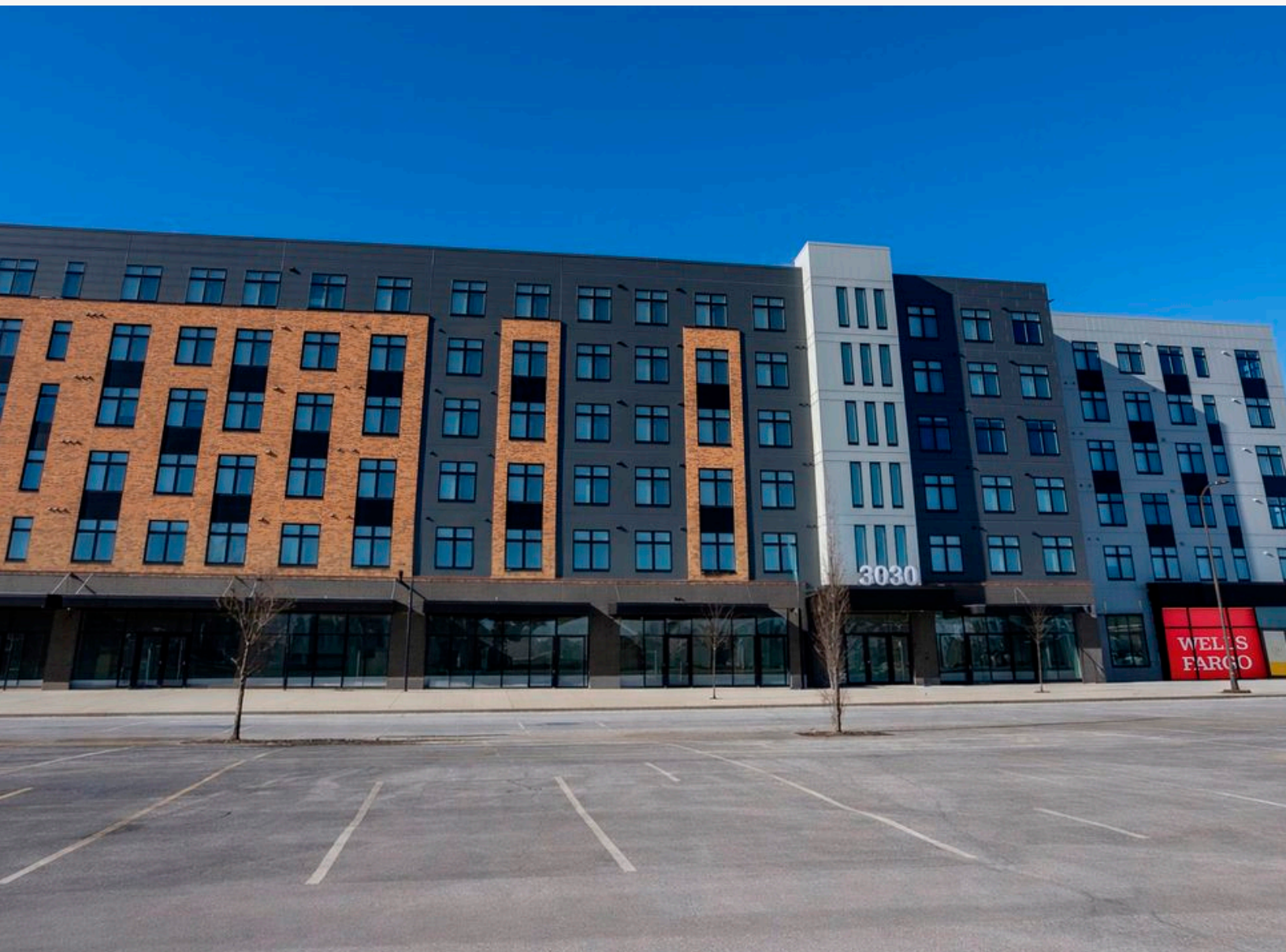


FOR SALE

# Opportunity Crossing Commercial Condos

3030 Nicollet Ave, Minneapolis, MN 55408

Opportunity Crossing is a transformative, six-story mixed-use development led by Project for Pride in Living (PPL), reimagining a site impacted by the 2020 unrest into a place of stability, opportunity, and long-term community investment.



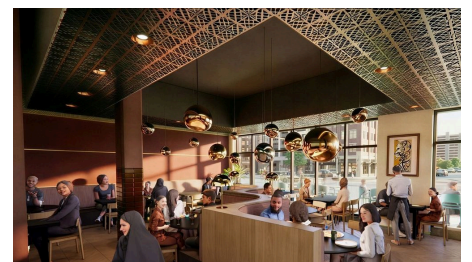
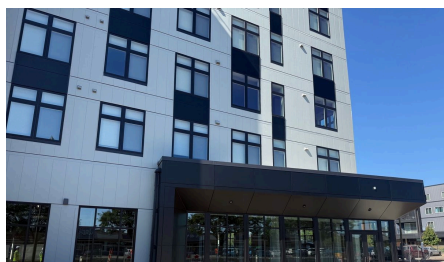
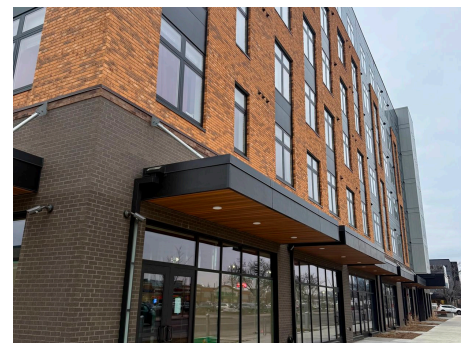
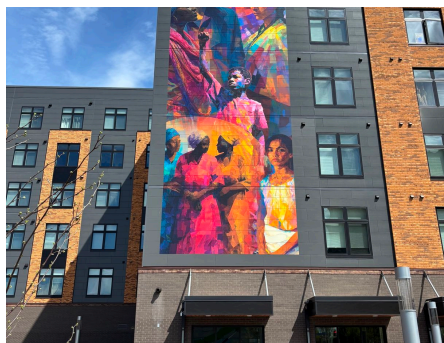
# Opportunity Crossing Commercial Condos

## About the Property

The building includes 110 units of deeply affordable housing, serving households earning up to 50% AMI, and a vibrant ground floor anchored by a new Wells Fargo branch and locally owned businesses. Designed with community input, the project introduces a commercial condo ownership model, creating rare opportunities for small business owners to purchase their space. This model allows local entrepreneurs to purchase and own their storefronts, enabling them to build equity, stabilize operating costs, and establish long-term roots in the corridor. The condos include a new Wells Fargo branch as well as Martiya, an upcoming upscale East African restaurant from the owner of Afro Deli & Grill.

## Location

Located at the intersection of Lake Street & Nicollet Ave, Opportunity Crossing sits within one of Minneapolis' most dynamic and culturally rich corridors. Known for its diversity, entrepreneurial spirit, and strong community identity, the area is home to a wide range of local businesses, restaurants, and services that reflect the neighborhood's global character. Since 2020, Lake & Nicollet has been re-emerging as a hub of activity and resilience, supported by strong transit access and high visibility, ongoing public and private investment, a local customer base, and a growing mix of new and returning businesses. Opportunity Crossing is positioned at the heart of this momentum, offering business owners the chance to be part of the corridor's next chapter.



### Building Size

180,000

### Year Built

2025

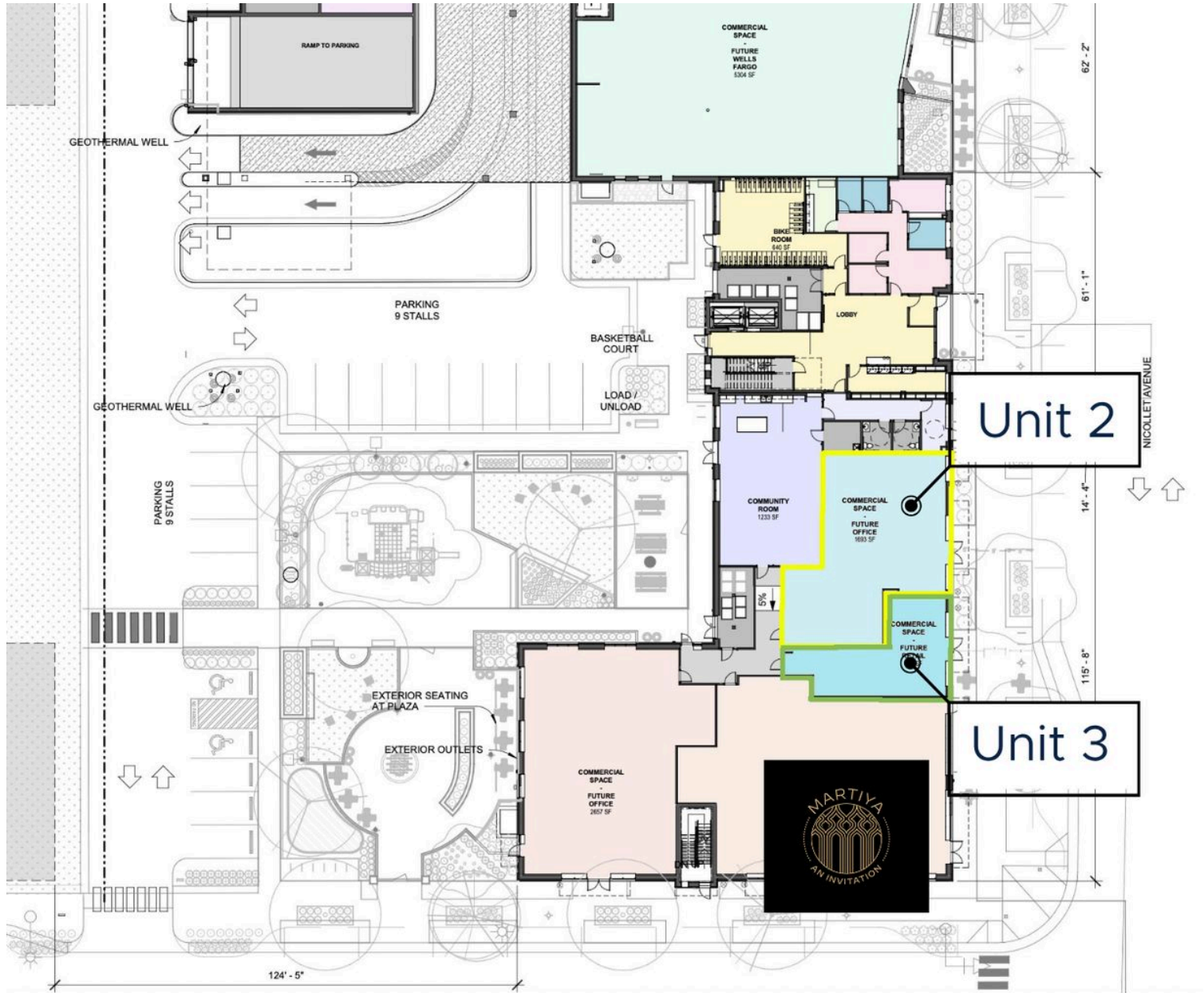
### Sale Price

Unit 2: \$271,970 Unit 3:  
\$127,920

- ✓ Opportunity to build equity in a permanently affordable, high-quality development
- ✓ Built in customer base with 110 residential units + strong Nicollet Avenue corridor visibility
- ✓ Community-centered model designed to support local entrepreneurs and neighborhood vitality
- ✓ Long-term stability anchored by institutional partners and mission-driven development
- ✓ Significant financial support available through partnerships with the City of Minneapolis, Minneapolis Foundation, and Wells Fargo



# Site Plan



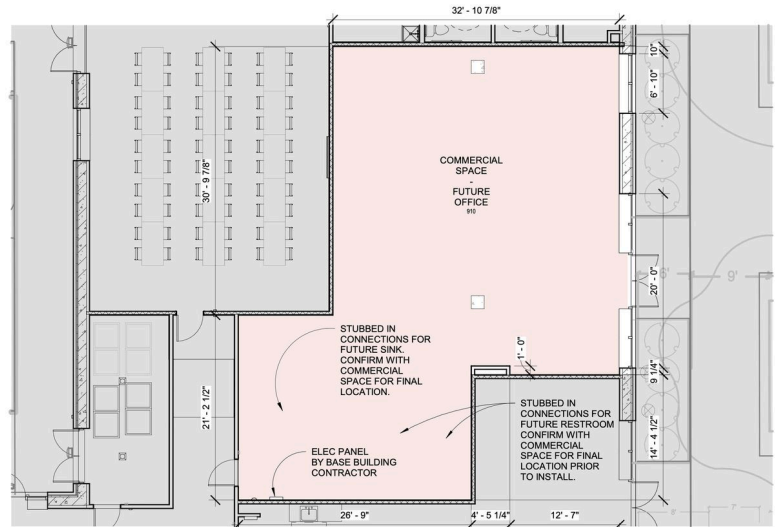
Opportunity Crossing Commercial Condos

## Unit 2

Rentable Area: **1,693 RSF**

Availability: **Immediately**

Lease Rate: **For Sale**



Sale Price: \$271,970

- Wells Fargo Down Payment Assistance: \$97,894
- 2026 Association Dues: \$1,035/mo | 2026 Property Tax: \$1,749.50/yr
- Heat pumps using geothermal & 200 AMP Electrical Service
- Larger footprint ideal for established or expanding businesses
- Prominent frontage with strong visibility along Nicollet Avenue
- Located within a vibrant new mixed-use building with built-in customer base



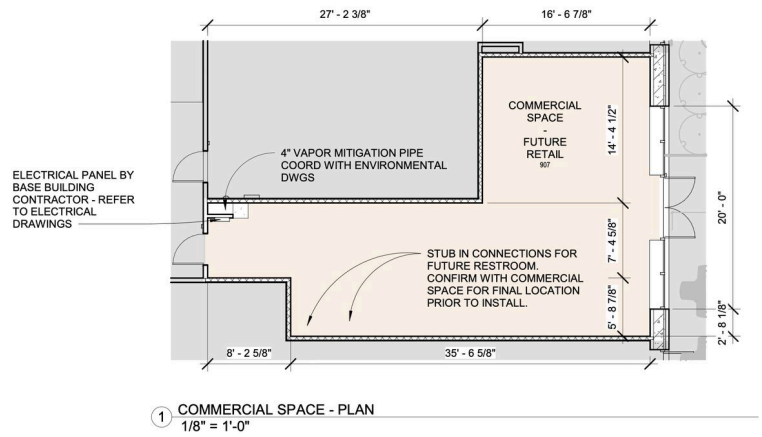
Opportunity Crossing Commercial Condos

# Unit 3

Rentable Area: **761 RSF**

Availability: **Immediately**

Lease Rate: **For Sale**



Sale Price: \$127,920

- Wells Fargo Down Payment Assistance: \$47,392
- 2026 Association Dues: \$499/mo / 2026 Property Tax: \$717.78/yr
- Heat pumps using geothermal & 200 AMP Electrical Service
- Efficient layout suited for a variety of small business uses
- Opportunity to own space in a high-impact, community-centered development
- Located within a vibrant new mixed-use building with built-in customer base



The Neighborhood

# Lake Street

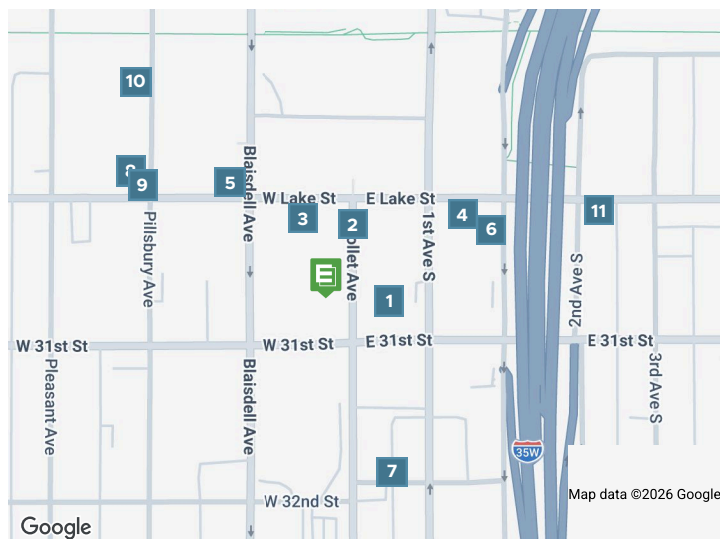
Lake Street is one of Minneapolis' most vibrant and culturally rich commercial corridors, stretching across the city through a dynamic mix of neighborhoods, small businesses, restaurants, markets, arts organizations, and community spaces. Known as the "Lake of 10,000 Lands," the corridor reflects generations of immigrant entrepreneurship and local creativity, creating a uniquely authentic urban experience filled with global cuisine, independent retail, and strong neighborhood identity.



 **89**  
WALK SCORE

 **65**  
TRANSIT SCORE

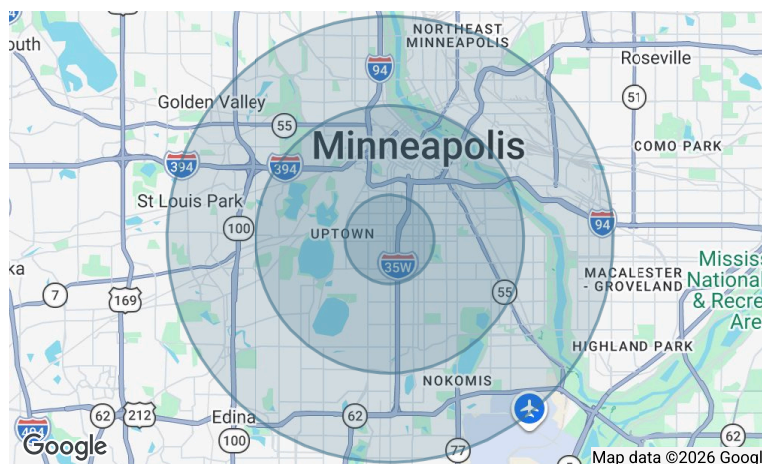
 **96**  
BIKE SCORE



- 1** Subway
- 1** Chengs Garden
- 2** Taqueria El Primo
- 3** Pearle Vision
- 4** Hibachi Buffet
- 4** Muhim's Café
- 5** Kfc
- 6** Chinese Express
- 7** Valerie's Taqueria Inc
- 8** Liido Restaurant
- 8** Jazeera Restaurant
- 8** Falastin Cafe
- 8** Lee's Mexican Grill
- 8** Masala India
- 8** Alla Ma'aan
- 8** Istanbul Grill
- 8** Bj Kitchen
- 8** Ahlan Coffee
- 8** Safari Coffee
- 8** Sharif's Coffee
- 9** Moonlight Cafe
- 10** Mano Grill
- 10** Zaki's Kitchen
- 10** United Kitchen MN
- 10** Iman Cafe LLC
- 10** Happy Cafe
- 11** El Condor Latin Asian Restaurant LLC
- 11** Mi Lindo Guanajuato

Demographics	1 Mile	3 Miles	5 Miles
<b>Total population</b>	49,693	252,135	519,860
<b>Median age in years</b>	31.5	34.1	34.1
<b>Total households</b>	23,598	120,077	234,422
<b>Median household income</b>	\$68,637	\$80,153	\$84,882
<b>Average household size</b>	2.04	1.98	2.12
<b>Average home value</b>	\$447,179	\$559,519	\$539,084

Data Source: ESRI/ArcGIS (2025)



# Neighborhood Photos

