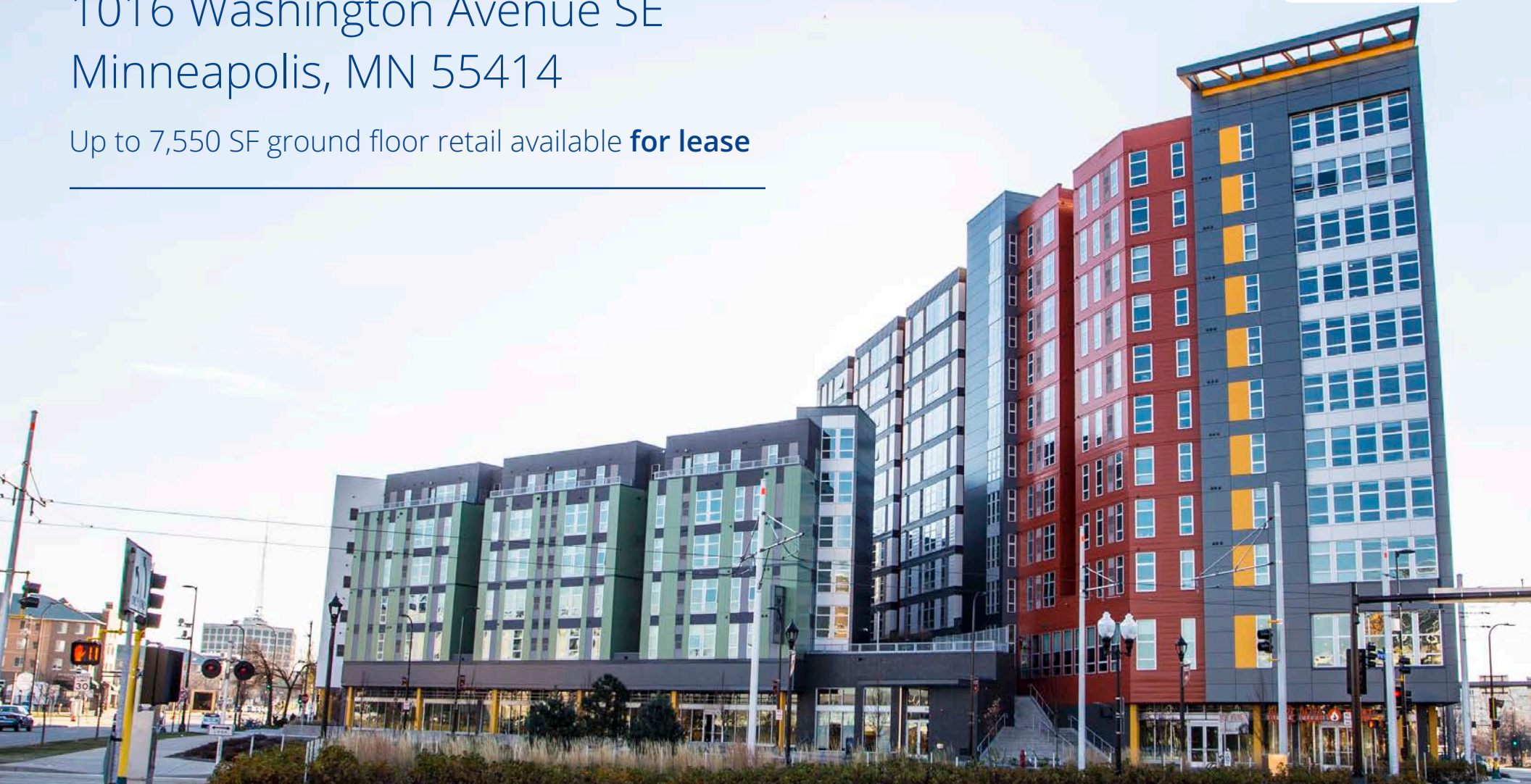


WaHu Retail

1016 Washington Avenue SE
Minneapolis, MN 55414

Up to 7,550 SF ground floor retail available **for lease**

The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, centered within a dark blue rectangular box. Below the box are three horizontal stripes: a yellow stripe on top, a red stripe in the middle, and a blue stripe on the bottom.

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Opportunity

Great opportunity to lease in the heart of Stadium Village near the University of Minnesota! Home to the Minnesota Gophers, this area is bustling with students and entertainment. Find your next home in this thriving retail area now available on the ground level of the WaHu Student Apartments.



Property Overview

Address	1016 Washington Avenue SE Minneapolis, MN 55414
Location	University Avenue SE & Huron Blvd SE
Year Built	2015
Availability	Up to 7,550 SF available off of Washington St SE Up to 5,302 SF available off of Huron Blvd
Parking	Street and covered ramp parking
2023 Tax & CAM	\$ 5.01 PSF Operating Expenses \$ 5.63 PSF Taxes \$10.64 PSF Total
Asking Lease Rate	Negotiable



**Multiple Student
Housing in
Immediate Area**



**Located Near
the University of
Minnesota**



**Ground Floor
Retail**



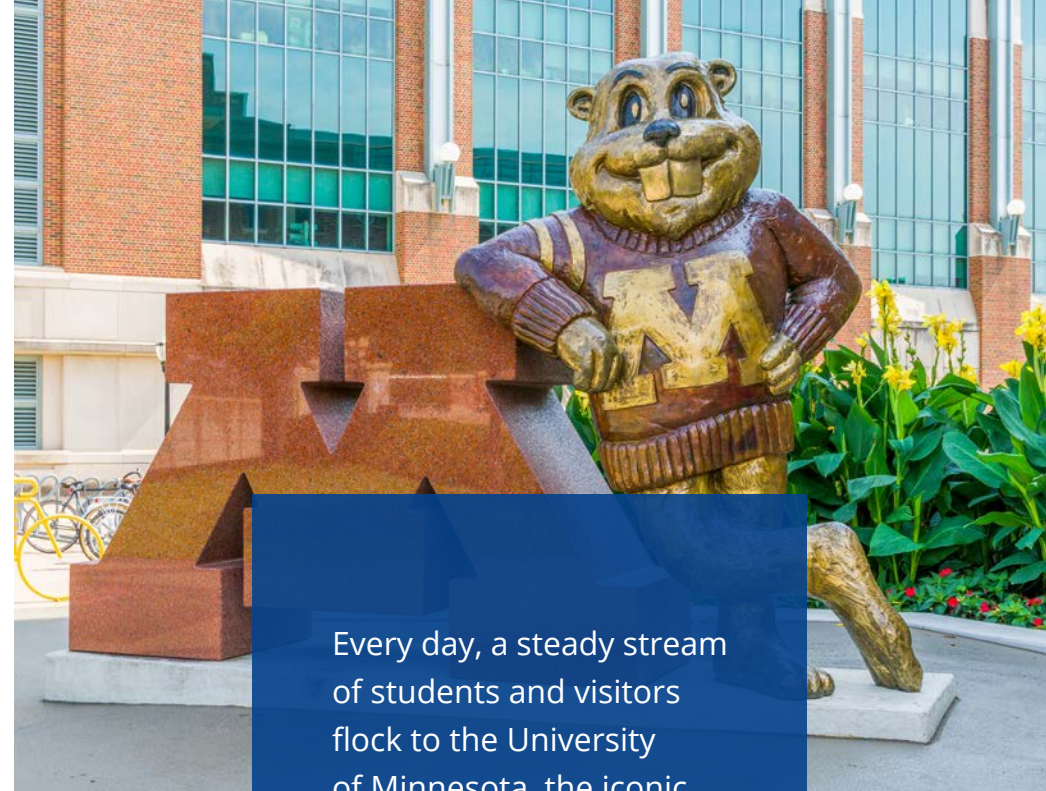
**1,000 Bikers
Per Day**



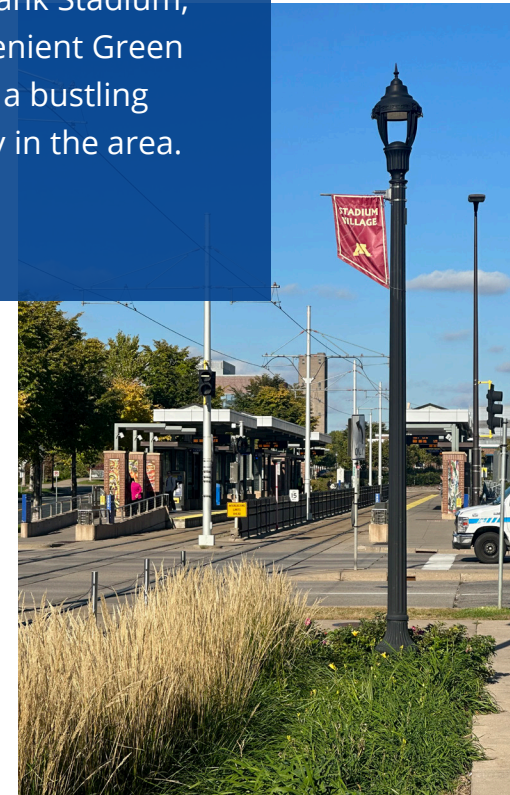
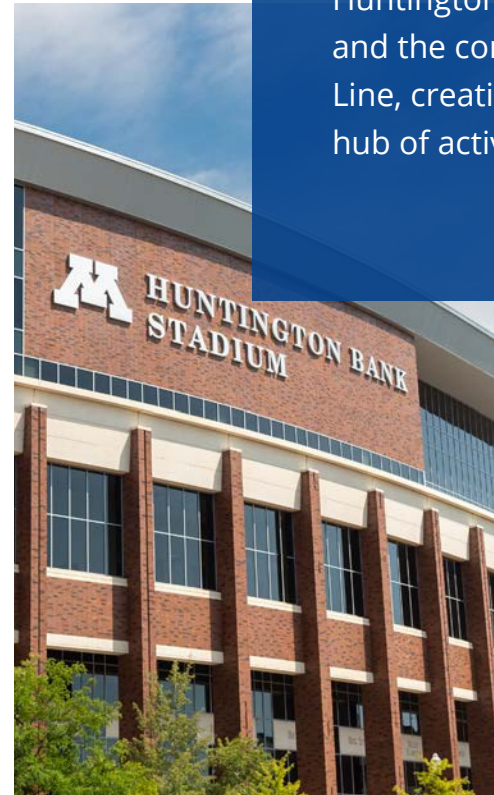
**200 Covered
Parking Stalls**



**Across From Light
Rail Station**



Every day, a steady stream of students and visitors flock to the University of Minnesota, the iconic Huntington Bank Stadium, and the convenient Green Line, creating a bustling hub of activity in the area.



Retail Space

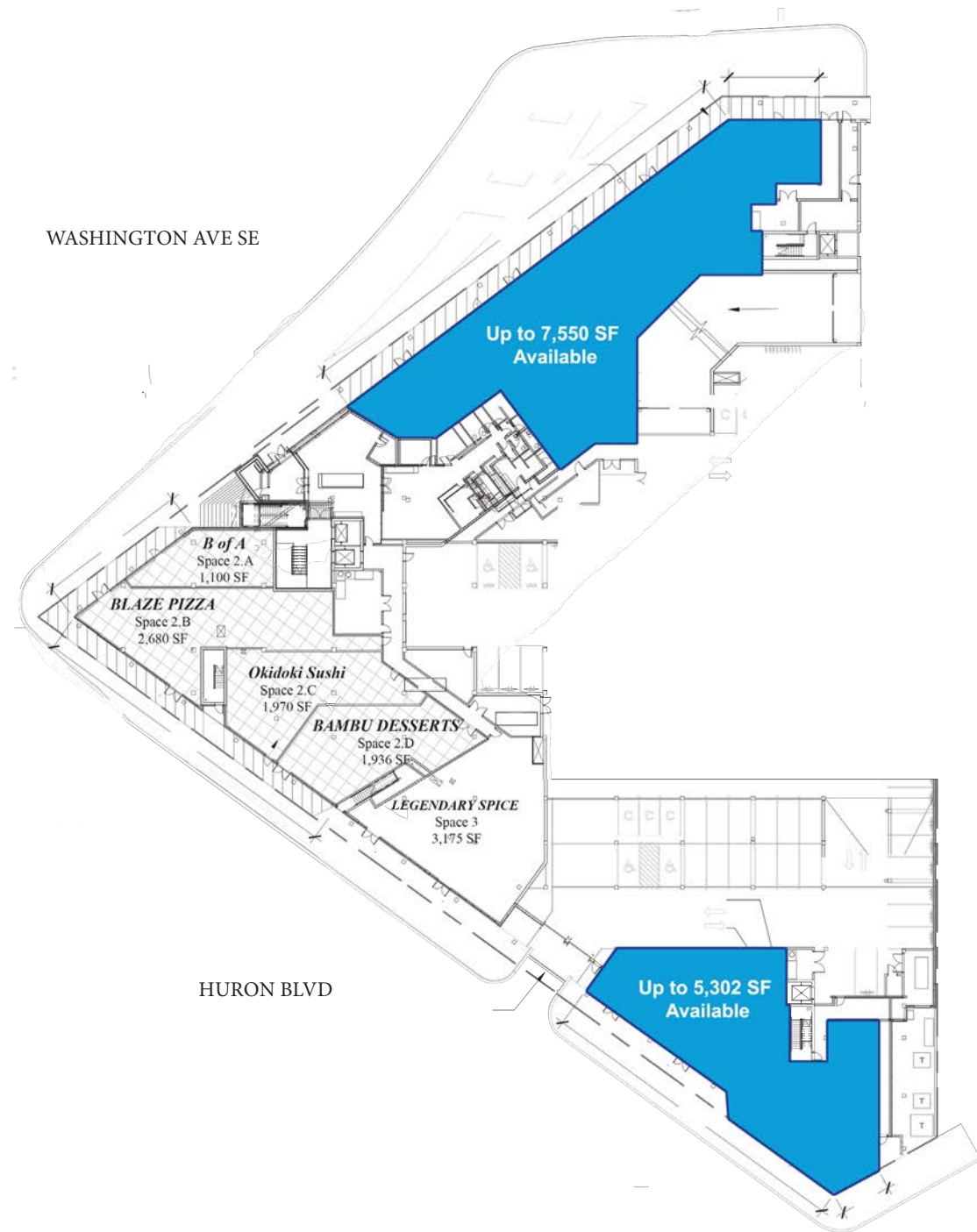
Up to 7,550 SF available
off of Washington St SE

Up to 5,302 SF available
off of Huron Blvd

Space can be divided or
leased as one unit

Street and covered ramp
parking

Co-Tenants include Bank
of America, Blaze Pizza,
Legendary Spice, Mumu
Tea, and Bambu Desserts



Traffic Count

WaHu Retail is ideally situated in the heart of a bustling area near the University of Minnesota campus. The prime location ensures a steady stream of traffic, creating an ideal setting for a company's success.

Washington Ave SE
3,509 vpd

University Ave SE
10,372 vpd

Huron Blvd SE
18,639 vpd



Market Update and Demographics

The property is strategically placed along a path frequented by numerous students daily and is a prime spot for a businesses looking to tap into a dynamic customer base.



Current Population

1 mi: 29,495
3 mi: 219,020
5 mi: 518,047



Daytime Population

1 mi: 30,317
3 mi: 301,231
5 mi: 423,411



Average Household Income

1 mi: \$62,931
3 mi: \$95,202
5 mi: \$104,637



Households

1 mi: 10,213
3 mi: 99,159
5 mi: 227,315

55,000

Students Enrolled
at University of
Minnesota

20,000

Faculty & Staff
at University of
Minnesota

26,000

Metro Transit
Green Line
Ridership

687

Hotel Rooms
in Area

3,750

Foot Traffic

1,000

Bike Traffic





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