

RETAIL SPACE | FOR LEASE

BROOKDALE CORNER SHOPPING CENTER

5605 - 5711 Xerxes Avenue North | Brooklyn Center MN



TRANSWESTERN

REAL ESTATE
SERVICES



FOR MORE INFO CONTACT:

Janet Olson | 612.359.1681 | janet.olson@transwestern.com

Member of:

REALTY
RESOURCES

SITE INFORMATION



LOCATION

5605-5711 Xerxes Ave N
Brooklyn Center, MN



SPACE AVAILABLE

Building A 2,050 sf
Building B 1,762 sf
Building C 1,503 sf



EST. CAM + TAX (2025)

Building A/C/D \$10.72 psf Total
(\$6.16 psf CAM + \$4.56 psf Taxes)
Building B \$12.11 psf Total
(\$7.55 psf CAM + \$4.45 psf Taxes)



TRAFFIC COUNTS

26,000 vpd on Brooklyn Boulevard
18,300 vpd on County Road 10

** Sources: ESRI 2022 est & MN Dept of Transportation 2019 Study avgs are per day total cars*



COMMENTS

Anchored by Cub Foods, this multi-building retail center is strategically situated at the most prominent intersection in the Brooklyn Center trade area. High traffic counts and dense population add to the desirability of Brookdale Corner. Pylon signage is available to qualified premises.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	13,162	126,412	324,697
Daytime Population	11,639	104,606	299,816
Average HH Income	\$101,390	\$84,319	\$92,826

CENTER TENANTS

AREA TENANTS

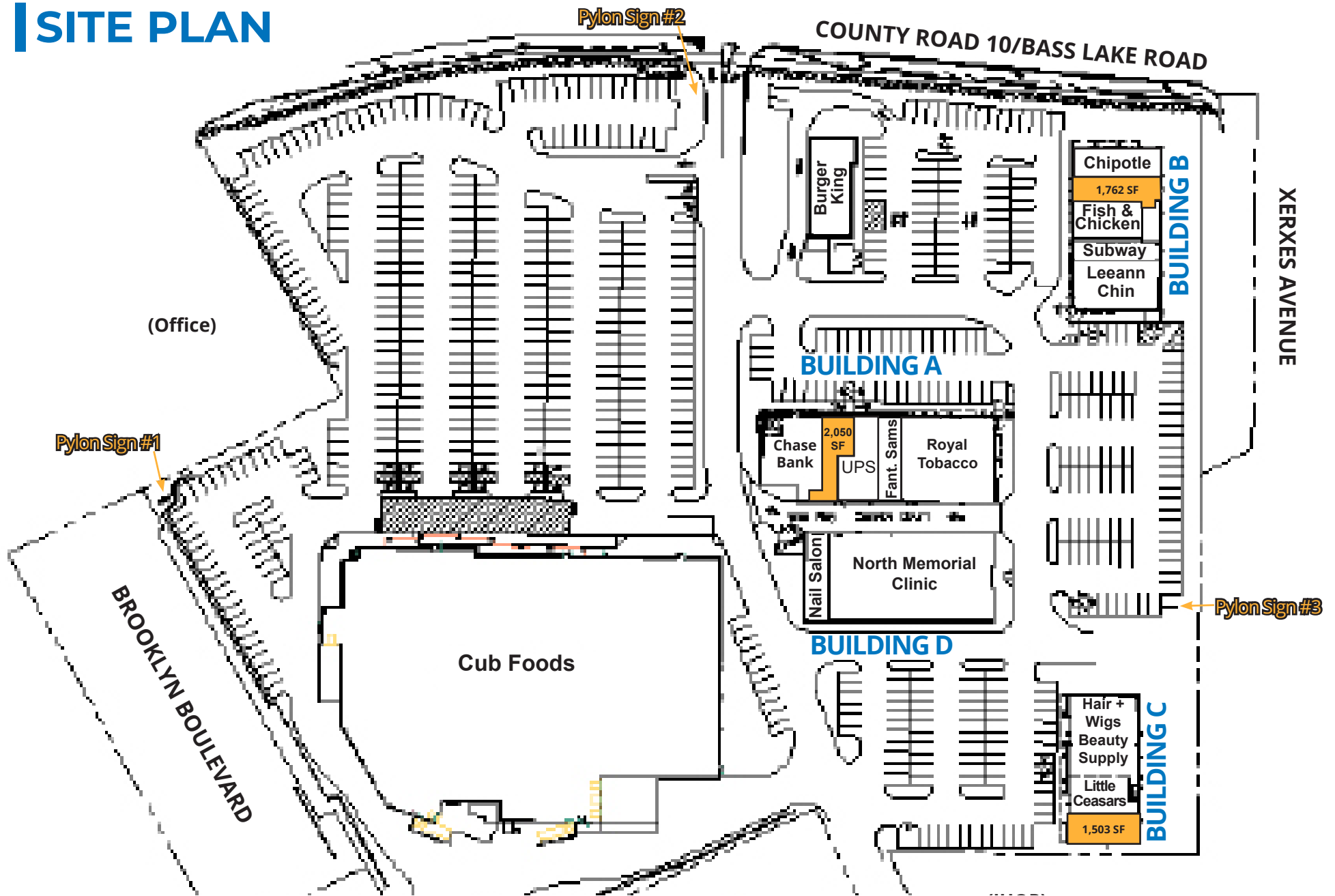
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SITE PLAN



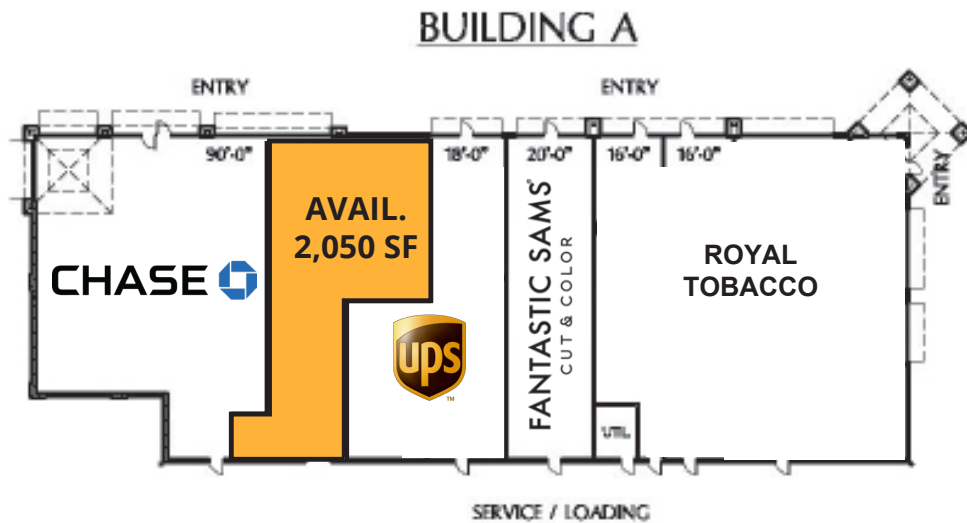
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BUILDING PLANS



BUILDING B

BUILDING C



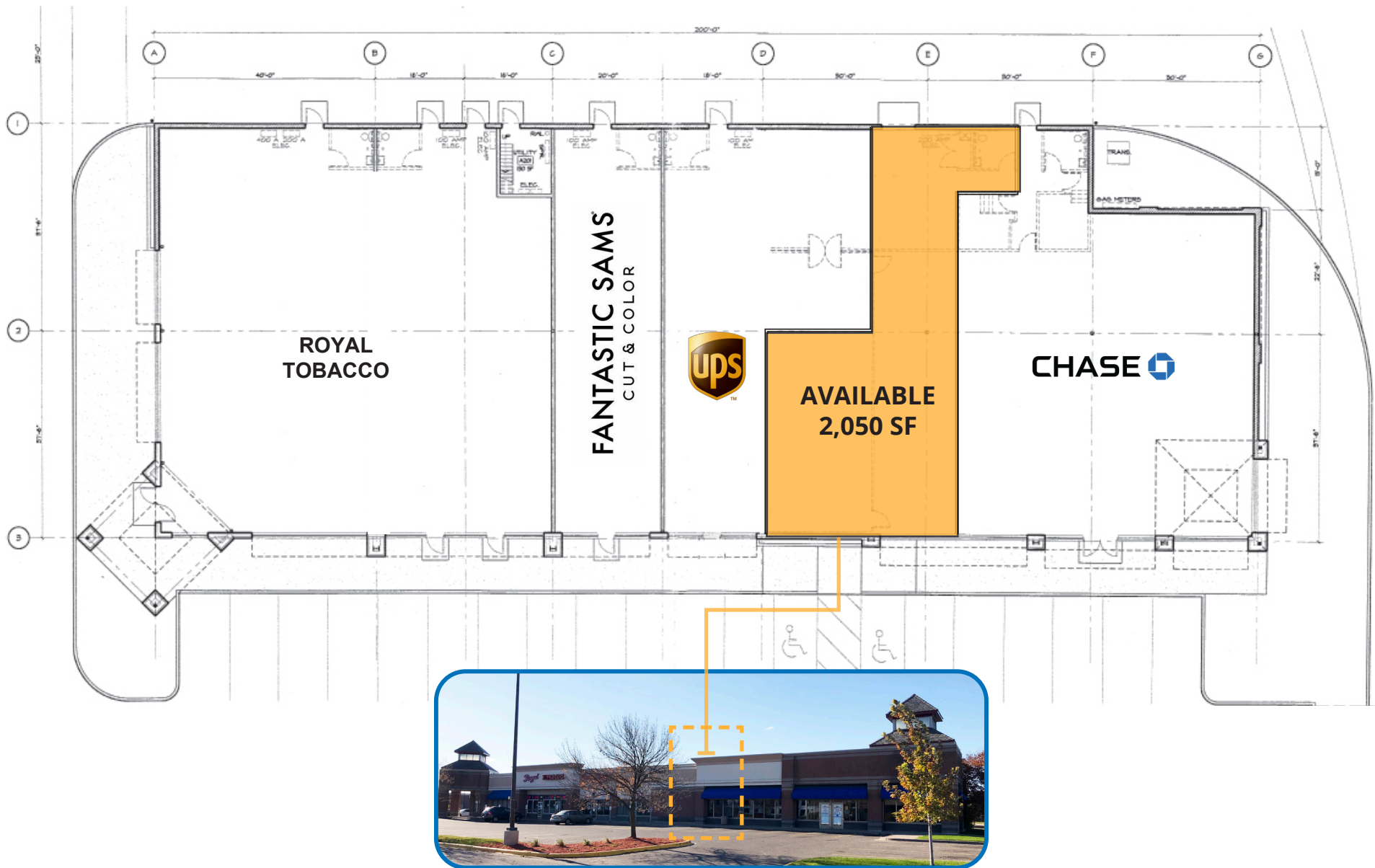
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BUILDING A - PLAN



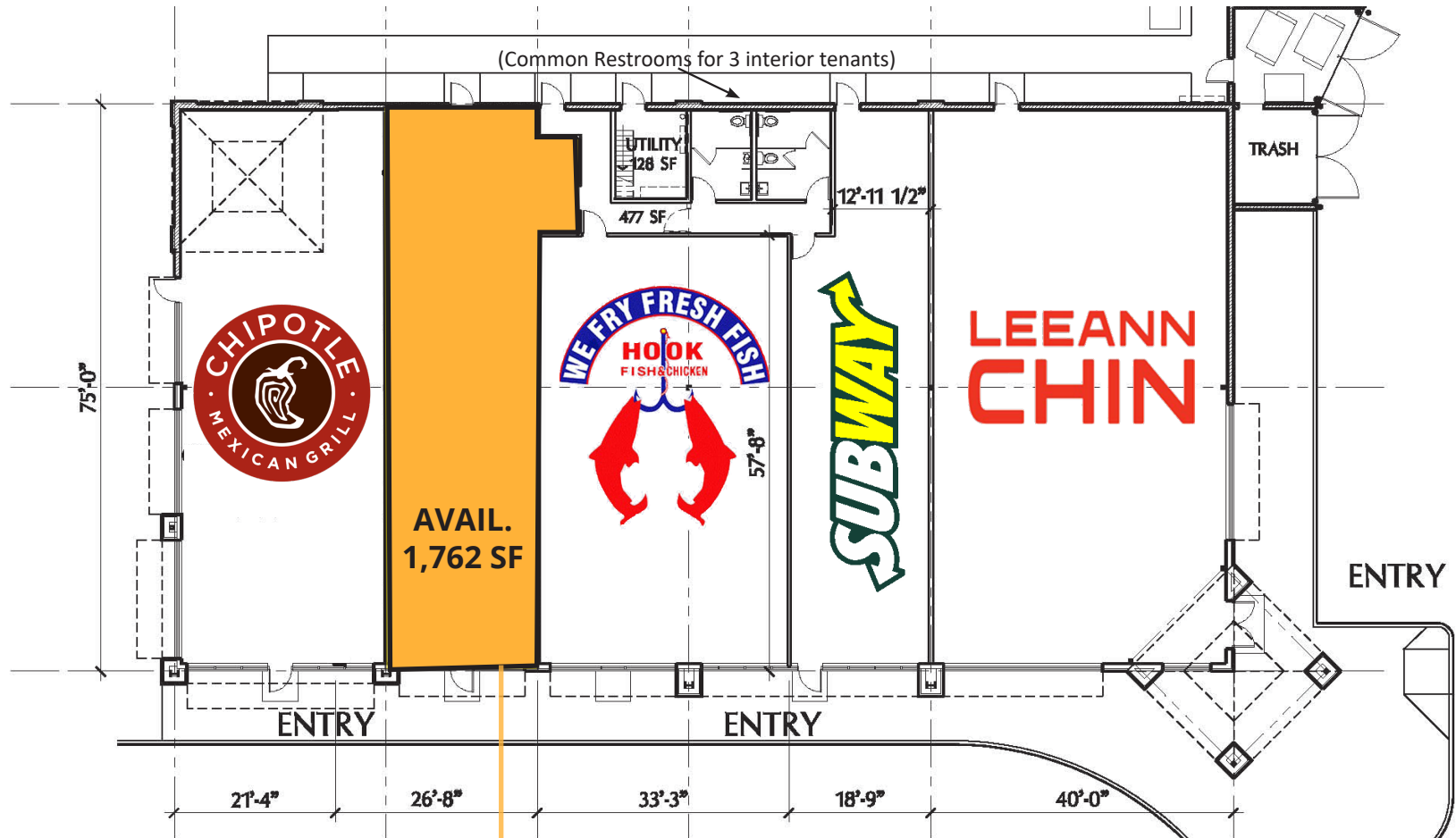
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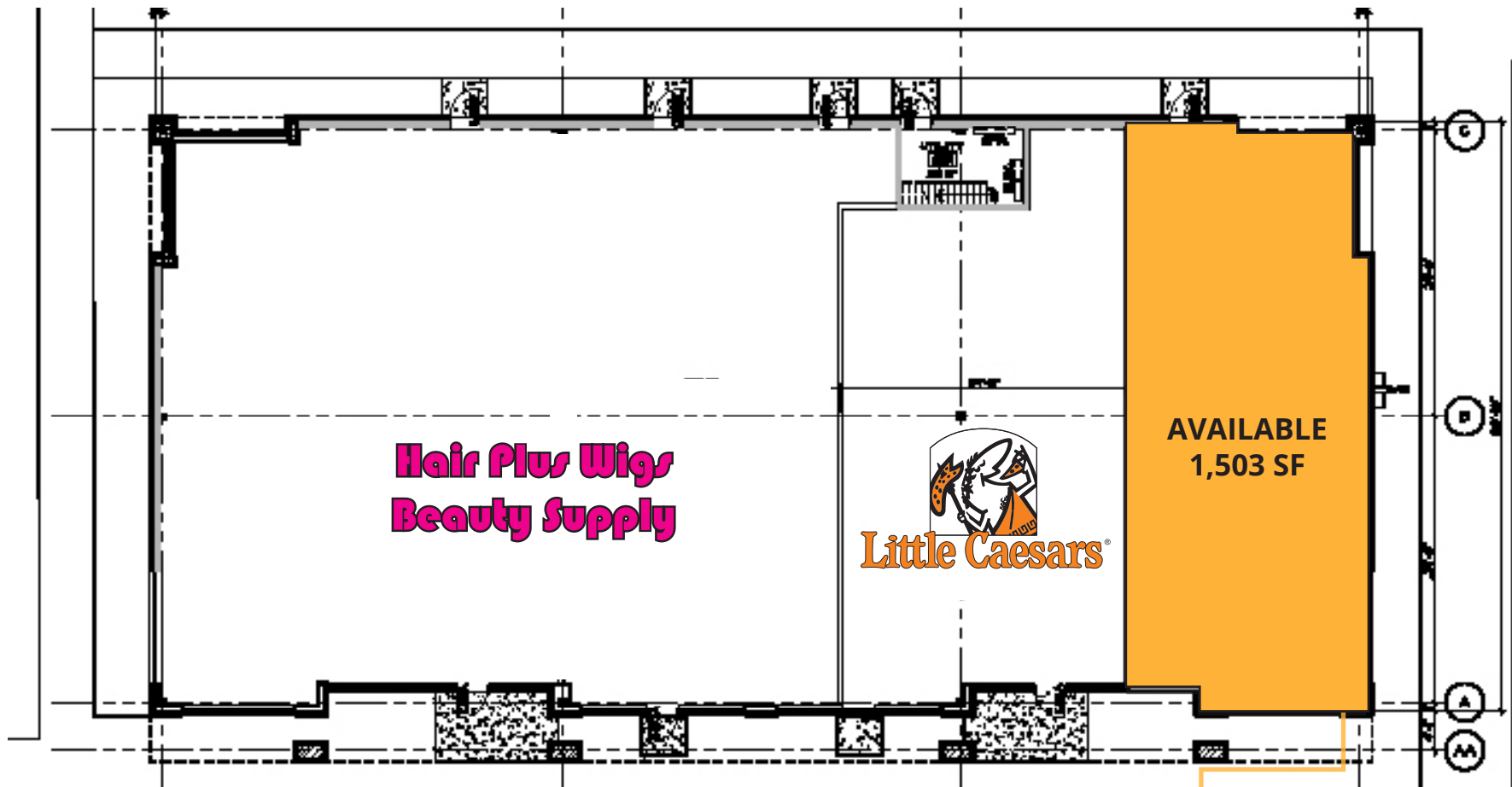
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BUILDING C - PLAN



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