



950
NICOLLET AVE

THE NEIGHBORHOOD

DEMOGRAPHICS

	.5 mile	1 mile	3 mile
population	12,379	44,705	267,298
daytime population	101,225	167,651	401,681
avg hh income	\$102,518	\$102,039	\$96,138

avg. household spending (0.5 mile)



groceries
\$6,600



dining
\$3,870



recreation
\$3,439



transportation
\$9,711



apparel
\$2,295



healthcare
\$2,295



THE
FILLMORE
MINNEAPOLIS
LIVE MUSIC & ARTS DISTRICT

TARGET
FIELD

TARGET
CENTER

CAMBRIA
hotels

Fairfield
by Marriott

NEW
HORIZON
ACADEMY

MINNEAPOLIS
COMMUNITY & TECHNICAL
COLLEGE™

CONDO JACK'S

ONE OF THE
BEST
PUBS
IN THE
CITY

GLUEK'S
BAR & RESTAURANT

Kieran's
Pub

LOEWS

FIRST AVENUE
Theatricals
Theatricals

Hampton
Inn & Suites

SALESMAN

ORPHEUM
THEATRE

MACKENZIE

THE CHAMBERS
HOTEL

UNIVERSITY
of St. THOMAS

THE BULLDOG

BUTCHER'S

L&B

QUICK
PUB

UNIVERSITY
of St. THOMAS
SCHOOL OF LAW

La Salle Ave

Nicollet Ave

S Marquette Ave

S 11th Street

DOUBLETREE
by HILTON

ORCHESTRA
HALL

SUSHI TRAIN

HYATT
REGENCY

MILLENNIUM
HOTELS AND RESORTS

P

Minneapolis
Convention Center

AC
HOTELS
MARRIOTT

P

4MARQ
400 MARQUETTE

S 5th Street

SPROUT

FIVE GUYS
RESTAURANT

BANK

WALGREENS

Planet
Smoothie

S 7th Street

noa

PEOPLES ORGANIC
COFFEE & BREAD

STARBUCKS

ZELO

S 9th Street

Haskell's

barrio

Music Wall

barrio

barrio

barrio

barrio

barrio

barrio

barrio

barrio

barrio

SPHERE

FIFTH STREET
TOWERS

TAZA

STARBUCKS

RAND TOWER
HOTEL

EGGFLIP

HOTEL
INDIGO

Star Room

GREEN & THE
GRAIN

TAKATSU

GRAVFOX

W

KEYS

RUTH'S
CHRIS
STEAK HOUSE

RUTH'S
CHRIS
STEAK HOUSE

Hilton

P

P

P

P

P

P

P

P

P

Emery

SPYHOUSE

SUBWAY

Naf Naf Grill

BLUES

MOTHER DOUGH

HYATT CENTRIC

GREEN & THE
GRAIN

TAKATSU

GRAVFOX

W

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THE NEIGHBORHOOD

LOCATION

950 Nicollet Avenue | Minneapolis, MN

SITE OVERVIEW

12 stories | 499,829 sq. ft.

36,415 sq. ft. total retail

Skyway connected to Target's HQ, St. Thomas University,
US Bancorp Center + Young Quinlan

RETAIL SPACE

#250 | 1,132 sq. ft. [\[virtual tour\]](#) #230 | 1,104 sq. ft. [\[virtual tour\]](#)

#210 | 656 sq. ft. [\[virtual tour\]](#)

CAM + TAX 2025 est.

\$8.28 psf Total

[\$4.93 psf CAM + \$3.35 psf Tax]

PARKING

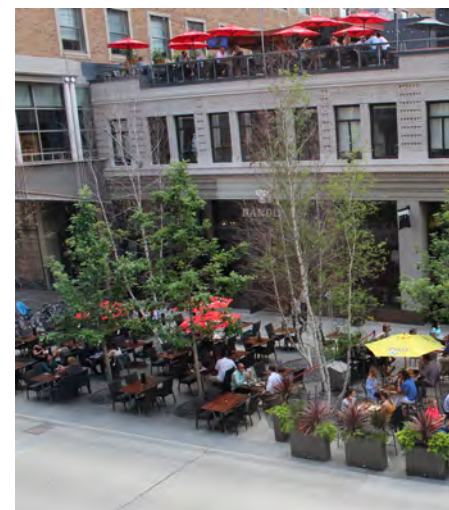
831 spaces | 3 levels of public parking
located below the property

retail leasing - contact:

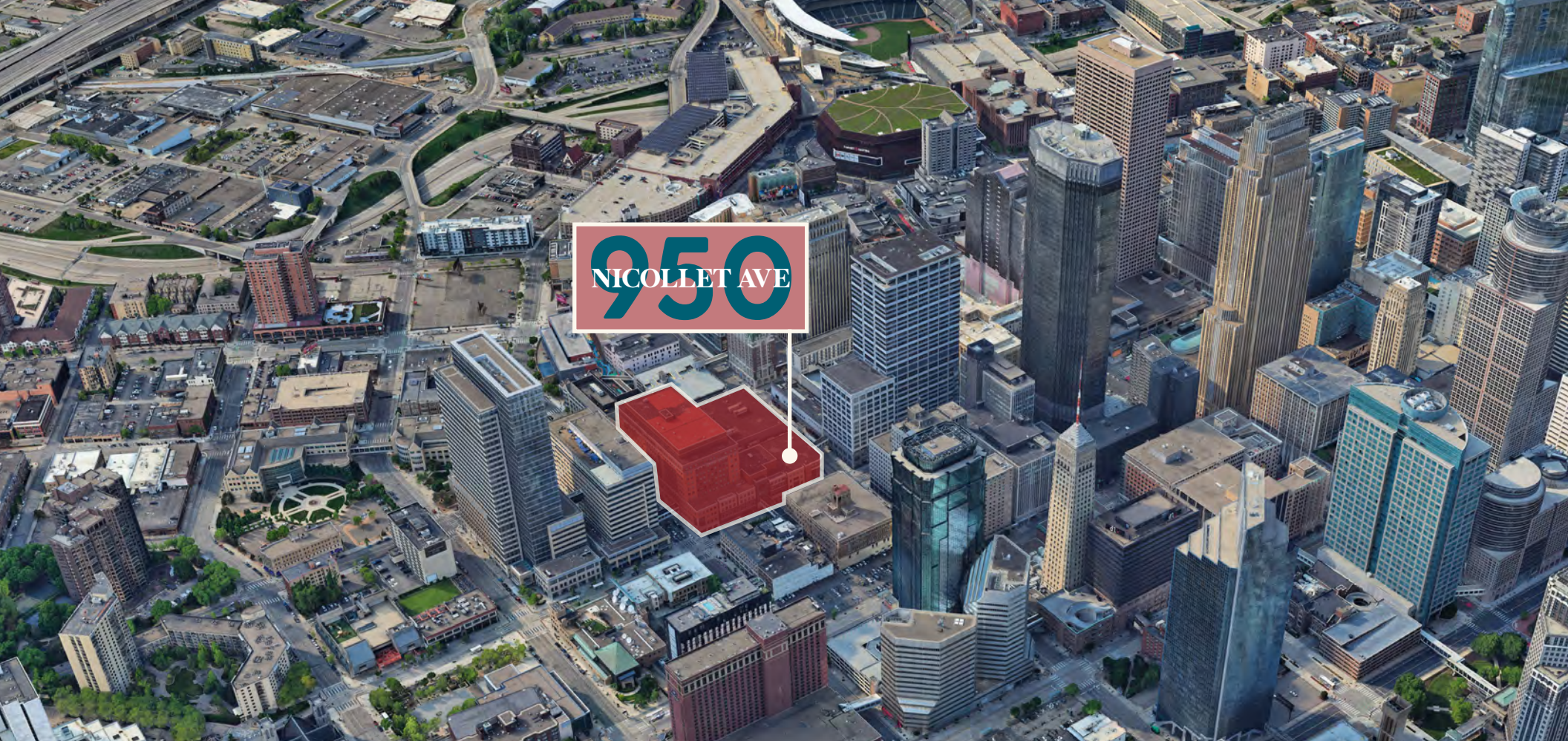
Tony Strauss | 612.359.1694 | tony.strauss@transwestern.com

Kris Schisel | 612.359.1691 | kris.schisel@transwestern.com

the neighbors







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