



TRANSWESTERN
REAL ESTATE
SERVICES



ROBERT STREET MARKETPLACE

RETAIL FOR LEASE | WEST ST. PAUL, MN

JANET OLSON | 612.359.1681
TOM PALMQUIST | 952.381.5538

ROBERT STREET MARKETPLACE OVERVIEW

SITE INFORMATION

LOCATION: 2001-2067 South Robert Street
West St. Paul, MN 55118

YEAR BUILT: 1972

GLA: 172,354 SF

PARKING: Surface Lot | 1,250 Stalls

SIGNAGE: Monument signage available to qualified premises

AVAILABILITY

6,410 SF*

17,715 SF* - Future

7,826 SF

*can be combined

CAM + TAX

TOTAL: \$7.49 PSF 2025 est.
(\$3.04 PSF CAM + \$4.45 PSF Taxes)

GROUND LEASE

LOT 1: 0.76 AC

TRAFFIC COUNTS

21,155 vpd: S Robert Street

9,000 vpd: Mendota Road

CENTER TENANTS



AREA TENANTS



DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	7,236	73,481	187,460
DAYTIME POPULATION	10,378	69,552	230,109
MEDIAN HH INCOME	\$51,079	\$66,338	\$68,083
AVERAGE HH INCOME	\$76,707	\$91,773	\$93,345

CONTACT

JANET OLSON | 612.359.1681 | janet.olson@transwestern.com
TOM PALMQUIST | 952.381.5538 | tom.palmquist@transwestern.com



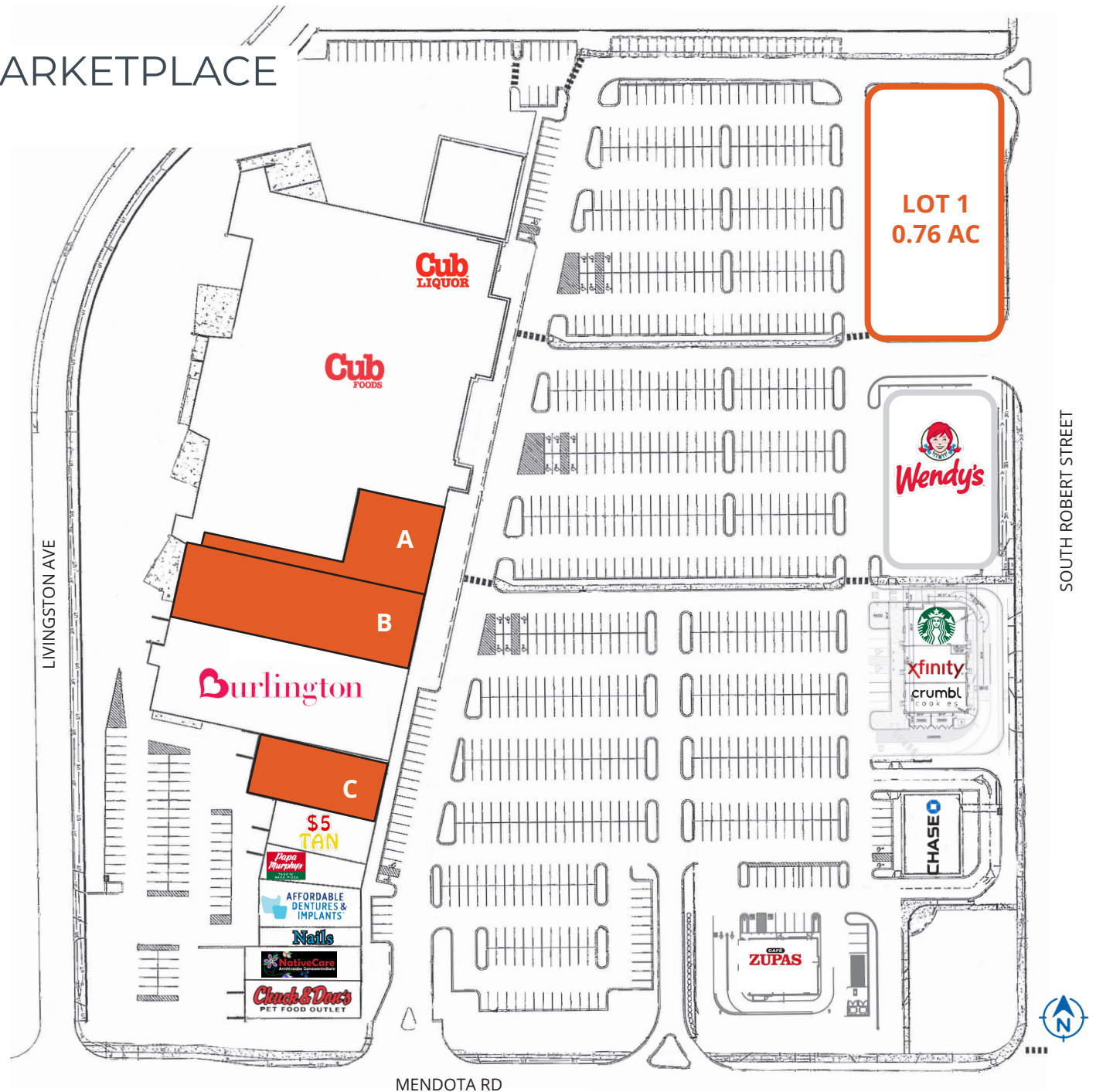
ROBERT STREET MARKETPLACE SITE PLAN

AVAILABILITY

- A:** 6,410 SF*
- B:** 17,715 SF* - Future
- C:** 7,826 SF

* CAN BE COMBINED

LOT 1: 0.76 AC



CONTACT

JANET OLSON | 612.359.1681 | janet.olson@transwestern.com
TOM PALMQUIST | 952.381.5538 | tom.palmquist@transwestern.com

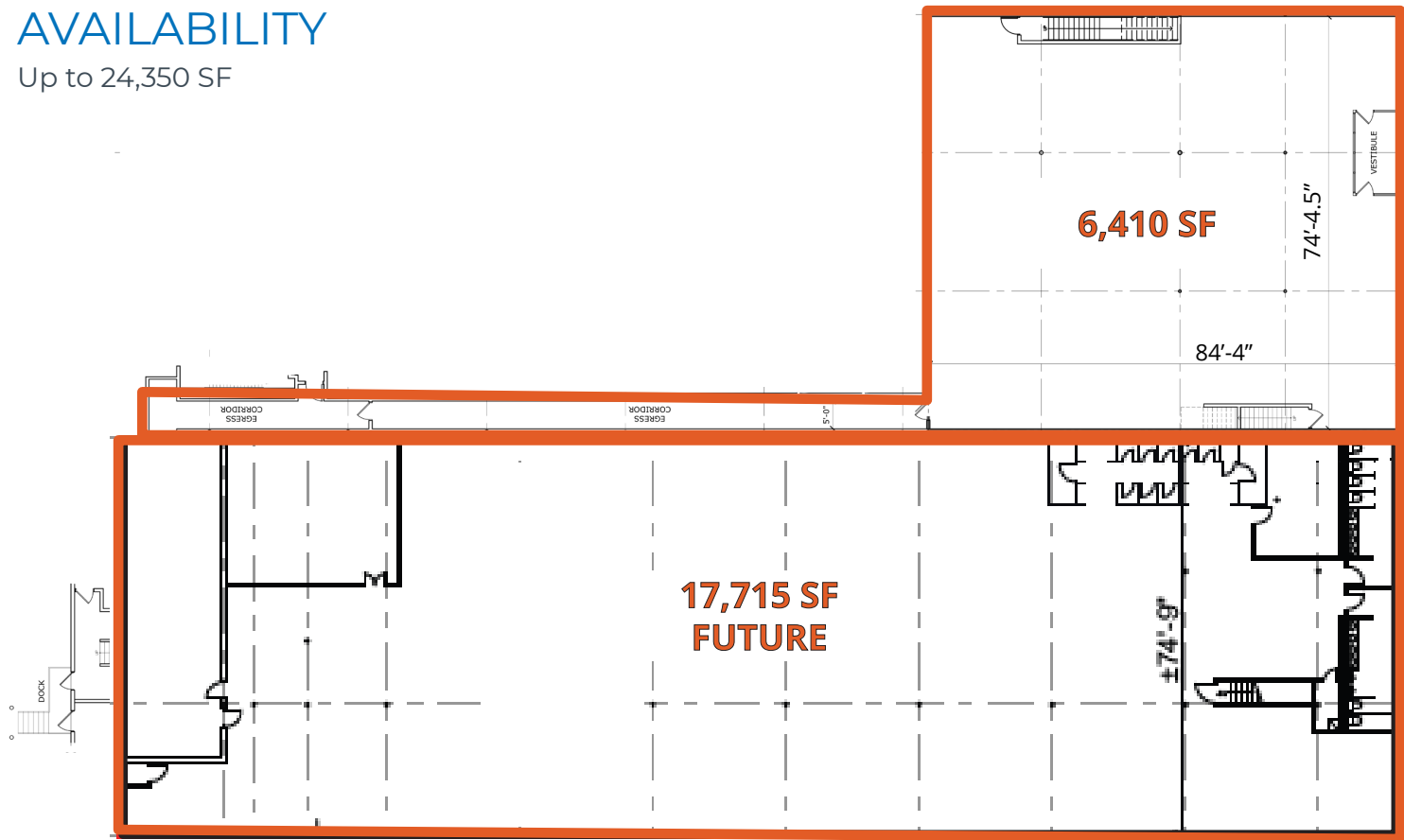


ROBERT STREET MARKETPLACE

SPACE PLAN

AVAILABILITY

Up to 24,350 SF



BUILDING KEY - SOUTH OF CUB FOODS

CONTACT

JANET OLSON | 612.359.1681 | janet.olson@transwestern.com
TOM PALMQUIST | 952.381.5538 | tom.palmquist@transwestern.com

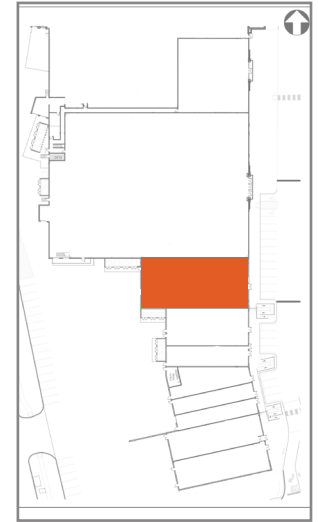
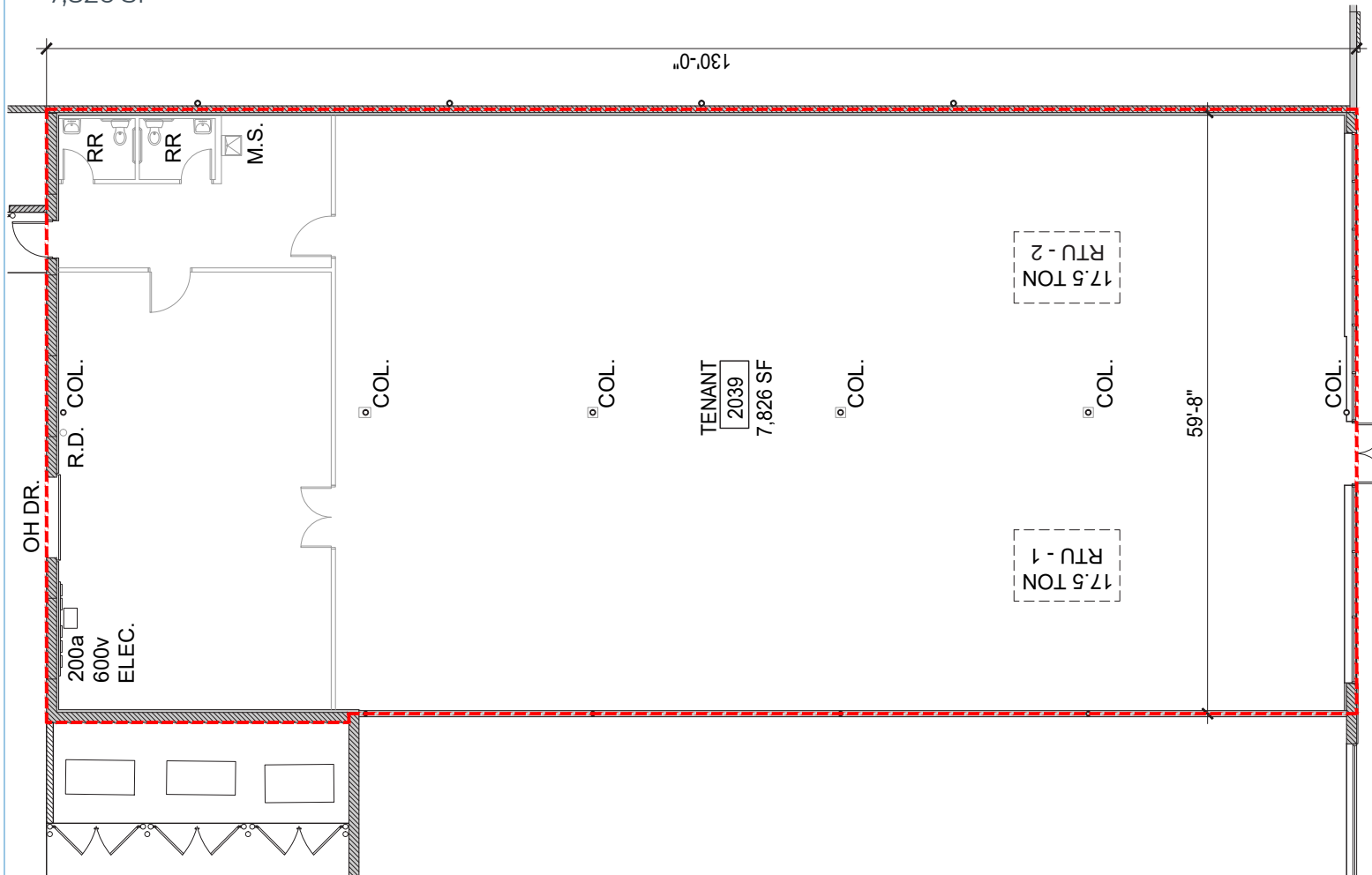


ROBERT STREET MARKETPLACE

SPACE PLAN

AVAILABILITY

7,826 SF



BUILDING KEY - SOUTH OF CUB FOODS

CONTACT

JANET OLSON | 612.359.1681 | janet.olson@transwestern.com
TOM PALMQUIST | 952.381.5538 | tom.palmquist@transwestern.com



ROBERT STREET MARKETPLACE SITE PHOTOS



CONTACT

JANET OLSON | 612.359.1681 | janet.olson@transwestern.com
TOM PALMQUIST | 952.381.5538 | tom.palmquist@transwestern.com



ROBERT STREET TRADE AREA AERIAL



CONTACT

JANET OLSON | 612.359.1681 | janet.olson@transwestern.com
TOM PALMQUIST | 952.381.5538 | tom.palmquist@transwestern.com

