Metro Lofts Retail

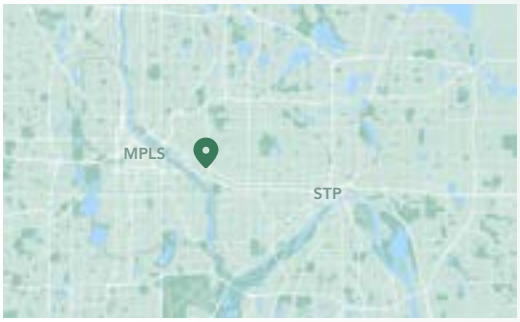
2650 University Avenue
St. Paul, MN 55114

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WELLINGTON
MANAGEMENT

Space Available
6,953 SF total; 2,309 SF available
44 surface stalls; 6.33 : 1,000 SF
Developer, Owner, Manager, Leasing
1 story (retail); 4 stories (condos)
12’ clear height
Built in 2006
South St. Anthony Park



HIGHLIGHTS

- Great visibility along University Avenue, a block west of Highway 280
- Steps from Westgate light rail stop on the Green Line
- Prominent pylon and building signage opportunities
- Surrounded by an abundance of office buildings and adjacent to 500+ TOD housing units
- Within 10 minutes of both downtown St. Paul and Minneapolis
- 2-minute drive to TCF Bank Stadium and the University of Minnesota’s East Bank campus (4 minutes on LRT)
- Walkable to the Prospect Park Neighborhood in Minneapolis
- Excellent parking ratio





Prime retail exposure on central LRT stop.

Metro Lofts is a mixed-use retail and 67-unit residential condominium project located on the west end of University Avenue between the Minneapolis and St. Paul central business districts. Retailers benefit from the project's adjacency to the Green Line's Westgate stop, ample off-street parking, prominent signage opportunities and the 500+ adjacent TOD housing units. Visitors enjoy the ease of accessibility, the beautiful and walkable Prospect Park Neighborhood to the west, as well as excellent access to park and trail systems along the Mississippi River blocks from the site.

Developed in 2006, Metro Lofts is part of Wellington's broader Westgate Station, an established mixed-use district where urban transit accessibility meets the neighborhood. With easy access to University Avenue, Highway 280 and I-94, Westgate Station thrives in the heart of the Twin Cities metro.



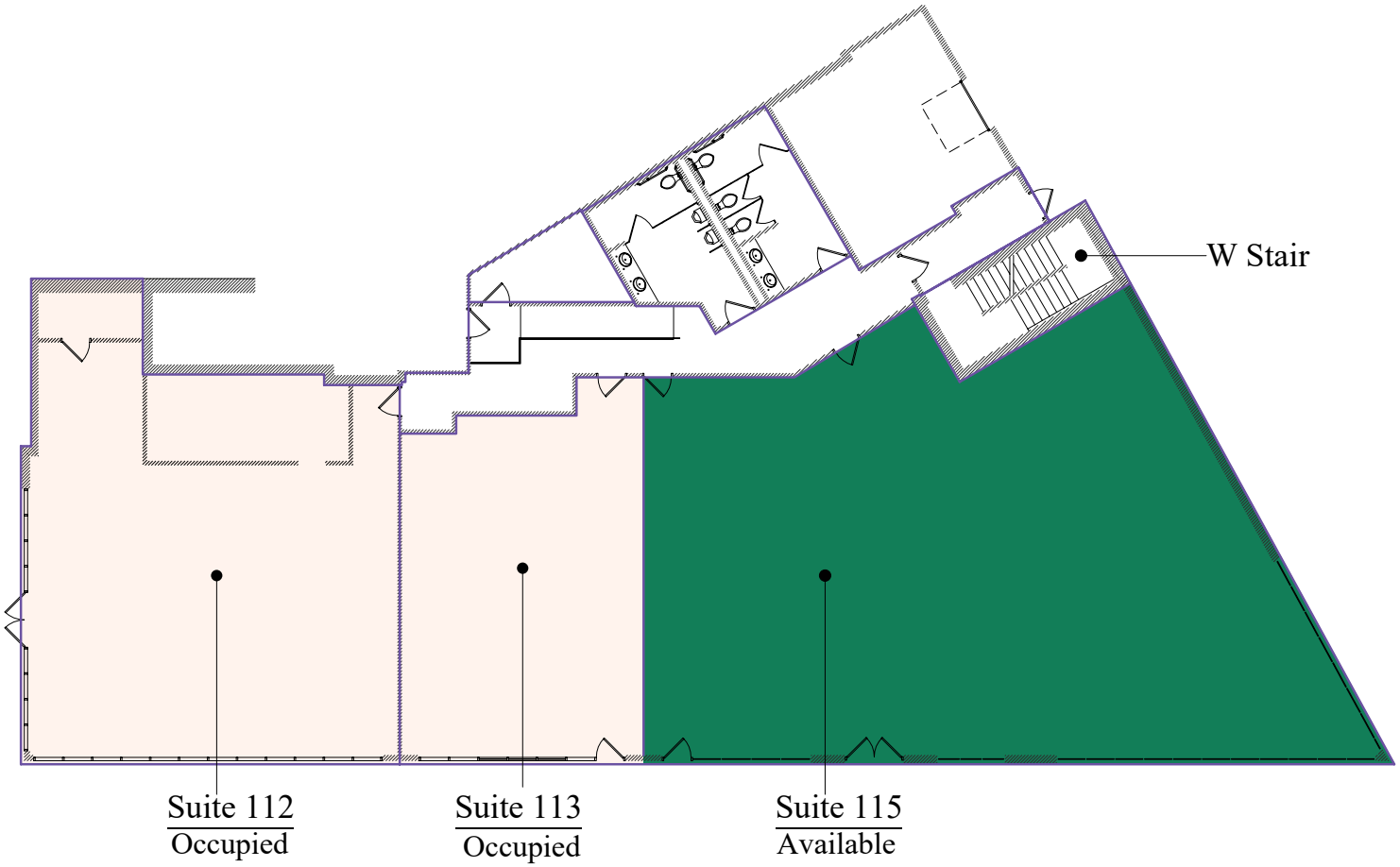
Available Suite



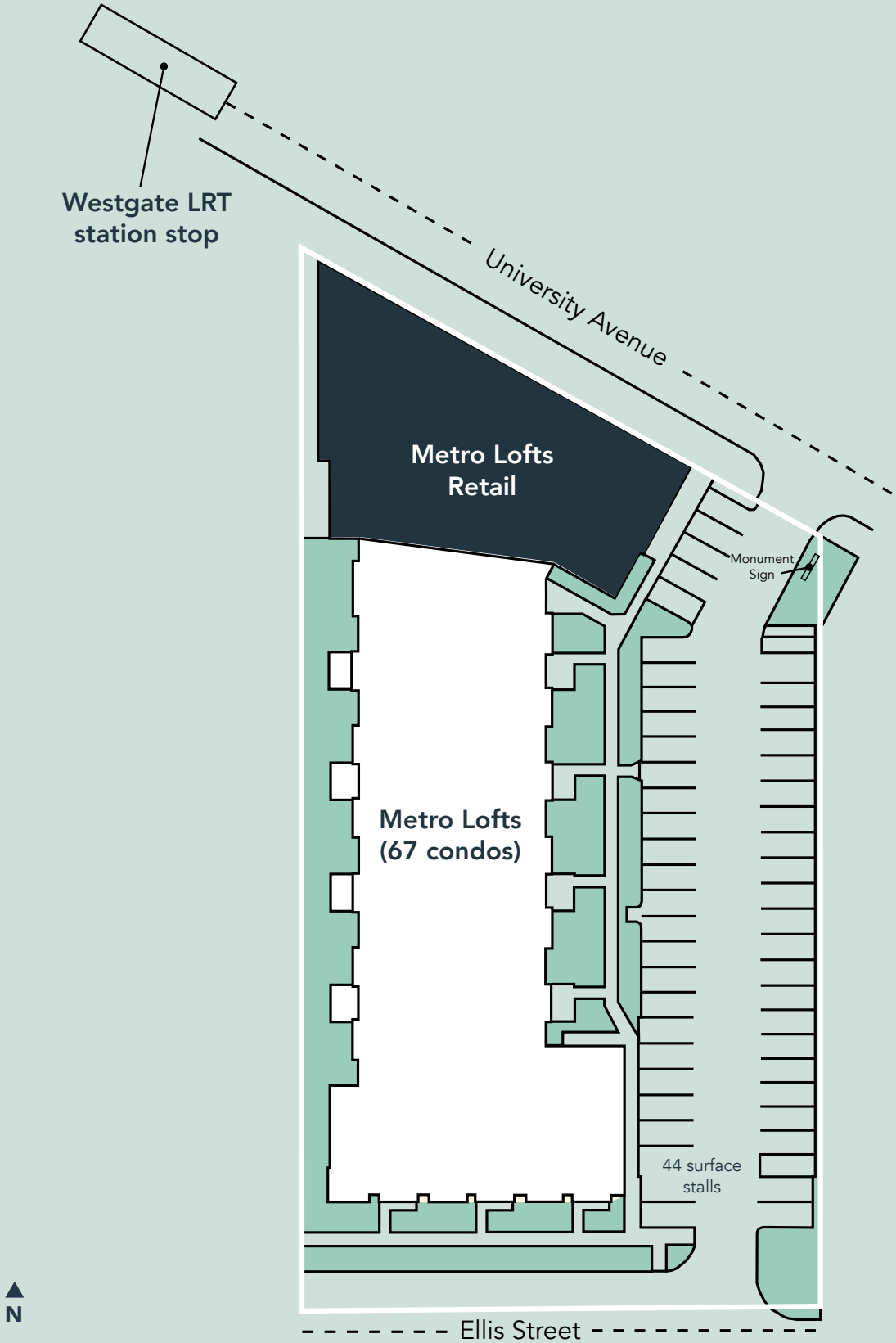
Suite 118 - 2,309 SF

Floor Plan

- Building Common Areas
- Available Space
- Occupied Space



Site Plan


Westgate LRT
station stop
University Avenue
Metro Lofts
Retail
Monument
Sign
Metro Lofts
(67 condos)
44 surface
stalls
Ellis Street
N



Property & Trade Area Highlights

1. Metro Lofts Retail
2. Westgate light rail station
3. University Avenue (14,300 VPD)
4. Adjacent to 500+ TOD housing units
5. Generous surface parking
6. 1-94 / Highway 52 (117,000 VPD)

Demographics

1 MILE AWAY

18,688 Population
8,559 Households
$99,469 Avg. Income

3 MILES AWAY

195,934 Population
81,787 Households
$114,597 Avg. Income

5 MILES AWAY

529,234 Population
234,976 Households
$118,826 Avg. Income

Metro Lofts Retail

2650 University Avenue
St. Paul, MN 55114

PROPERTY MANAGER
LEASING AGENT
Jessica Draack

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WELLINGTON
MANAGEMENT

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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