

RETAIL FOR LEASE

PHALEN RETAIL CENTER

1177 Clarence Street | St. Paul, MN 55106



TRANSWESTERN

REAL ESTATE
SERVICES



CONTACT

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OWNED BY:



MANAGED BY:

PineTree™

PHALEN RETAIL CENTER OVERVIEW

PROPERTY INFORMATION

- Location: 1177 Clarence St | St. Paul, MN
- Description: Grocery-Anchored Shopping Center
- Building GLA: 73,678 SF
- Parking: 250 Surface Lot Stalls

COMMENTS

Phalen Retail Center is well located in a strong geographic trade area with fantastic visibility and multiple access points. Tenants include Cub Foods, Subway, Wingstop and several local retailers.

AVAILABLE

- Suite C1: 1,400 SF*
- Suite C2: 404 SF*
- Suite A103: 1,208 SF

* can be combined

2026 EST CAM/TAX

- \$11.59 PSF

TRAFFIC COUNTS

- Maryland Avenue: 15,600 VPD
- Johnson Parkway: 9,600 VPD
- Phalen Boulevard: 14,000 VPD

DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
Population	26,397	144,289	324,277
Daytime Population	18,428	134,479	353,331
Average HH Income	\$82,660	\$90,989	\$97,030
Median HH Income	\$64,125	\$71,454	\$75,135

* Sources: ESRI 2025 est & MN Dept of Transportation 2025 Study avgs are per day total cars



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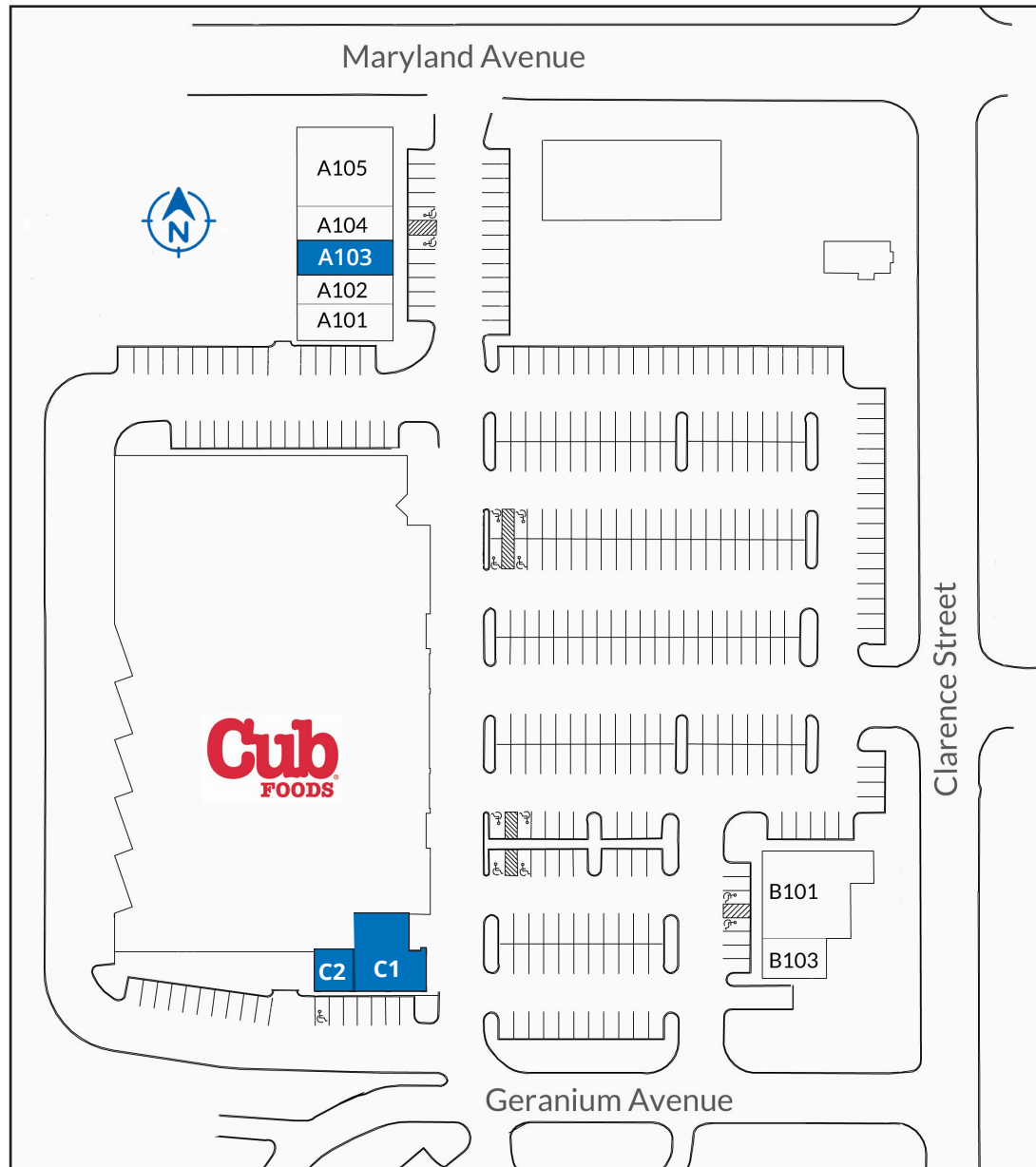
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PHALEN RETAIL CENTER SITE PLAN



SUITE	TENANT	SIZE
	Cub Foods	59,588 sf
A101	Subway	1,486 sf
A102	Wingstop	1,205 sf
A103	AVAILABLE	1,208 sf
A104	Paradise Nails	1,208 sf
A105	Wavemax	2,912 sf
B101	Destiny Cafe	3,229 sf
B103	9999 Gold Jewelry	1,038 sf
C1*	AVAILABLE	1,400 sf
C2*	AVAILABLE	404 sf

** can be combined*



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EAST ST. PAUL AERIAL



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