

Rivkin Retail

2700 E Franklin Avenue
Minneapolis, MN 55406

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WELLINGTON
MANAGEMENT



Rivkin: We flow together.

Rivkin Apartments is a six-story mixed-use building with underground parking and 155 units spanning the affordability spectrum. Rivkin has 757 SF of commercial space fronting Franklin Avenue.

The project includes many sustainability initiatives, including rooftop solar ready, electric vehicle charging stations, and a stormwater re-use system to enable stormwater to be stored and used for on-site irrigation. The building meets Energy Star and Green Communities requirements.

HIGHLIGHTS

- Retail space fronts Franklin Avenue (>6,500 VPD)
- Located immediately off I-94 (>139,600 VPD)
- Upper five floors are affordable housing
- Building features numerous sustainability initiative, meeting Energy Star and Green Communities requirements

Space Available

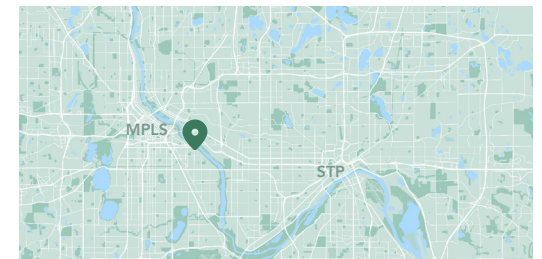
Owner, Manager, Leasing, Developer

757 SF retail

6-story mixed-use building

Completed in 2025

Seward Neighborhood



Available Suites



Suite 2700 - 757 SF

The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	31,919	255,797	516,682
HOUSEHOLDS	12,066	118,259	230,548
AVG. INCOME	\$64,889	\$100,312	\$114,572



Hot Spots

- | | | | |
|-------------------------------|--|------------------------------|--------------------------------------|
| 1. Rivkin Apartments & Retail | 6. Seward Cafe | 11. Aldi | 16. U of M West Bank |
| 2. Seward Co-op | 7. Holiday Stationstores | 12. Elliot Recreation Center | 17. M Health Fairview Medical Center |
| 3. Soberfish | 8. Riverside Adult Care | 13. HCMC Emergency Room | 18. Riverside Park |
| 4. Northern Clay Center | 9. The Cabooze | 14. US Bank Stadium | |
| 5. Shabelle Ethiopian Grocery | 10. Minneapolis American Indian Center | 15. Riverside Mall | |



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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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