

The Pitch Retail

431-439 Snelling Avenue North
St. Paul, MN 55104

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THE PITCH STP





Space Available

Owner, Developer, Manager, Leasing

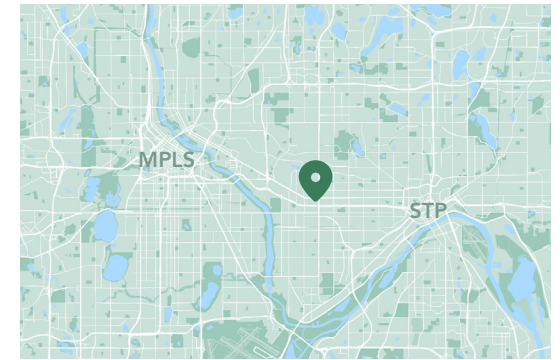
6,882 SF; 1,300 - 5,067 SF available

Surface parking, 2.6 : 1,000 SF

6-story mixed-use building

Completed in 2021

Union Park Neighborhood



A new field of play across from Allianz Field.




The Pitch includes an unparalleled retail opportunity immediately across the street from 19,400-seat Allianz Field. The property is located off of the heavily traveled Snelling Avenue, one block from the Green Line and midway between the downtowns. The Pitch houses the Bremer Bank that formerly occupied the site, as well as demisable retail space with five floors of market-rate apartments above.

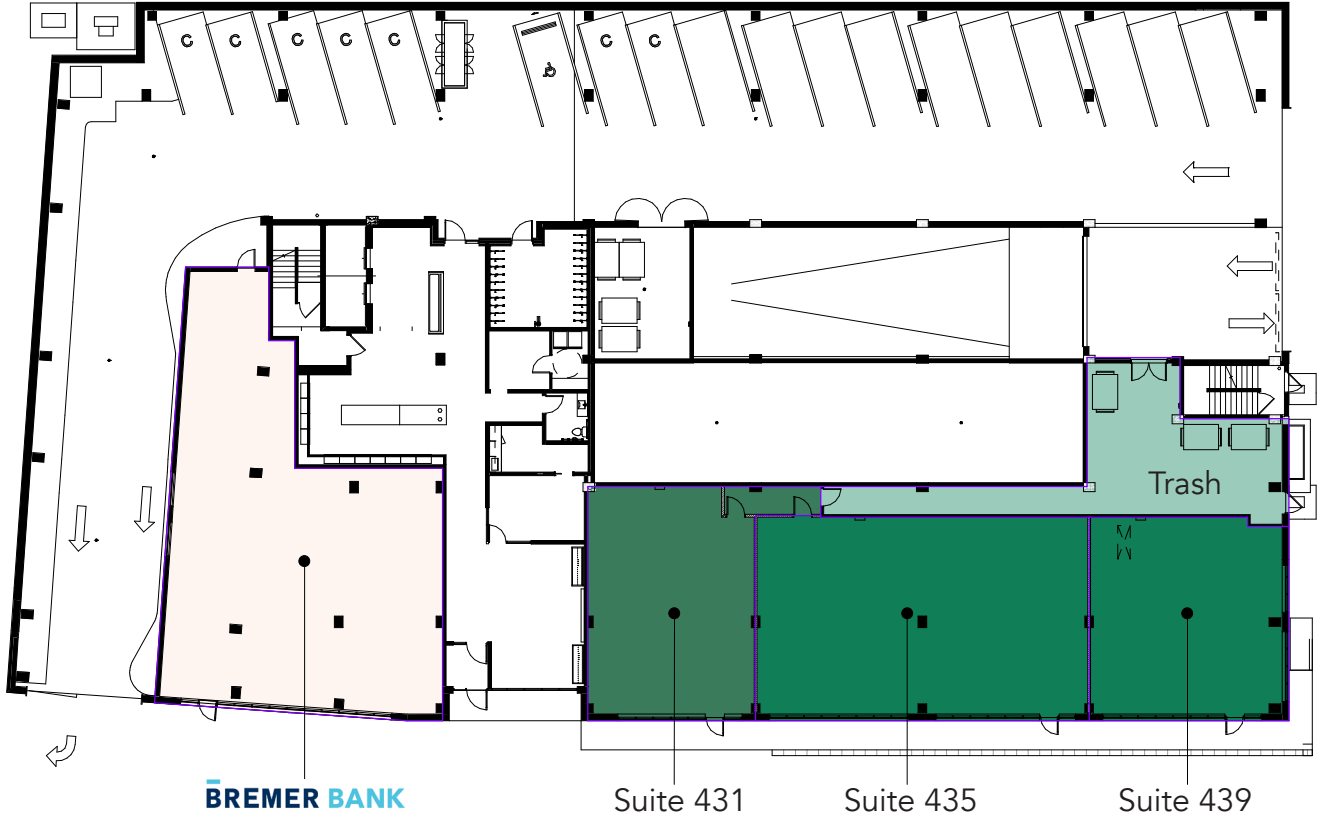
HIGHLIGHTS

- Upper five floors house market-rate apartment community (160 units)
- Across the street from 19,400-seat Allianz Field, home of the Minnesota United (15,500 season-ticket holders as of 2021)
- On the Metro Transit Bus Rapid Transit A line and one block from Snelling & University station on the Green Line light rail
- Prime building signage opportunity on Snelling Avenue (33,500 VPD)

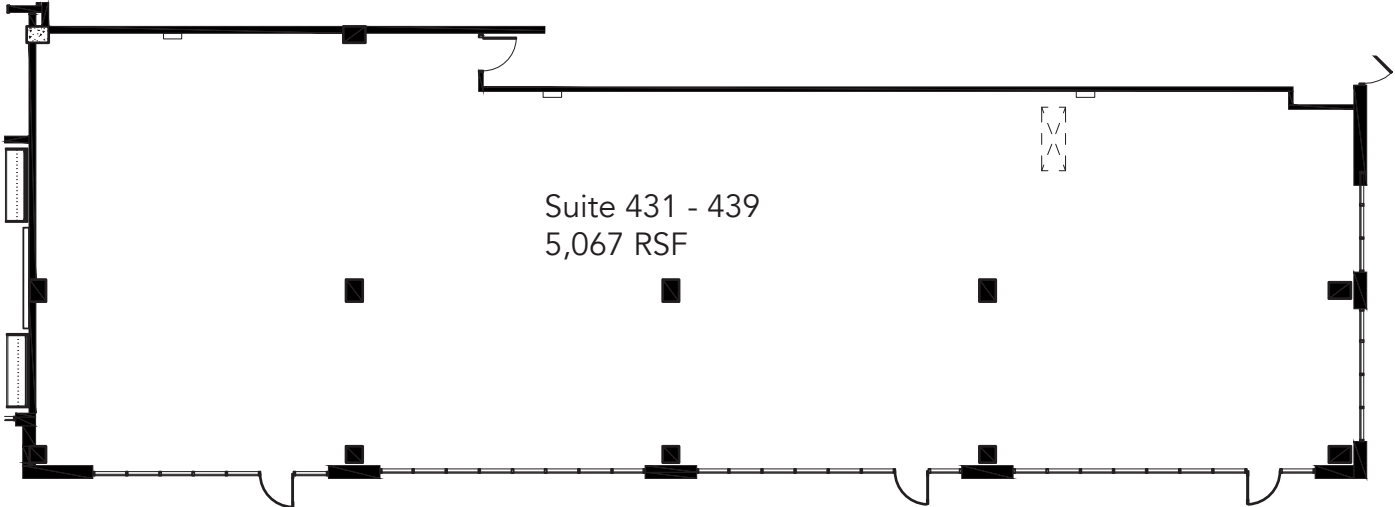


Site Plan

-  Opportunity
-  Occupied
-  Common area




Floor Plan



Availability



Suite 431-439 - 1,300 - 5,067 SF **3D Tour** 

The Neighborhood



Snelling Ave
33,500 VPD

University Ave
16,600 VPD

I-94
113,000 VPD

GRAND
Grand Avenue • Saint Paul, MN

Hot Spots

1. The Pitch
2. Snelling/University LRT station
3. Turf Club
4. The Naughty Greek
5. Zait & Za'atar
6. French Meadow Bakery & Cafe
7. Blue Door Pub St. Paul
8. Ghebre's Coffee & Tea
9. Can Can Wonderland
10. CrossFit St. Paul
11. Grand Avenue shopping destination

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	24K	172K	431K
HOUSEHOLDS	10K	71K	174K
AVG. INCOME	\$84K	\$97K	\$86K

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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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