

# RETAIL FOR LEASE PHALEN RETAIL CENTER

1177 Clarence Street | St. Paul, MN 55106

**T**  
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SERVICES



**CONTACT**

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# 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

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## 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



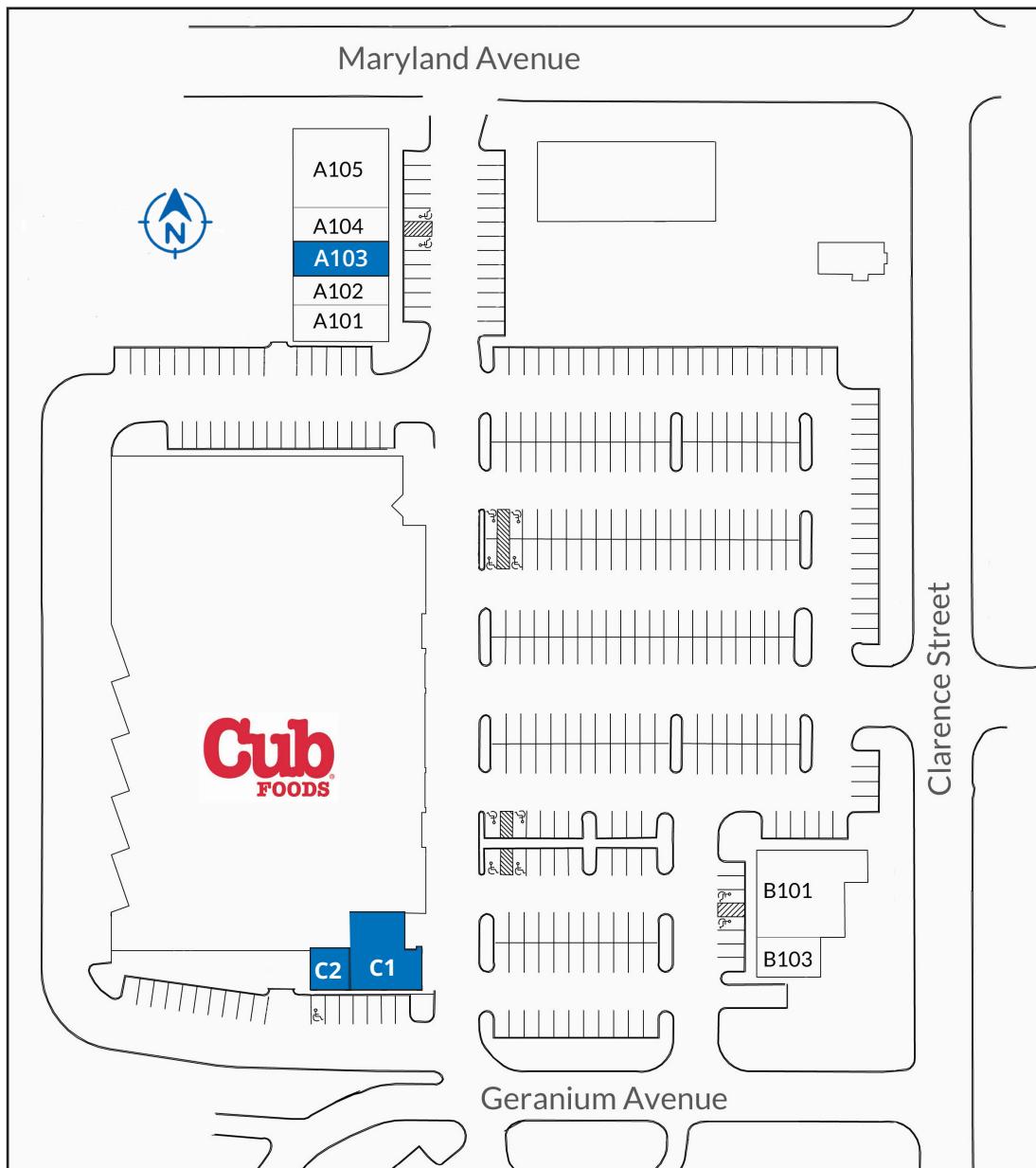
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# PHALEN RETAIL CENTER SITE PLAN



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

\* can be combined

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# EAST ST. PAUL **AERIAL**



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