

SIGNAL HILLS SHOPPING CENTER

Retail Space Available For Lease In West St. Paul



1201 South Robert Street | West St. Paul, MN | 55118

Nancy Murdakes Brown

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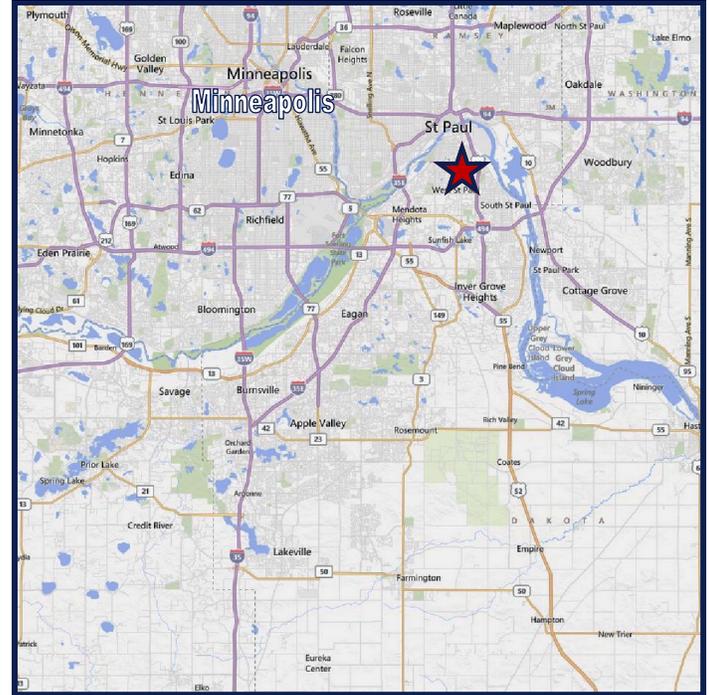
50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

Main: 612.332.6600

Fax: 612.376.4489

PROPERTY INFORMATION

ADDRESS	1201 South Robert Street
CITY, STATE	West St. Paul, MN
BUILDING SIZE	226,929 SF
YEAR BUILT/RENOVATED	1956/2006
LOT SIZE	34 Acres
SPACE AVAILABLE	1,766 SF - 15,519 SF
ASKING RENT	\$12.00 - \$20.00 Net
CAM 2019 EST.	\$3.27 PSF
RE TAXES 2019 EST.	\$2.12 PSF
CAM & TAX TOTAL EST.	\$5.39 PSF
PARKING	1,400 Spaces



DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	14,652	82,216	268,707
MEDIAN HH INCOME	\$52,598	\$50,033	\$48,170
AVERAGE HH INCOME	\$65,537	\$66,223	\$66,072
MEDIAN AGE	38.0	37.4	34.0

CO-TENANTS

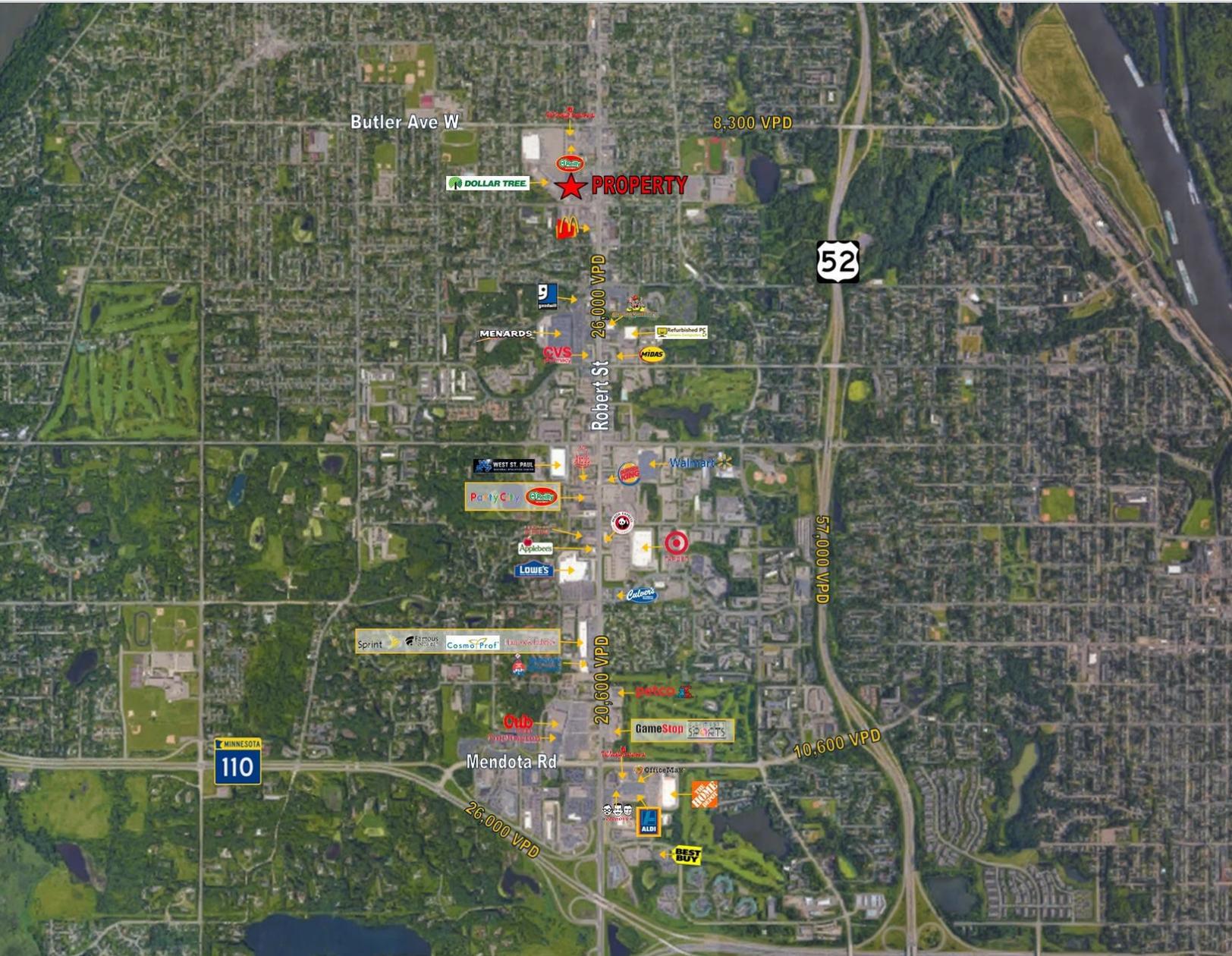
- Dollar Tree
- Subway
- Caribou Coffee
- Sarpino's Pizzeria
- Many more...

TRAFFIC COUNTS

ROBERT STREET	20,000 VPD
BUTLER AVE W	8,000 VPD

COMMENTS

- Signal Hills Shopping Center is a community retail center that is servicing the West St. Paul area. Anchored by Dollar Tree and Harbor Freight this center receives a great deal of daily visits. Other well-known retailers and service providers include, Caribou Coffee, Subway, Rainbow Clothing, Tokyo 23, PeopleReady, GNC, Sarpino's Pizza, and Taco Libre. These all add to the higher caliber to which Signal Hills Shopping Center is known for.
- The critical mass of people within 3 miles and the higher traffic counts along Robert Street continue to make Signal Hills a desirable retail location. Over the years, the fine business establishments that are located at this center continue to make Signal Hills a viable and exciting center for your retail or service business.



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SYMBOL KEY:

BUS	BUS STOP
CB	CATCH BASIN
-E-	EASEMENT FOR PIPELINE & UTILITY
HYDR	FIRE HYDRANT
SIGN	COMPLEX SIGN
TEL	TELEPHONE BOX
TRANS	ELECTRICAL TRANSFORMER
TRASH	TRASH RECEPTACLE/ENCLOSURE

SIGNAL HILLS SHOPPING CENTER	SQ. FT.	
Suite 1B	H&R Block	2,775
Suite 1C	Exquisite Image Cut & Color	1,270
Suite 2	Anytime Fitness	4,986
Suite 2A	PeopleReady	2,709
Suite 3	US Post Office	3,089
Suite 4	Castillo Bakery	1,378
Suite 4A	Michoacana Express	1,421
Suite 4B	PeopleReady	1,389
Suite 4C	GNC	976
Suite 5	Just Paws Pet Salon	1,084
Suite 6	Sarpino's Pizzeria	2,004
Suite 7	DeParis Nail Spa	1,362
Suite 7A	Vacant	4,440
Suite 8A	Signal Barbers	475
Suite 8B	Justin Time	640
Suite 8C	Mirjana's Tailor Shoppe	315
Suite 9	Harbor Freight	14,607
Suite 11	Rainbow USA	6787
Suite 14A	Vacant	4,200
Suite 14B	Footlocker	2,500
Suite 15	Vacant	2,563
Suite 16	Visionworks	2,000
Suite 17	Tokyo 23 Hibachi Buffet	13,113
Suite 18	Dollar Tree	10,919
Suite 19	Vacant	2,130
Suite 20	Vacant	15,539
Suite M2	St. Paul School of Music	1,029
Suite M4	St. Paul Budokan	1,853
E1	Electrical Room 1	
E2	Electrical Room 2	
E3	Electrical Room 3	
OUTLOT 1		
Suite 1219	Subway	1,751
Suite 1221	Taco Libre	2,645
Suite 1225	VoiceStream Minneapolis	2,303
E4	Electrical Room 4	
OUTLOT 2		
Suite 1191	Vacant	1,766
Suite 1193	Caribou Coffee	2,571
SR	Sprinkler Riser Room	
OUTLOT 3		
Suite 50	Vacant	103,678

AREA CALCULATIONS *

PARKING SPACES	1,019
PARKING LOT	570,859 SF
WALKS INSIDE PROPERTY LINE	14,663 SF
WALKS OUTSIDE PROPERTY LINE	10,355 SF
LANDSCAPE - GRASS	217,948 SF
LANDSCAPE - GRAVEL	13,189 SF

*Area Calculations are Approximate



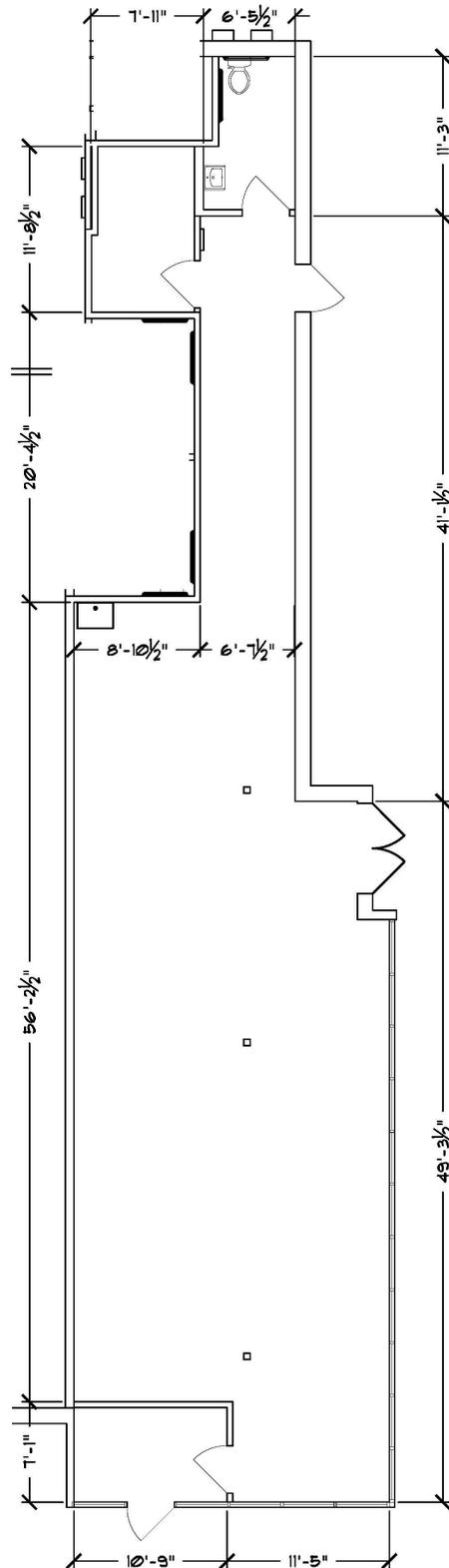
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 PREPARED BY WJR, INC. February 4, 2019

WJR
 Winther-Johnson-Robinson
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SUITE 1191 - 1,766 RSF

