

# UNIVERSITY OF MN CAMPUS CVS FOR SUBLEASE



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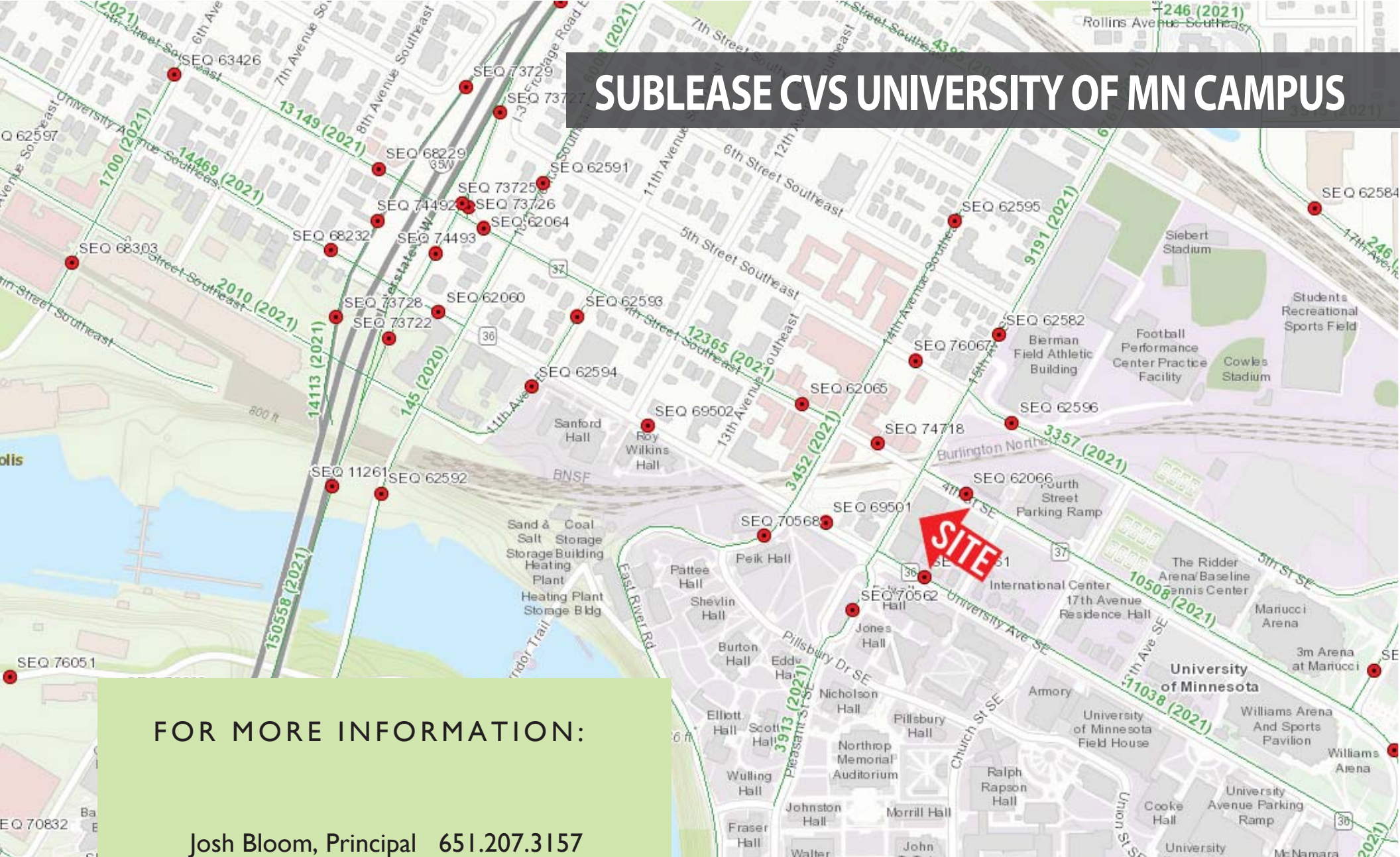
316 15th Avenue Southeast - Minneapolis, MN 55414

Bloom Commercial Real Estate  
10050 Crosstown Circle - Suite 600  
Eden Prairie, MN 55344  
[www.bloomcommercial.com](http://www.bloomcommercial.com)





# SUBLEASE CVS UNIVERSITY OF MN CAMPUS



FOR MORE INFORMATION:

Josh Bloom, Principal 651.207.3157  
josh@bloomcommercial.com

Mike Belzer, Associate 651.226.1838  
mike@bloomcommercial.com

SQUARE FOOTAGE: 11,542 (Space can't be demised)

# FEATURES

- Rare mixed use opportunity.
- Built out as food hall, has 6 new hood systems in place and dining room finishes in place
- Located right in the middle of the University of MN Campus
  - Bike and Pedestrian friendly
    - Across from large Mixed Use Apartment project under construction now.
  - Located directly above the Dinkytown Greenway Bike Path

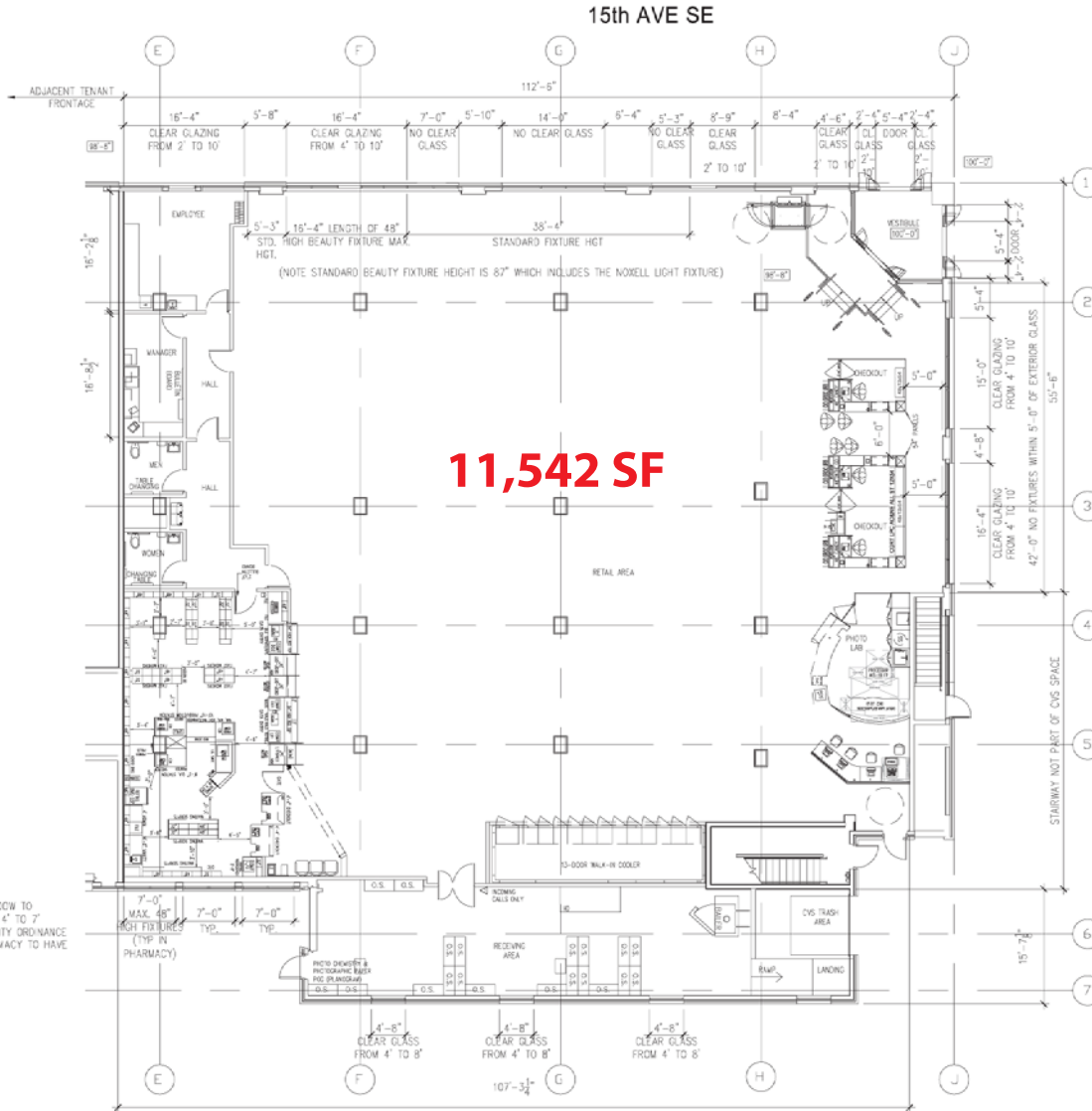
# AREA TENANTS

Target, Lund's & Byerly's, Steel Toe Brewing, LA Fitness, Goodwill, St. Louis Park Rec Center, Hazelwood, Xfinity, Trader Joe's, Core Power Yoga, Fresh Time Market, Sherwin Williams, Hoigaards, McDonalds, Chipotle, Microcenter, & Park Nicollet

# SITE PLANS

GLAZING AREA CALCULATIONS	
15th AVENUE ELEVATION	
TOTAL LENGTH OF TENANT SPACE:	112'-6"
MIN CLEAR GLASS REQUIRED:	960sq Ft.
GLASS PROVIDED:	960sq Ft.
EXCESS GLASS PROVIDED:	0sq Ft.
4th STREET ELEVATION	
TOTAL LENGTH OF TENANT SPACE:	71'-2"
MIN CLEAR GLASS REQUIRED:	570sq Ft.
GLASS PROVIDED:	570sq Ft.
EXCESS GLASS PROVIDED:	0sq Ft.

FIXTURE NOTE:  
 PER VARIANCE GRANTED NOV 9-09 BY THE MINNEAPOLIS CITY PLANNING COMMISSION SYDNEY APARTMENTS / DINKY DOME REDEVELOPMENT (9222-4568, WARD 2) THE FLOOR SPACE, THE NON-RESIDENTIAL WINDOWS IN THE TENANT SPACE, NO SHELVING, SIGNAGE, MERCHANDISE, NEWSPAPER RACKS OR OTHER MECHANISMS SHALL BE PLACED IN FRONT OF THE WINDOWS THAT BLOCK VIEWS INTO AND OUT OF THE BUILDING AT EYE LEVEL (EYE LEVEL SHALL REFER TO THE AREA 4 TO 7 FEET ABOVE THE SIDE WALK LEVEL)



STORE AREA CALCULATIONS		
TOTAL STORE AREA	RETAIL AREA	RECEIVING AREA
11,542 SF	INCLUDED	1,810 SF
SERVICE AREA	9,200 SF	PHARMACY AREA
704 SF		1,051 SF
CVS TRASH ROOM		
180 SF		

THIS SQUARE FOOTAGE IS FOR CVS MERCHANDISE PURPOSES ONLY AND IS NOT TO BE USED TO CALCULATE REQUIRED EGRESS OR CODE REQUIREMENTS

NOTE: THIS PROTOTYPICAL FIXTURE PLAN IS FOR PRICING PURPOSES ONLY. A SITE SPECIFIC FIXTURE PLAN (FSP) WILL BE PROVIDED FOR EACH PROJECT

OVERSTOCK SHELVING TO BE SEALED WITH CLEAR POLYURETHANE RESIN

NOTE: ALL DOORS TO HAVE 18" CLEARANCE ON PUSH SIDE OF DOOR AND 19" CLEARANCE ON PULL SIDE

NOTES:  
 1. IN PHARMACY WINDOW TO REMAIN CLEAR FROM 4' TO 7' ABOVE GRADE PER CITY ORDINANCE  
 2. WINDOWS IN PHARMACY TO HAVE SECURITY GRILL

ARCHITECT INFO:	CVS STORE LAYOUT INFO:
COMPANY NAME: NORR LLC	CONTACT NAME:
CONTACT NAME: John Patsineil	CONTACT PHONE:
CONTACT PHONE: 313.324.3115	CONTACT EMAIL:
CONTACT EMAIL: John.Patsineil@norrllc.com	

1 OUTLINE PLAN  
 0-1 1/8" = 1'-0"

## DEMOGRAPHICS

### 5 MINUTES

EMPLOYEES - 53,745

POPULATION - 63,065

AVERAGE INCOME - \$46,958

### 10 MINUTES

EMPLOYEES - 357,128

POPULATION - 309,859

AVERAGE INCOME - \$64,708

### 15 MINUTES

EMPLOYEES - 652,535

POPULATION - 822,652

AVERAGE INCOME - \$75,334

UNIVERSITY AVE SE - 11,038 VPD

4TH STREET SE - 10,508 VPD

15TH AVENUE - 9,191 VPD



**BCRE**

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