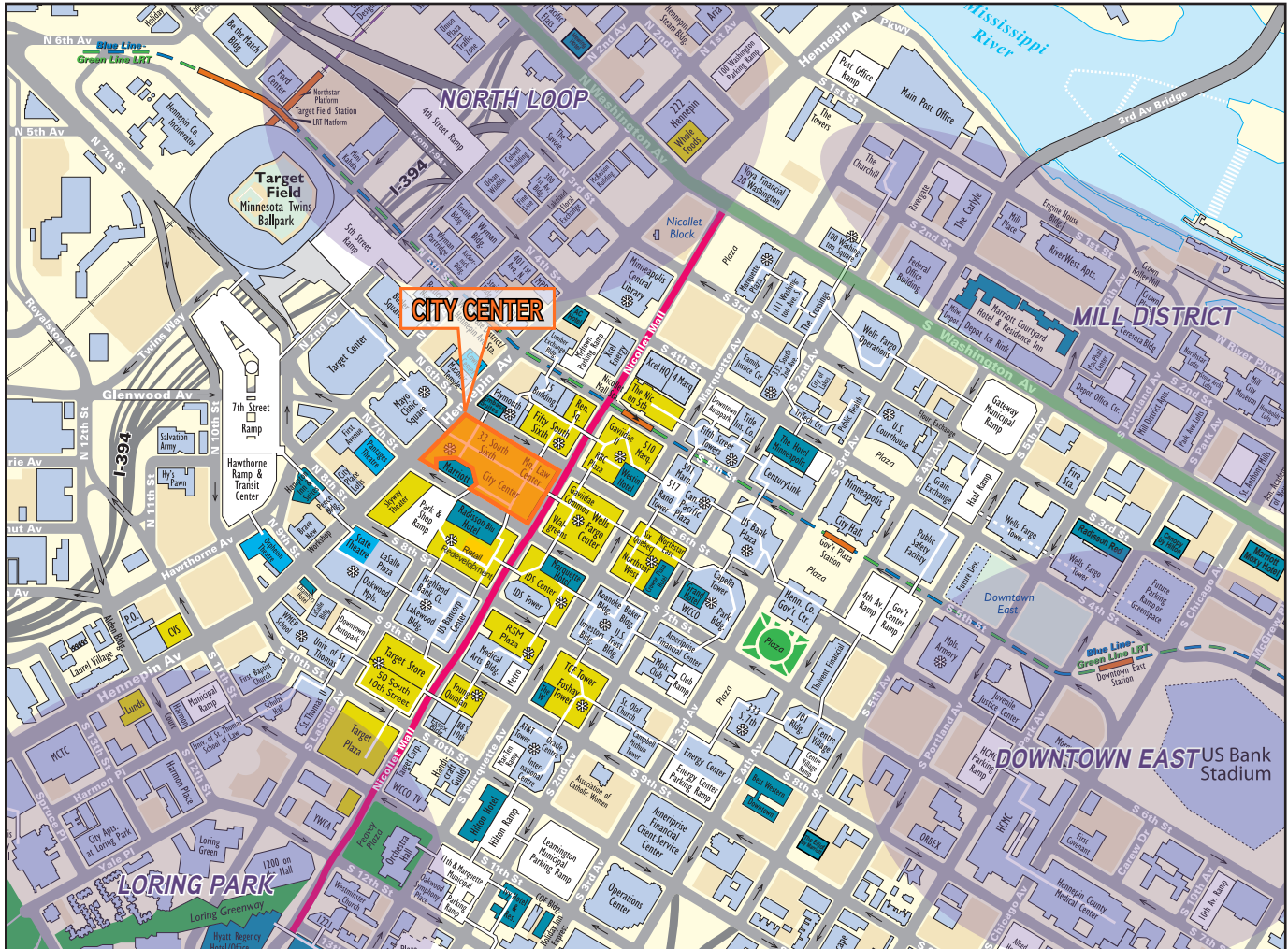


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Downtown Map



Contact Us

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