

# River Center Plaza

1593-1655 N Broadway, Rochester, MN 55906



## PROPERTY SUMMARY

- Large Storefronts
- Prime Visibility
- Competitive Lease Terms
- Convenient Location
- Parking & Accessibility
- Premier Location

# River Center Plaza

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Address	Total Size	Lease Rate	CAM/ReTax
1643 N Broadway Ave, Rochester, MN 55906	4,640 sqft	\$17/SF/Year NNN	\$9.90 PSF
1635 N Broadway Ave, Rochester, MN 55906	2,400 sqft	\$12/SF/Year NNN	\$9.90 PSF
1627 N Broadway Ave, Rochester, MN 55906	2,383 sqft	\$12/SF/Year NNN	\$9.90 PSF

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# 1643 N Broadway Ave, Rochester, MN 55906



## Property Features

- Turnkey Restaurant Ready
- Parking Abundance
- Indoor-Outdoor Versatility
- ADA Accessible
- Proven History of Success
- Maximum visibility

Located in a busy strip center, this well-known former restaurant space offers a turnkey opportunity with strong local recognition. The layout features an open dining area, a built-in bar, and access to sidewalk seating — ideal for seasonal outdoor service. Enjoy steady foot traffic, excellent visibility, and a location with a history of success.



**Total Size**  
4,640 sqft

**Lease Rate**      **CAM / RETAX**  
\$17 SF              \$9.90



# 1635 N Broadway Ave, Rochester, MN 55906



## Property Features

- High-Traffic Power Center
- Parking Abundance
- Optimal Retail/Professional Layout
- ADA Accessible
- Maximum Brand Exposure

Prime 2,400 SF space in River Center Plaza with floor-to-ceiling windows, prominent signage, and a wide storefront. Nestled between a popular buffet and the Driver's License Center, this location benefits from nonstop visibility and foot traffic.



**Total Size**  
2,400 sqft

**Lease Rate**      **CAM / RETAX**  
\$12 SF              \$9.90



**1627 N Broadway Ave, Rochester, MN 55906**



## Property Features

- Maximum Exposure
- Parking Abundance
- Versatile Layout
- Premium Amenities
- Prime Accessibility

Spacious and versatile 2,383 sq ft unit located in a well-trafficked strip mall. This space features an open layout, large display windows, and a private restroom with a shower, making it ideal for a variety of retail or service-based businesses. The property offers excellent visibility, easy customer access, and flexible use options.



**Total Size**  
2,383 sqft

**Lease Rate**      **CAM / RETAX**  
\$12 SF              \$9.90



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