

Retail + Office | For Lease

CBRE

Moment Apartments

650 Portland Ave, Minneapolis, MN 55415

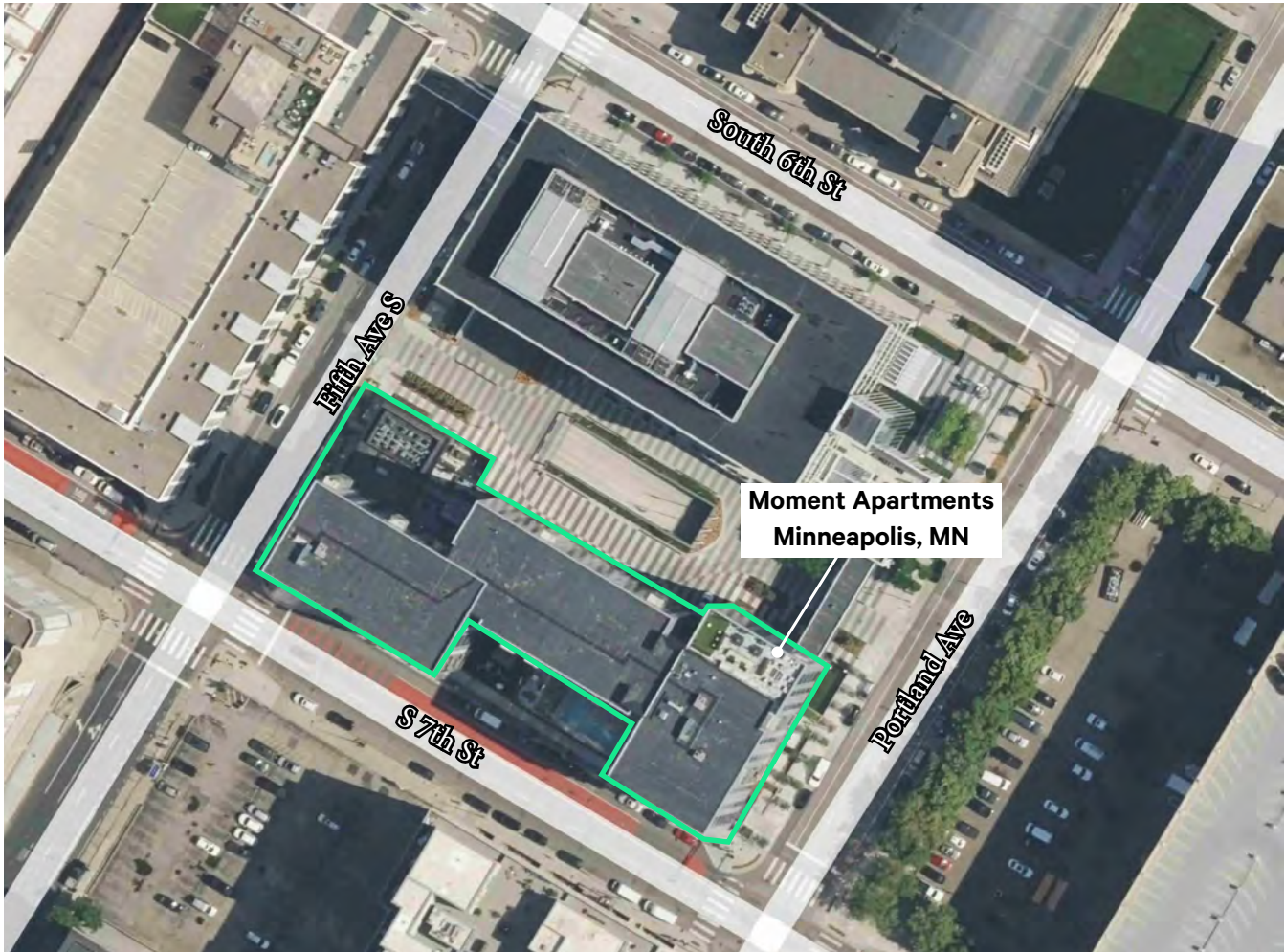
2,525 SF Available



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Property Overview

- + 2,525 sf approx total vacant for lease on first floor facing Fifth Ave South.
- + Next to the skyway from Thrivent headquarters to Sora Apts and also the skyway from Hyatt Place /701 Bldg to SPS Commerce.
- + The suite is ideal for a retailer, dental, business service, etc.
- + Currently the suite is a wide-open space with no interior walls.
- + This is first floor of the newer 10 story 222 Moment residences (2023 built for \$83 Million).
- + The total commercial area is approximately 28,711 sf.
- + \$20.00 NNN per square foot per year base rent.
- + \$10.00 per square foot per year tax/cam/ops.
- + Tenant responsible for its own in suite janitorial.
- + Utilities are tenant's responsibility.
- + HVAC repairs replacement maintenance is a tenant expense. The HVAC serving the suite is new.
- + Restrooms are to be built private to the suite.
- + Sprinklered suite.
- + Handicap accessible.
- + [Bldg Video](#)

Property Highlights

- + Large windows facing 5th Ave, Sora, Thrivent, Hyatt, etc.
- + Landlord willing to provide a generous improvement allowance.
- + Walking distance to additional retail, food, business services, Minneapolis Athletic Club, Minneapolis Club, US Bank Stadium, The Armory, Commons Park, etc.
- + Walk to the nearby light rail stop.
- + Neighbors include Starbucks, New Horizon Academy, Fire Fighters for Healing, Wells Fargo, HCMC, Capella, US Bank, etc.
- + Short term parking on site. Additional ramp parking nearby.
- + Landlord: www.sherman-associates.com. Over 40 years of experience as one of the largest developer landlords in the Midwest.
- + Managed by Sherman Associates. Headquarters close by.
- + Security guard service provided in the common areas.
- + Numerous hotels on neighboring blocks.
- + Coop brokers welcome.

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Area Map



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Property Photos

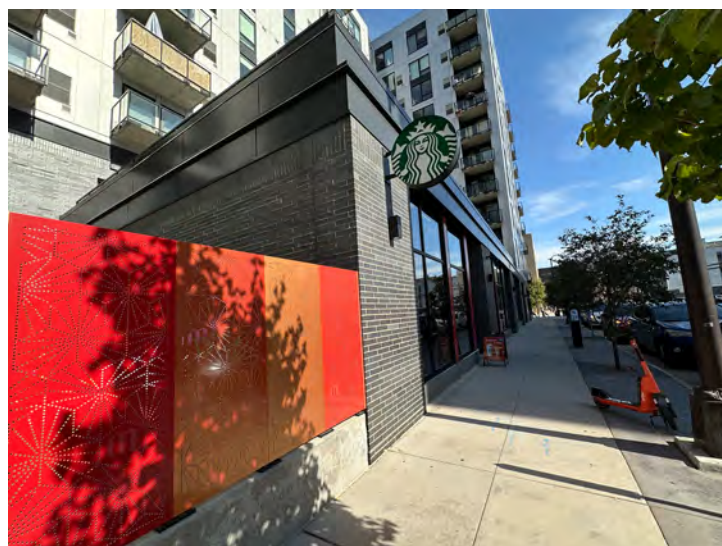


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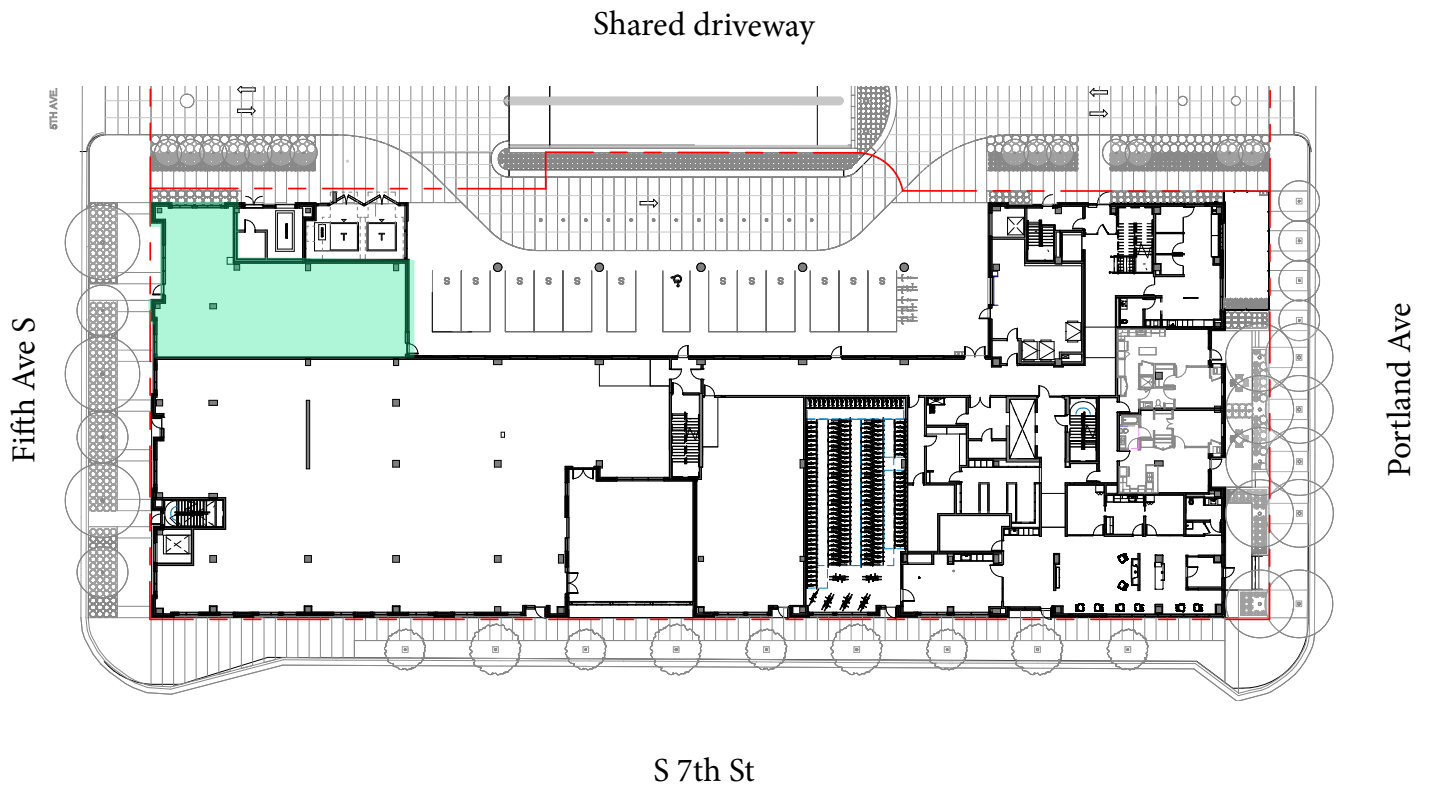
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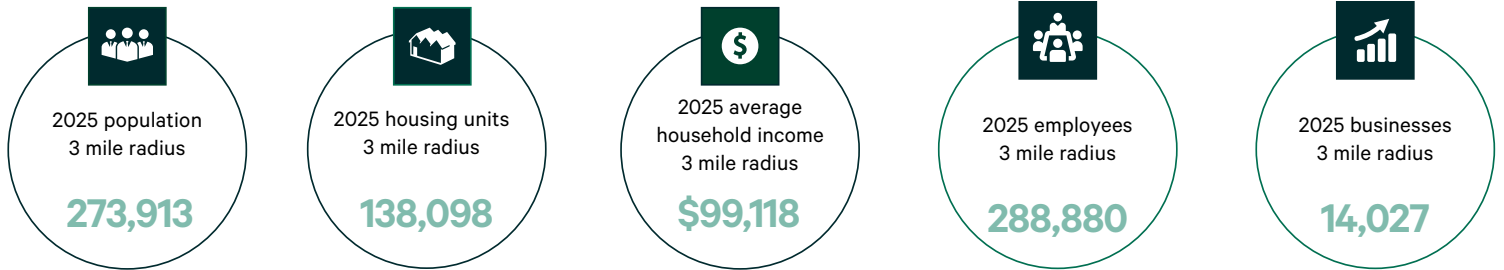


Site Plan



Vacant

Demographics



	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population - Current Year Estimate	51,024	273,913	504,783
2030 Population - Five Year Projection	53,444	281,227	513,485
2020 Population - Census	46,380	265,121	494,062
2010 Population - Census	34,918	228,317	440,284
2020-2025 Annual Population Growth Rate	1.83%	0.62%	0.41%
2025-2030 Annual Population Growth Rate	0.93%	0.53%	0.34%
HOUSEHOLDS			
2025 Households - Current Year Estimate	29,281	127,255	227,608
2030 Households - Five Year Projection	31,124	132,396	234,237
2020 Households - Census	25,951	119,908	218,131
2010 Households - Census	18,843	98,778	189,699
2020-2025 Compound Annual Household Growth Rate	2.33%	1.14%	0.81%
2025-2030 Annual Household Growth Rate	1.23%	0.80%	0.58%
2025 Average Household Size	1.58	2.02	2.11
HOUSEHOLD INCOME			
2025 Average Household Income	\$104,608	\$99,118	\$114,687
2030 Average Household Income	\$114,358	\$108,227	\$124,845
2025 Median Household Income	\$66,857	\$68,915	\$81,099
2030 Median Household Income	\$76,450	\$77,166	\$88,739
2025 Per Capita Income	\$60,385	\$46,221	\$51,728
2030 Per Capita Income	\$67,007	\$51,119	\$56,951
HOUSING UNITS			
2025 Housing Units	33,042	138,098	244,305
2025 Vacant Housing Units	3,761 11.4%	10,843 7.9%	16,697 6.8%
2025 Occupied Housing Units	29,281 88.6%	127,255 92.1%	227,608 93.2%
2025 Owner Occupied Housing Units	4,651 14.1%	32,436 23.5%	93,709 38.4%
2025 Renter Occupied Housing Units	24,630 74.5%	94,819 68.7%	133,899 54.8%
EDUCATION			
2025 Population 25 and Over	39,563	180,534	343,788
HS and Associates Degrees	13,921 35.2%	65,497 36.3%	120,462 35.0%
Bachelor's Degree or Higher	21,869 55.3%	97,992 54.3%	200,185 58.2%
PLACE OF WORK			
2025 Businesses	5,225	14,027	22,103
2025 Employees	152,774	288,880	400,085

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