

Retail + Office | For Lease

CBRE

Riverside Plaza

1610 S 6th St Minneapolis, MN 55454

17,500 SF Available



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For Lease



Property Overview

- + 17,500sf approx total available for lease.
- + Elevator in the suite. Handicap accessible.
- + Divisible to 8,750sf approx.
- + Many classrooms have sinks in the room.
- + 30,563sf of total commercial area in Riverside Plaza.
- + Most classrooms have large exterior windows.
- + \$20.00 per square foot per year gross rent.
- + Tenant controls its own HVAC temps.
- + Tenant responsible for its own in suite janitorial.
- + Two common outdoor playground areas. Near the Brian Coyle Neighborhood Center.
- + Former charter school space.
- + Move in condition.
- + Numerous classrooms, offices, and common space.
- + Sprinklered suite.

Property Highlights

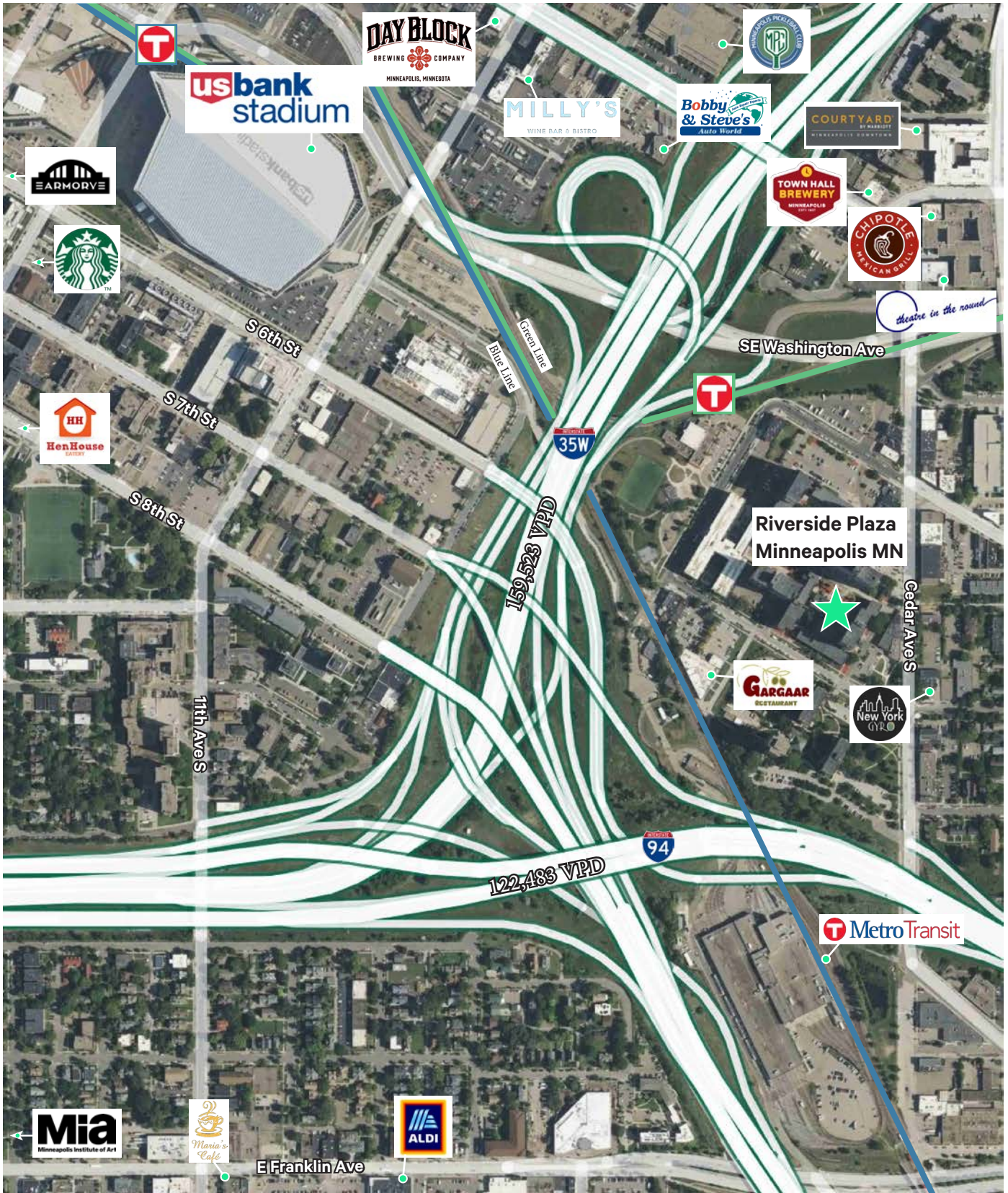
- + Landlord will finance improvement allowance on top of the rent.
- + Surface parking areas and on street parking.
- + Centered in large multi-family apartment community (1300 units).
- + Landlord: www.sherman-associates.com. Over 40 years of experience as one of the largest developer landlords in the Midwest.
- + Walking distance to retail, food, and business services.
- + Managed by Sherman Associates. Headquarters close by. On site management office.
- + Next to Cedar Riverside light rail station.
- + Security guard service provided in the common areas.
- + Near UMN West Bank Campus/ Law School/Carlson MBA/ Humphrey Public Affairs, and Augsburg University.
- + Walking distance to Mississippi River and West River Parkway pathways.
- + Walking distance to US Bank Stadium. Next to I-94/I-35W intersection.
- + Coop brokers welcome.

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Area Map



Riverside Plaza

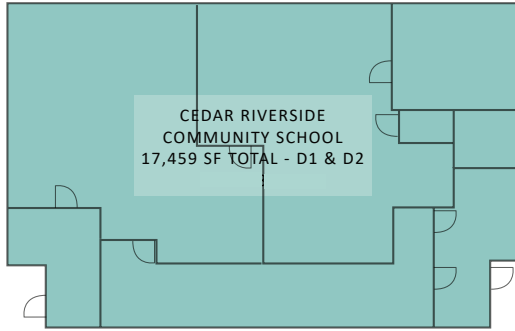
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For Lease

Property Photos



Floor Plan



D1 BUILDING
1ST FLOOR





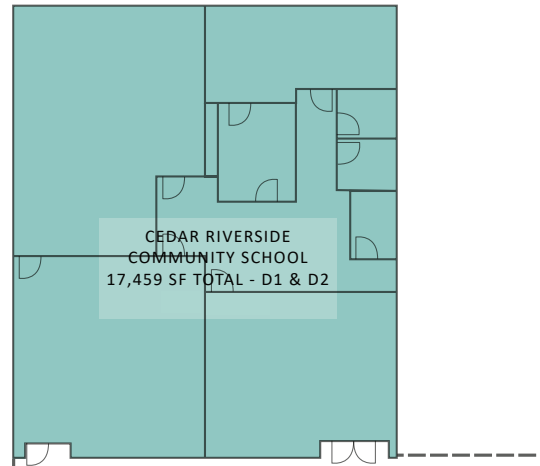
D1 BUILDING
2ND FLOOR

Riverside Plaza - D1

1610 S 6th Street
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Floors 1-3
Updated 2.1.18

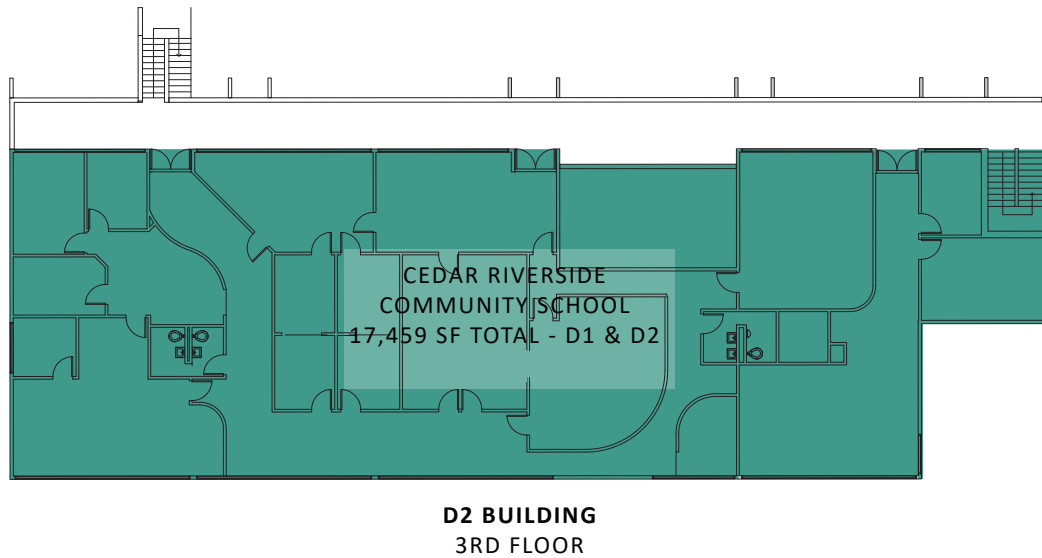
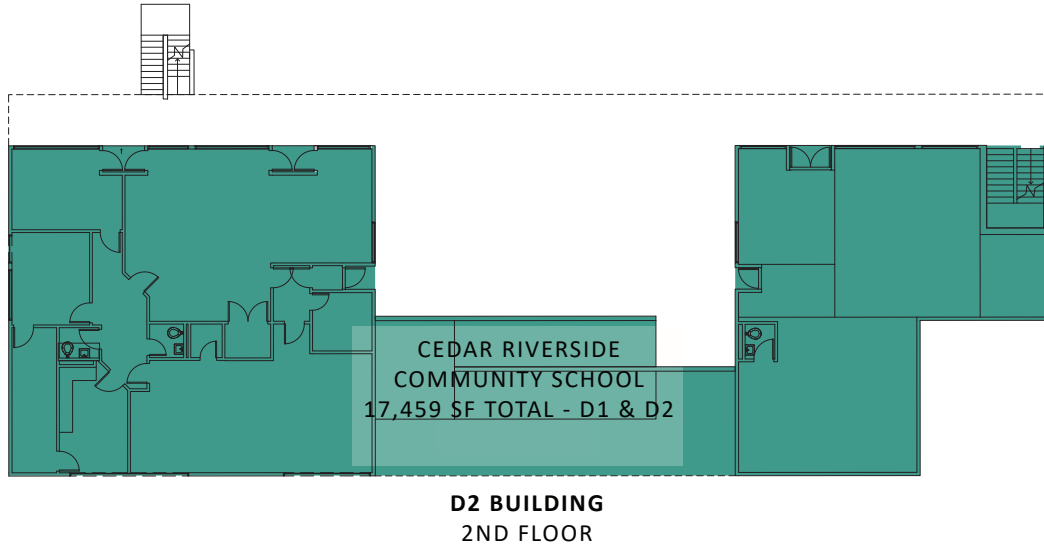
-  Vacancy
-  Occupied



D1 BUILDING
3RD FLOOR



Floor Plan



Riverside Plaza - D2

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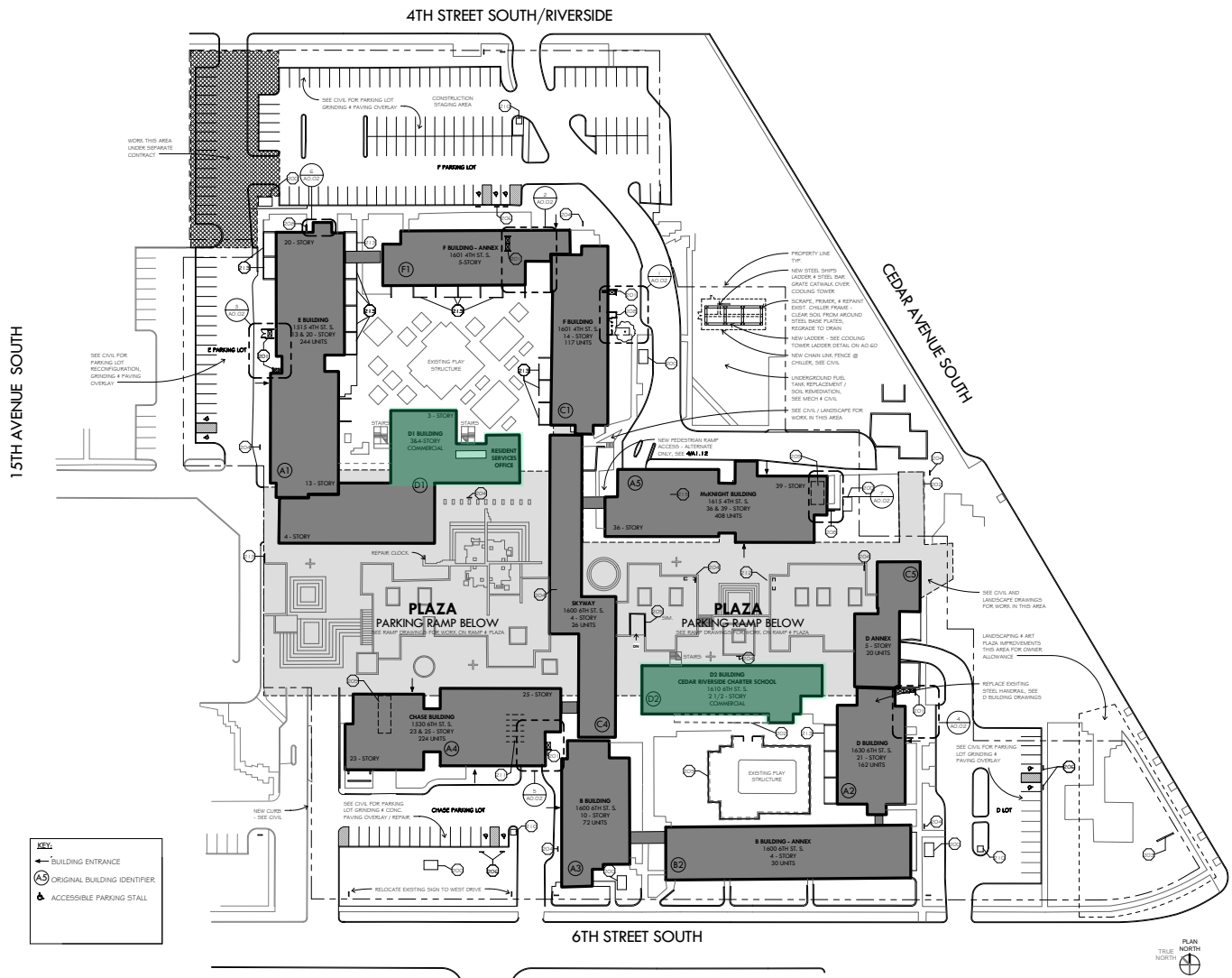
Floors 2 and 3
Updated 8.15.19



Site Plan



Site Plan



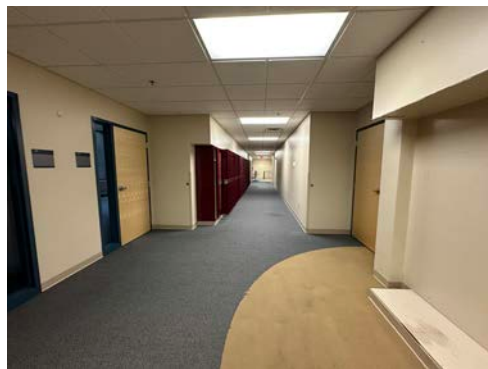
Vacancy

Riverside Plaza

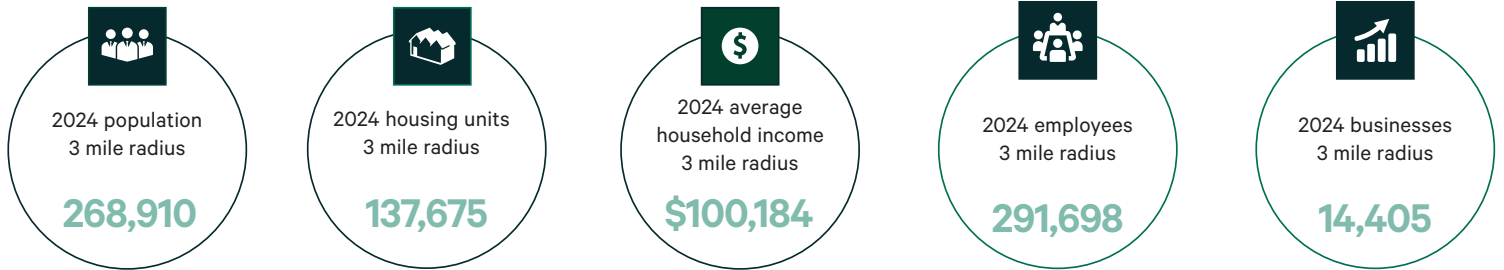
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Property Photos



Demographics



	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Current Year Estimate	23,930	180,211	382,549
2029 Population - Five Year Projection	24,188	183,311	388,225
2020 Population - Census	23,262	179,326	380,281
2010 Population - Census	21,254	165,152	349,630
2020-2024 Annual Population Growth Rate	0.67%	0.12%	0.14%
2024-2029 Annual Population Growth Rate	0.21%	0.34%	0.30%
HOUSEHOLDS			
2024 Households - Current Year Estimate	9,353	69,124	149,095
2029 Households - Five Year Projection	9,310	69,654	149,963
2010 Households - Census	8,464	63,449	137,673
2020 Households - Census	9,126 92.5%	69,229 94.2%	148,562 94.9%
2020-2024 Compound Annual Household Growth Rate	0.58%	-0.04%	0.08%
2024-2029 Annual Household Growth Rate	-0.09%	0.15%	0.12%
2024 Average Household Size	2.43	2.55	2.49
HOUSEHOLD INCOME			
2024 Average Household Income	\$74,455	\$95,532	\$104,363
2029 Average Household Income	\$85,094	\$110,143	\$120,153
2024 Median Household Income	\$50,691	\$65,919	\$73,525
2029 Median Household Income	\$55,552	\$76,532	\$83,451
2024 Per Capita Income	\$30,206	\$36,787	\$40,859
2029 Per Capita Income	\$33,956	\$42,013	\$46,610
HOUSING UNITS			
2024 Housing Units	10,180	74,085	158,294
2024 Vacant Housing Units	827 8.1%	4,961 6.7%	9,199 5.8%
2024 Occupied Housing Units	9,353 91.9%	69,124 93.3%	149,095 94.2%
2024 Owner Occupied Housing Units	2,599 25.5%	30,937 41.8%	76,132 48.1%
2024 Renter Occupied Housing Units	6,754 66.3%	38,187 51.5%	72,963 46.1%
EDUCATION			
2024 Population 25 and Over	15,894	118,210	254,599
HS and Associates Degrees	7,751 48.8%	57,379 48.5%	116,356 45.7%
Bachelor's Degree or Higher	5,235 32.9%	46,834 39.6%	114,377 44.9%
PLACE OF WORK			
2024 Businesses	1,766	6,512	12,761
2024 Employees	56,023	144,685	234,163

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Contact Us

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