

RETAIL | FOR LEASE

# AURORA CENTER

NWC S Robert St & Wentworth Ave E | W St. Paul, MN



TRANSWESTERN

REAL ESTATE  
SERVICES



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# AURORA CENTER SUMMARY

## PROPERTY INFORMATION

**LOCATION:** 1603 - 1625 S Robert St | W St. Paul, MN  
**BUILDING GLA:** 47,000 sf  
**LEASE RATE:** \$20.00 psf

## AVAILABLE

**SUITE 1627:** 2,459 sf \*  
**SUITE 1623:** 1,337 sf \*  
**SUITE 1617:** 1,325 sf (Available 3/21/25)  
 \* suites can be combined for 3,796 sf

## 2025 EST CAM/TAX

\$9.66 psf Total  
 (\$3.04 psf CAM/Ins. + \$6.62 psf Taxes)

## DEMOGRAPHICS

RADIUS:	1 MILE	3 MILE	5 MILE
POPULATION	11,914	75,738	237,036
MEDIAN HH INCOME	\$57,176	\$72,146	\$71,490
AVERAGE HH	\$83,585	\$101,033	\$101,038

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

## TRAFFIC COUNTS

**20,900 VPD** on South Robert St  
**8,400 VPD** on Wentworth Ave E

## CONTACT

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## COMMENTS

Located in the heart of West St. Paul's trade area, Aurora Center offers excellent visibility to South Robert Street. Convenient endcap space is currently open, with pylon signage available to qualified premises.

## CO-TENANTS

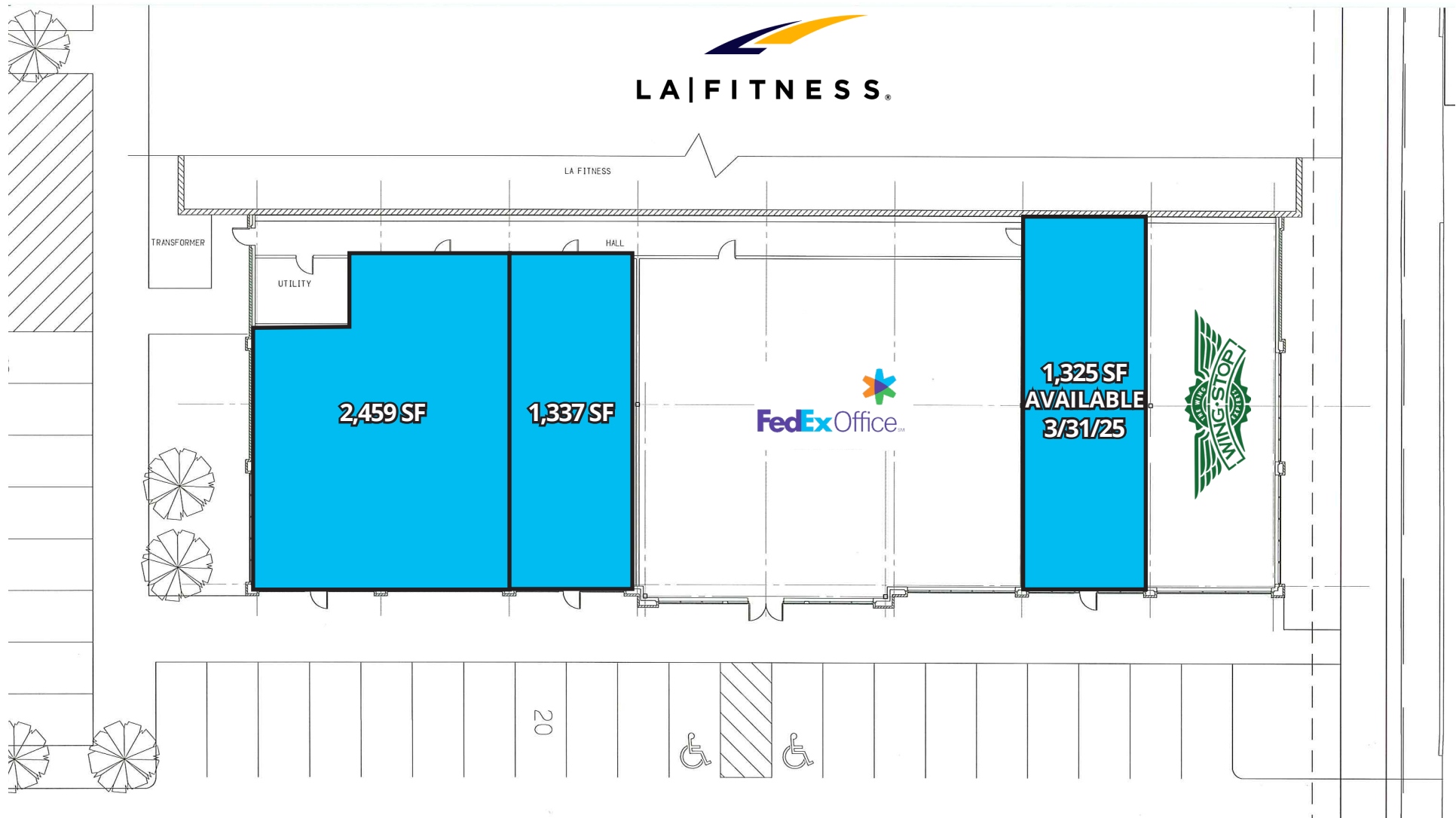


## AREA TENANTS



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# AURORA CENTER SITE PLAN



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# WEST ST. PAUL AERIAL



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