

Falcon Crossing

Retail space for lease

1533-1559 West Larpenteur Avenue
Falcon Heights, MN 55113

Eric Olsen
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Fully Occupied

Owner, Manager, Leasing

27,000 SF total; 0 SF available

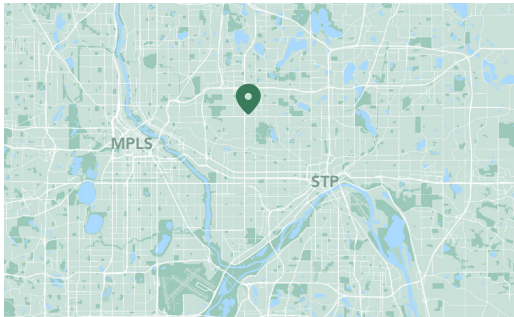
98 surface stalls, 4.5 : 1,000 SF

Single-story retail building

12'6" clear height

Built in 1985

St. Paul



A LOCAL RETAIL MAGNET SURROUNDED BY RESIDENTIAL DEVELOPMENT.

Constructed in 1985, Falcon Crossing is a neighborhood retail center located at the corner of Larpercentur and Snelling Avenues in the heart of Falcon Heights. The highly visible brick building is located just south of Rosedale and HarMar malls and near the University of Minnesota's St. Paul campus and the Minnesota State Fairgrounds.

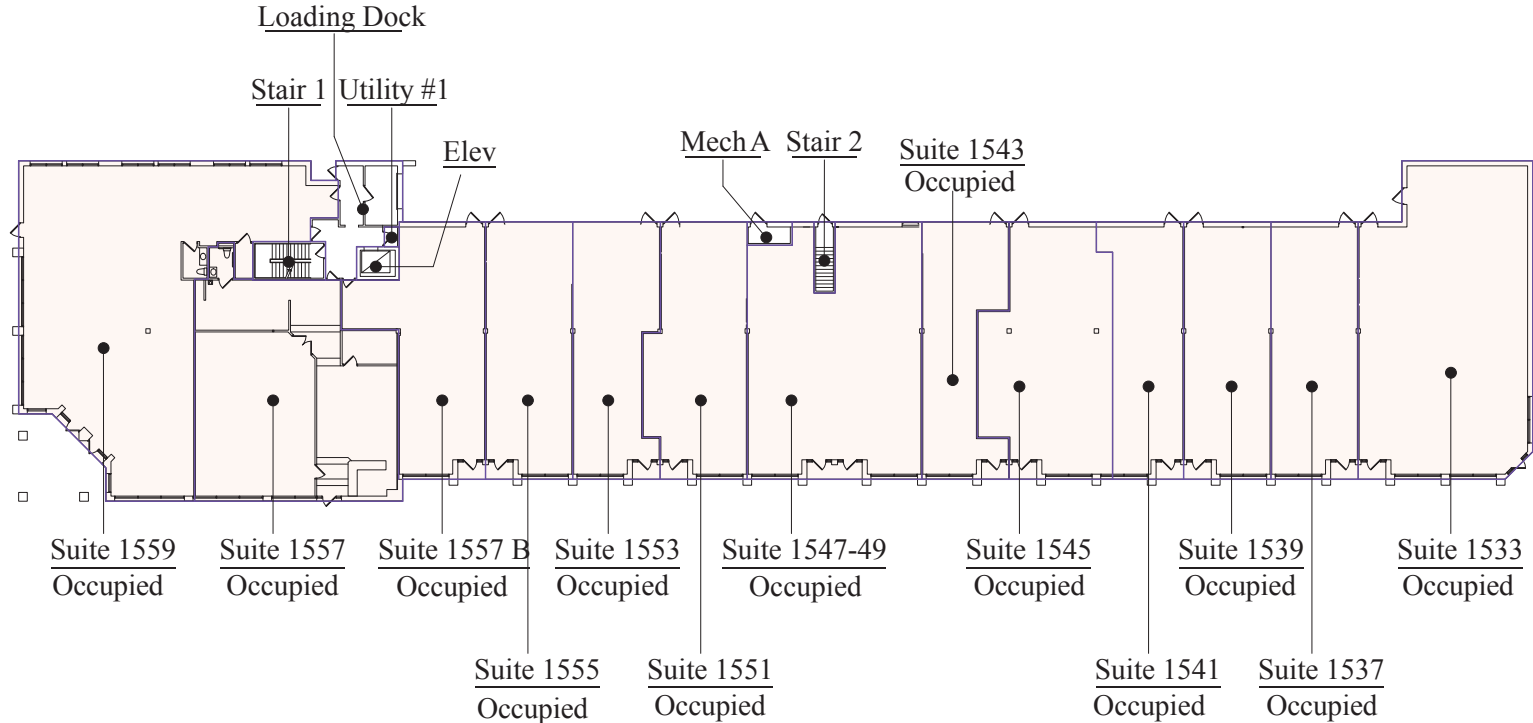
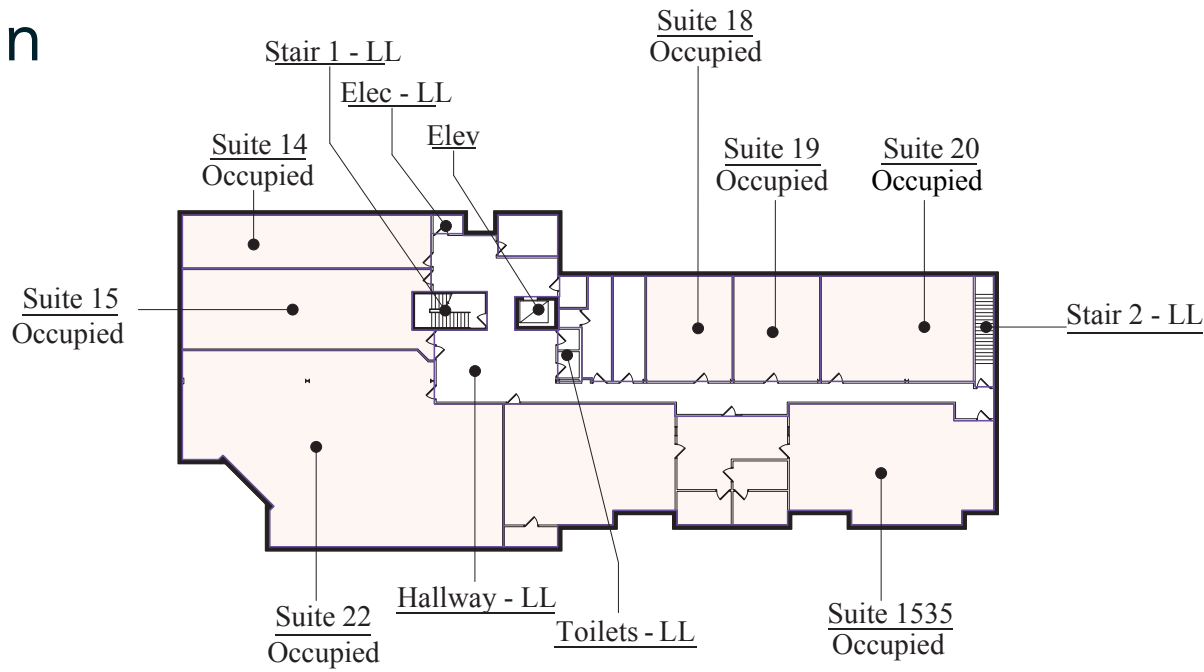
Wellington acquired Falcon Crossing in 1994 and has worked to upgrade the building's exterior and landscaping. This high-demand location has remained popular with local tenants, with the project consistently remaining close to fully occupied. The diverse tenant mix includes national retailers like Jimmy John's and Toppers, as well as local businesses like Golden Tailor, Merwin Liquor and New Fresh Wok.

HIGHLIGHTS

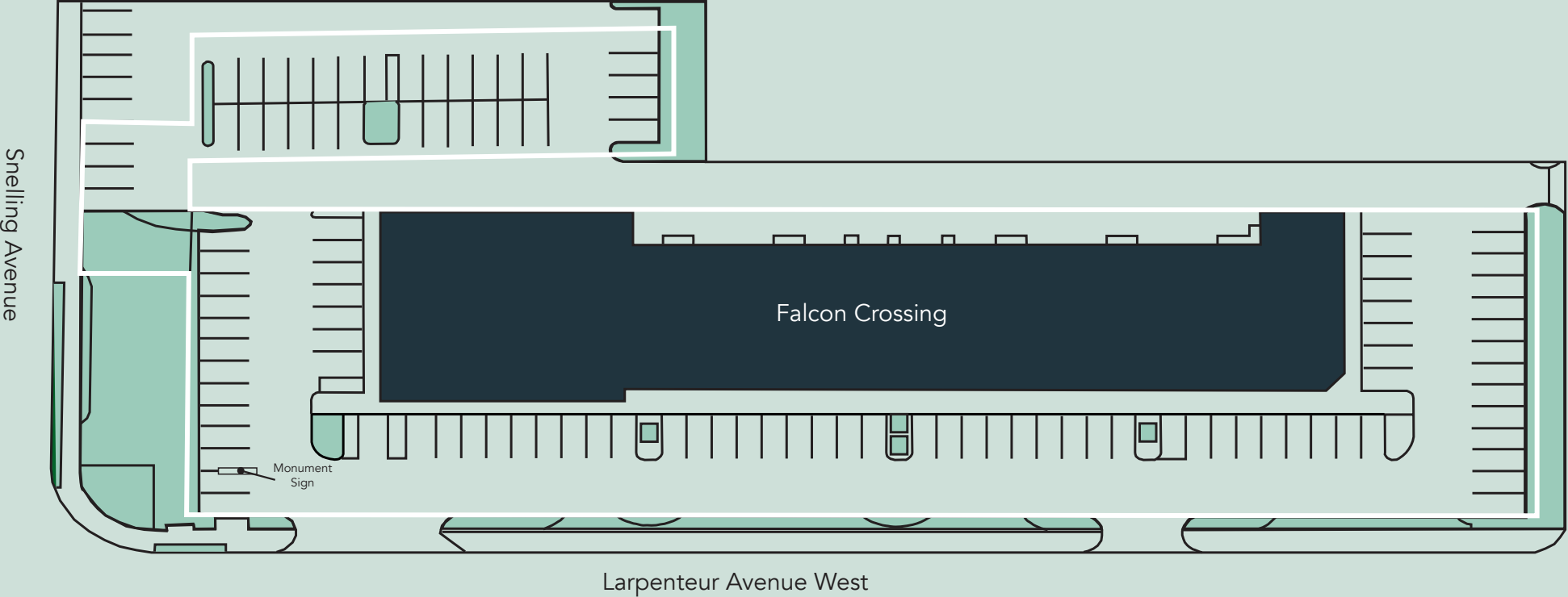
- Located at the Snelling/Larpercentur intersection (56,000 VPD)
- Residential population within 3 miles: 100,000+
- Direct stop on major bus routes, including Rapid Bus Transit
- Minutes from Como Lake and all things Como Park (golf course, pool, parks, trails, zoo & conservatory)
- Close to the University of Minnesota and State Fairgrounds
- Just south of Rosedale Center and HarMar Mall

Floor Plan

- Building Common Areas
- Available Space
- Occupied Space



Site Plan



The Neighborhood

Demographics

1 MILE AWAY	3 MILES AWAY	5 MILES AWAY
12,743 Population	107,562 Population	402,568 Population
5,207 Households	44,267 Households	162,938 Households
\$92,888 Avg. Income	\$74,007 Avg. Income	\$74,796 Avg. Income



Hot Spots

- | | | |
|-------------------------|----------------------|-------------------------------|
| 1. Falcon Crossing | 5. State Fairgrounds | 9. Bell Museum |
| 2. Downtown Minneapolis | 6. Como Zoo | 10. Saint Anthony Park |
| 3. Rosedale Center | 7. U of M St. Paul | 11. Midland Hills Golf Course |
| 4. HarMar Mall | 8. Roseville Center | 12. U of M Minneapolis |

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PROPERTY MANAGER
LEASING AGENT

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St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

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