

RETAIL | FOR LEASE

AURORA CENTER

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



TRANSWESTERN

REAL ESTATE
SERVICES



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OVERVIEW



PROPERTY INFORMATION

- Location: 1603 - 1625 S Robert St | W St. Paul
- Building GLA: 47,000 sf
- Lease Rate: \$20.00 psf



AVAILABLE

- 2,459 sf *
 - 1,337 sf *
 - 1,325 sf (Available 3/21/25)
- * suites can be combined for 3,796 sf



2024 EST CAM/TAX

- \$9.42 psf
(\$3.56 psf CAM/Ins. + \$5.86 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 Income	\$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



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



OVERALL SITE PLAN

AURORA CENTER



AERIAL WEST ST. PAUL



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