

901 SOUTHVIEW BLVD

South Saint Paul, MN 55075

Retail
Investment Opportunity

Offering Memorandum



MATTHEWS™



EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

901 South View Blvd
South Saint Paul, MN 55075



INVESTMENT HIGHLIGHTS

Property Highlights

- **Exceptional Visibility and Traffic Exposure:** The property benefits from frontage along Southview Blvd with exposure to more than 8,000 vehicles per day, providing strong visibility and consistent consumer awareness.
- **Flexible C1 Zoning:** Zoned C1 – Retail Business District, the property supports a broad range of neighborhood-oriented uses. Its prior operation as a Puerto Rican restaurant further demonstrates suitability for retail, office, and professional service occupancy.
- **Owner-User or Investment Opportunity:** The asset presents a flexible acquisition opportunity for an owner-user seeking to occupy the premises or for an investor pursuing a lease-up strategy.
- **Accessible Infill Location:** Located approximately 11 minutes from downtown St. Paul, the property is positioned within an established area surrounded by residential neighborhoods and nearby schools, supporting steady traffic patterns and a reliable local customer base.





 **St. Croix Lutheran Academy**
±500 Students

BUNGE



MENARDS

±64,000 VPD

LA | FITNESS



 **Lincoln Center Elementary**
±665 Students

HAWKINS

Walmart
Supercenter

 **GERDAU**
Shape the future

 **TARGET**

Subject Property



LOWE'S


Cub

Southview Blvd ±8,000 VPD

 **RAMSEY/WASHINGTON
RECYCLING & ENERGY**
CONNECTING VALUE TO WASTE

 **Southview
Golf Course**

 **South St. Paul Secondary**
±868 Students

 **Avana Southview**
±424 Units

 **SUBARU**


Twin City Hide, Inc.
Established in 1919

 
CHEVROLET FORD
 
HONDA TOYOTA



±120,000 VPD



 **Greystone Heights Apartments**
±100 Units

KINDER MORGAN
Delivering Energy. Improving Lives.

Google Earth



Southview Blvd



9th Ave S

901 Southview Blvd
South Saint Paul, MN 55075

±2,993 SF

GLA

1953/1993

Year Built/Renovated

±120,000

Vehicles Per Day "Interstate 494"

±0.11 AC

Lot Size

\$150.35

Price Per SF



PROPERTY PHOTOS



FINANCIAL OVERVIEW

901 South View Blvd
South Saint Paul, MN 55075



FINANCIAL SUMMARY

\$450,000

List Price

\$150.35

Price Per SF

±0.11 AC

Lot Size

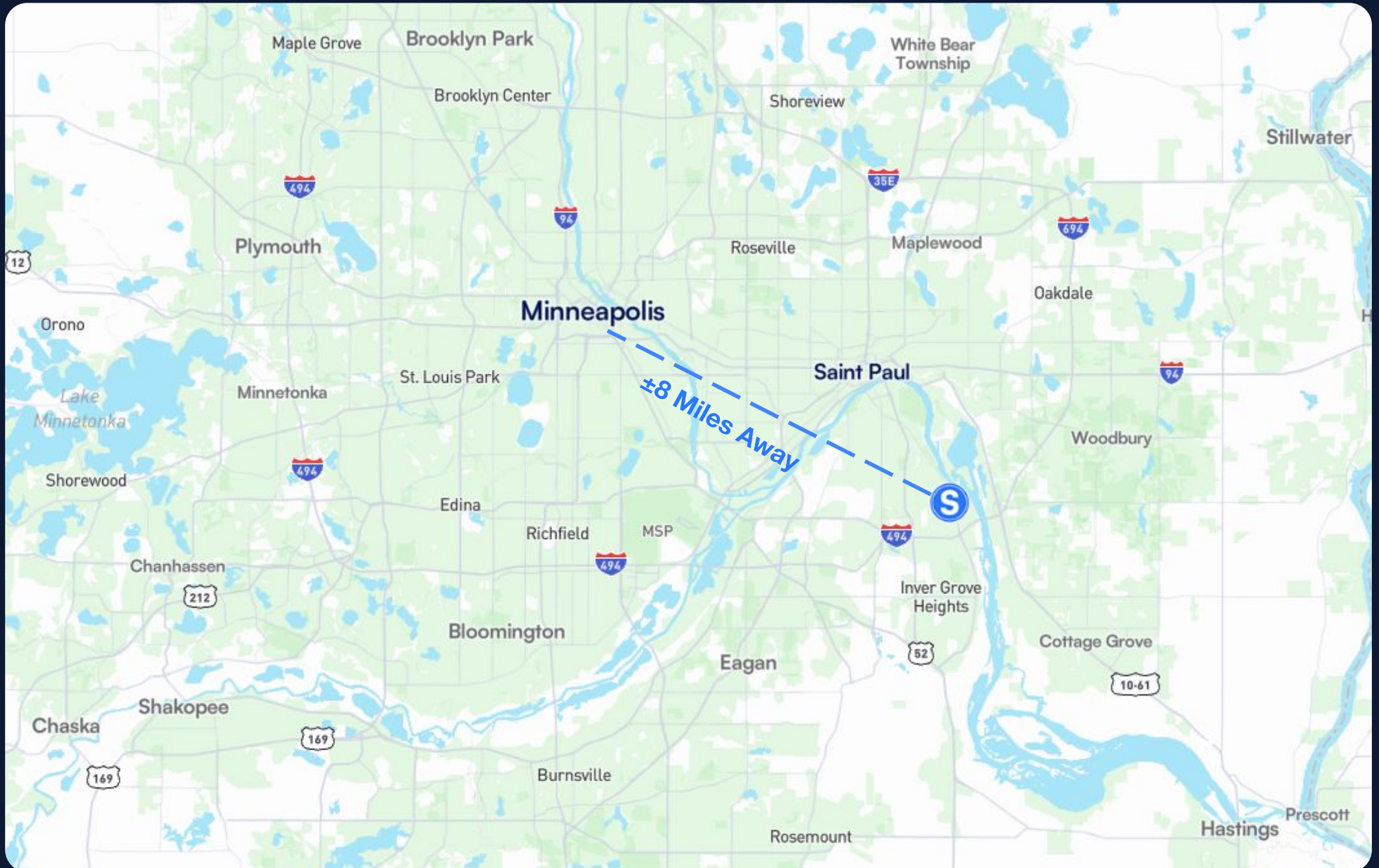
Physical Description

| | |
|----------------------|-------------------------------|
| Property Address | 901 Southview Blvd |
| Location | South Saint Paul, MN |
| Total SF | ±2,993 SF |
| Land Area | ±0.11 AC |
| Year Built/Renovated | 1953/1993 |
| Zoning | (C1) Retail Business District |
| APN | 36-48800-08-010 |
| 2025 Property Taxes | \$3,682 (\$1.23) |
| Type | Retail/Office |



MARKET OVERVIEW

901 South View Blvd
South Saint Paul, MN 55075



SOUTH SAINT PAUL, MN

Local Market Overview

South St. Paul is recognized for its historical and economic significance as a major center for the agriculture, livestock, and food processing industries, with deep roots in its association with the South St. Paul Stockyards. The city has evolved into a diverse economy that encompasses light industrial manufacturing, a resilient small business community, and a strategic location as a multimodal freight hub along the Mississippi River.

Presently, South St. Paul is undergoing considerable economic growth, highlighted by key projects such as the anticipated completion of the Wakota Industrial Business Park by late 2026 and the upcoming commencement of a new Public Works Central Maintenance facility located southwest of the Wakota Trailhead in the spring. The city continues to build on its historical strengths while adapting to current economic trends, focusing on revitalizing its downtown area, attracting new businesses, and investing in infrastructure for growth and connectivity.

Market Demographics

20,528
Total Population

\$87,994
Median HH Income



Property Demographics

| Population | 1-Mile | 3-Mile | 5-Mile |
|--------------------------|-----------|-----------|-----------|
| Current Year Estimate | 14,722 | 64,985 | 196,613 |
| Households | 1-Mile | 3-Mile | 5-Mile |
| Current Year Estimate | 6,324 | 27,275 | 81,869 |
| Income | 1-Mile | 3-Mile | 5-Mile |
| Average Household Income | \$102,371 | \$103,117 | \$115,227 |

MINNEAPOLIS, MN

429,954

Total Population

\$76,487

Median HH Income

238,500

Employed Population

52.6%

% Bachelor's Degree



Local Neighborhood Overview

Located in the Whittier neighborhood just south of Downtown Minneapolis, the area surrounding Pillsbury Avenue benefits from a highly connected, urban-infill setting known for its walkability, cultural diversity, and proximity to employment hubs. The neighborhood sits between Uptown and Downtown, offering immediate access to major thoroughfares including I-35W and Lake Street, while also being well-served by public transit and bike infrastructure. Residents are drawn to the area's blend of historic character and modern redevelopment, with a strong presence of local restaurants, coffee shops, art institutions, and neighborhood retail corridors.

The immediate area is anchored by a mix of multifamily housing, boutique retail, and community amenities, making it particularly attractive to young professionals and renters seeking an urban lifestyle at a relative value compared to core downtown pricing. Nearby attractions such as the Minneapolis Institute of Art, Eat Street dining corridor, and the Chain of Lakes reinforce the neighborhood's appeal. Continued investment in streetscape improvements, mixed-use developments, and transit accessibility supports long-term demand and positions the area as a stable and evolving residential submarket within the greater Minneapolis metro.



Tourism

Minneapolis offers a wealth of attractions and experiences that make it a vibrant destination for tourists. The city's unique blend of natural beauty, cultural offerings, and outdoor recreational opportunities creates an inviting and diverse tourism scene.

One of the highlights of Minneapolis is its thriving arts and cultural scene. The city is home to numerous theaters, art galleries, and museums that showcase a wide range of artistic expressions. The iconic Walker Art Center, known for its contemporary art exhibitions, and the Minneapolis Institute of Art, housing a vast collection spanning different periods and cultures, are must-visit destinations for art enthusiasts. Additionally, the historic Guthrie Theater offers world-class theater performances and stunning views of the Mississippi River.

Sports

Sports enthusiasts can immerse themselves in Minneapolis's vibrant sports culture. The city is home to professional sports teams such as the Minnesota Vikings (NFL), Minnesota Timberwolves (NBA), Minnesota Twins (MLB), and Minnesota Wild (NHL). Attending a game or exploring sports-themed attractions like the U.S. Bank Stadium or Target Field can be a thrilling experience for visitors.



Music & Theatre

Minneapolis is known for its vibrant music and theater scene. The city has a thriving live music culture, with numerous venues offering a wide range of genres, from rock and jazz to hip-hop and classical. The historic First Avenue nightclub, made famous by Prince, is a must-visit for music enthusiasts. Theater lovers can enjoy Broadway-caliber shows at the Orpheum Theatre, State Theatre, and Guthrie Theater, which offer a variety of performances throughout the year.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **901 Southview Blvd, South Saint Paul, MN, 55075** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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