

**For Lease in Highland Bridge Mixed Use Site**



# **HIGHLAND BRIDGE MIXED USE MARVELLA**

**820 Mt. Curve Blvd. St. Paul, MN 55116**

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



Formerly where the Ford Plant was located.



**SITE**

**FOR MORE INFORMATION:**

Josh Bloom, Principal 651.207.3157  
josh@bloomcommercial.com

Mike Belzer, Associate 651.226.1838  
mike@bloomcommercial.com

- Square Footage 4300 sf max, can demise to smaller sf
- This 122 Acre Site is one of the largest redevelopment projects in the state of Minnesota

# FEATURES

- Highland is home to high education levels, incomes, and strong daytime and evening populations
  - 5 Colleges and Universities nearby
- Commercial Space for Lease on main floor of Presbyterian Homes Class A Mid Rise Housing
  - Neighborhood boasts strong retail synergies with about 300,000 sf of Retail in Highland
- Shadow anchored by Lunds & Byerlys new 50,000 sf store
  - Next to Ryan Developments Mixed use building which include Medical, Office, and Retail
  - Highland Bridge is about 122 Acres overall that includes about 3800 housing units as well as 50 plus acres of park, water features, and trails
  - MSP Airport is 10 minutes from the site

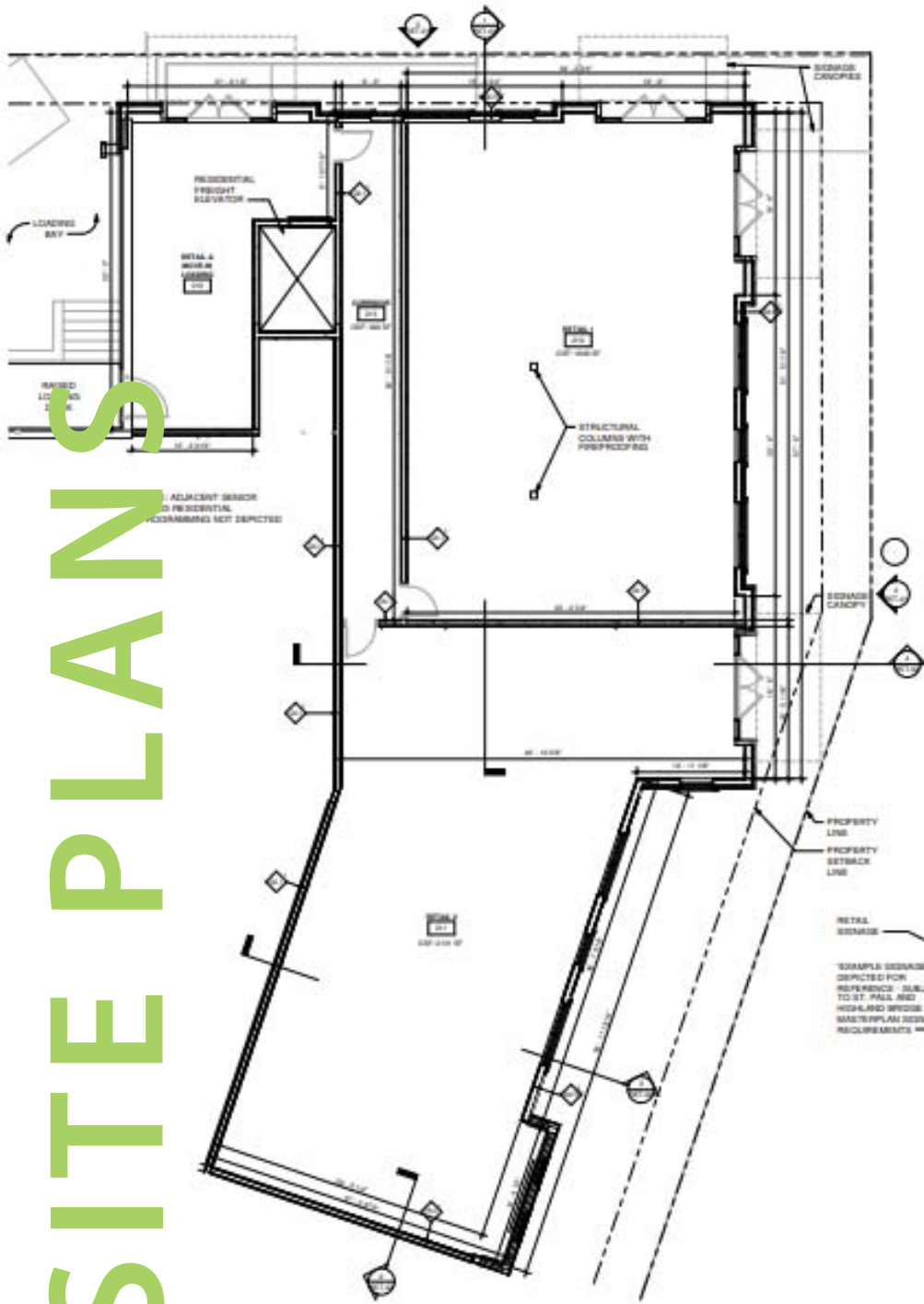
# AREA TENANTS

Lunds Byerly's Grocery, Target Express, Lifetime Fitness, Chuck and Don's, Haskell's, Five Guys Burgers, Bank of America, Noodles and Company, Walgreens, Mann Theater, New Horizon Daycare, Core Power Yoga, Edina Realty, Panera Bread, Caribou Coffee, M Health Fairview, Aspen Medical, Herself Health, and many others.

*Area Anchor Tenant Across Street*



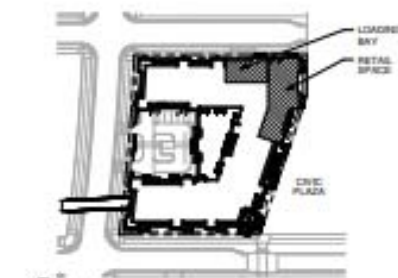
# SITE PLANS



RETAIL - EAST ELEVATION  
1/8" = 1'-0"



RETAIL - SOUTH ELEVATION  
1/8" = 1'-0"



RETAIL - LOADING BAY FLOOR PLAN  
1/8" = 1'-0"

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## DEMOGRAPHICS

### 1 MILE

EMPLOYEE - 4,470  
POPULATION - 15,474  
AVERAGE INCOME - \$140,845

### 2 MILES

EMPLOYEES - 18,782  
POPULATION - 68,588  
AVERAGE INCOME - \$124,591

### 3 MILES

EMPLOYEES - 47,368  
POPULATION - 128,239  
AVERAGE INCOME - \$120,746

### 5 MILES

EMPLOYEES - 247,681  
POPULATION - 376,490  
AVERAGE INCOME - \$106,504

FORD PARKWAY - 19,600 VPD

CRETIN AVENUE - 7,500 VPD

CLEVELAND AVENUE - 12,200 VPD

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