

FOR SALE

Sullivan Lake Redevelopment Opportunity

800 53RD AVE, | COLUMBIA HEIGHTS, MN



800 53RD AVE

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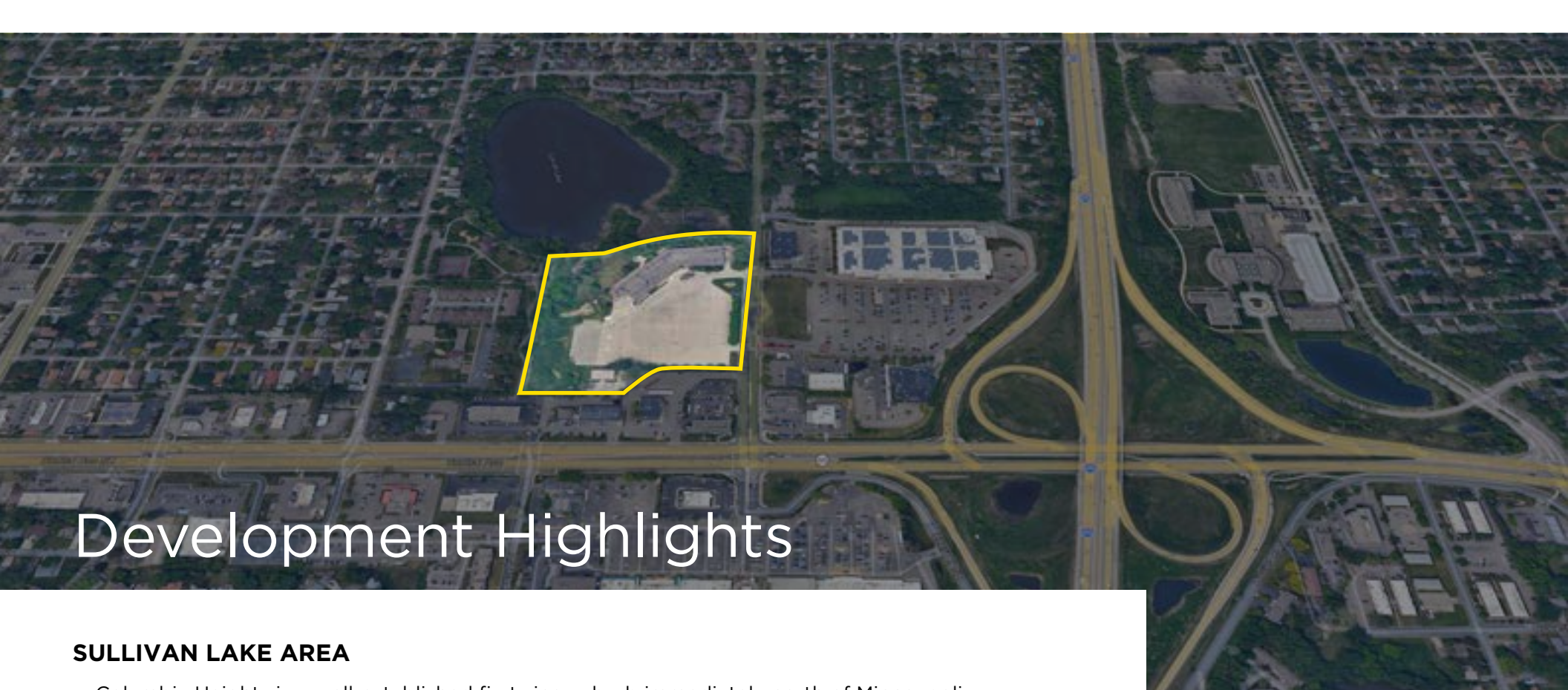
Offering Summary

The property consists of 12.01 acres and is located on Sullivan Lake between NE Central Ave/Highway 65 and University Ave NE. This location allows for easy access to major roadways such as I-694, I-94 and Highway 100. Access is provided from either NE Central Ave or University Ave NE.

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PARCEL NUMBER	26-30-24-11-0020
LAND AREA	523,155 SF / 12.01 acres
BUILDING AREA	137,087 SF
UTILITIES	On Site
ZONING	Commercial and/or Transit Oriented Development





Development Highlights

SULLIVAN LAKE AREA

Columbia Heights is a well-established first-ring suburb immediately north of Minneapolis, offering a balanced mix of residential neighborhoods, retail amenities, and convenient access to downtown via Central Avenue and I-694. The city benefits from steady housing demand driven by its affordability relative to Minneapolis, strong local services, and proximity to major employment centers. The Sullivan Lake area is a notable neighborhood amenity, providing green space, walking paths, and recreational appeal that enhances overall livability. Together, Columbia Heights and the surrounding Sullivan Lake area present a stable, community-oriented environment with enduring appeal to both residents and investors.

Close to major transit and highways, specifically 694 which provides access to the entire metro.

APPROVED 2040 COMPREHENSIVE PLAN AMENDMENT

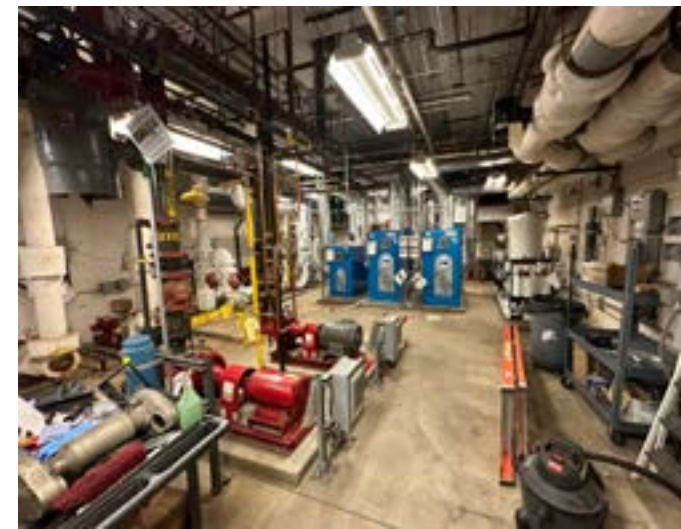
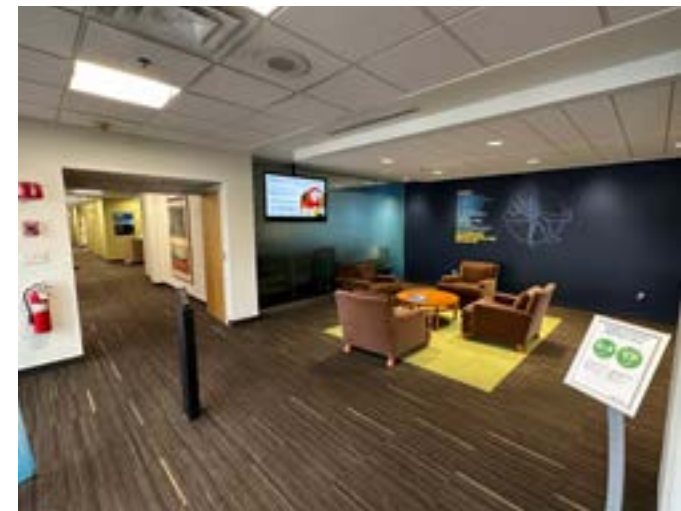
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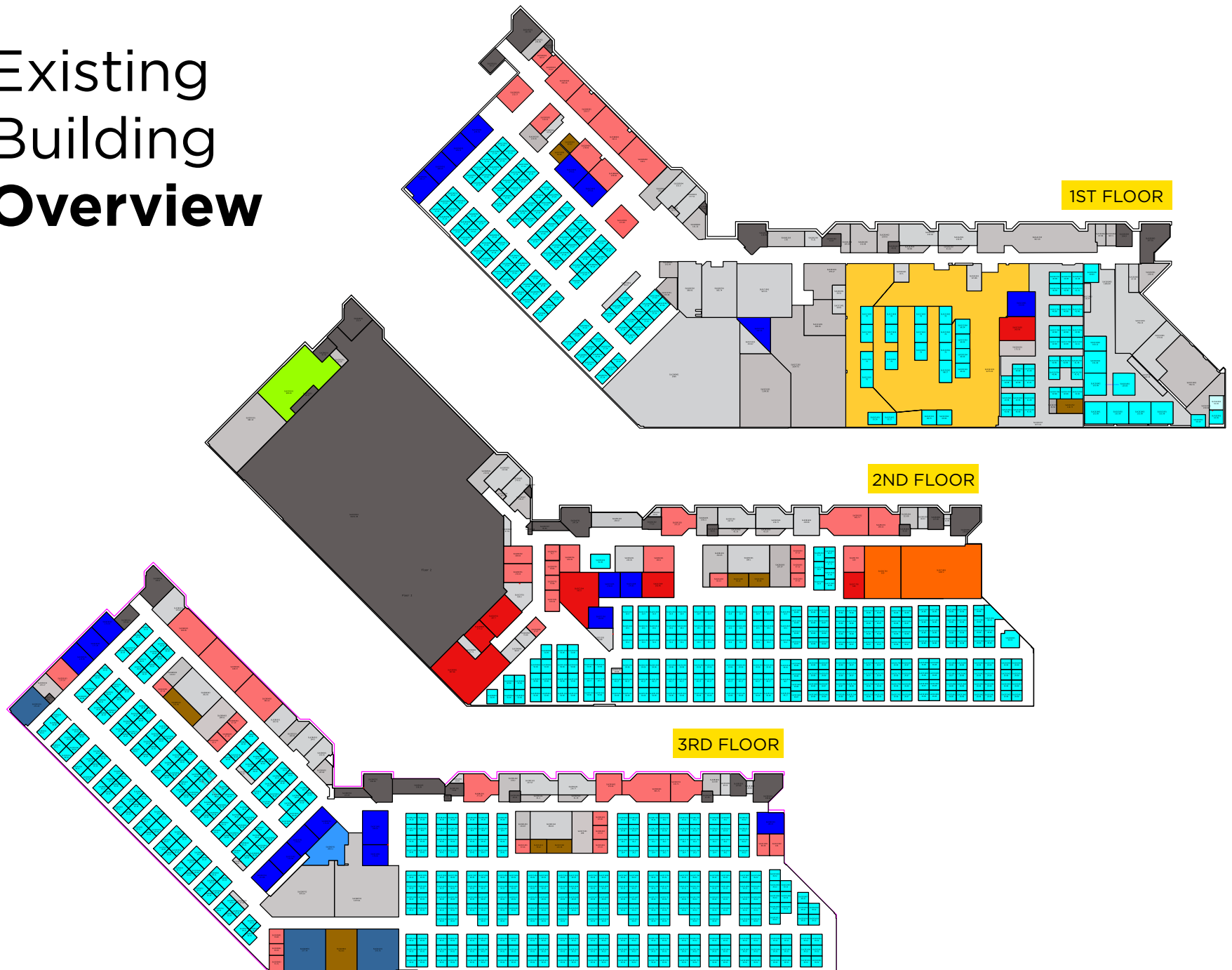
Site Overview



Existing Building Overview



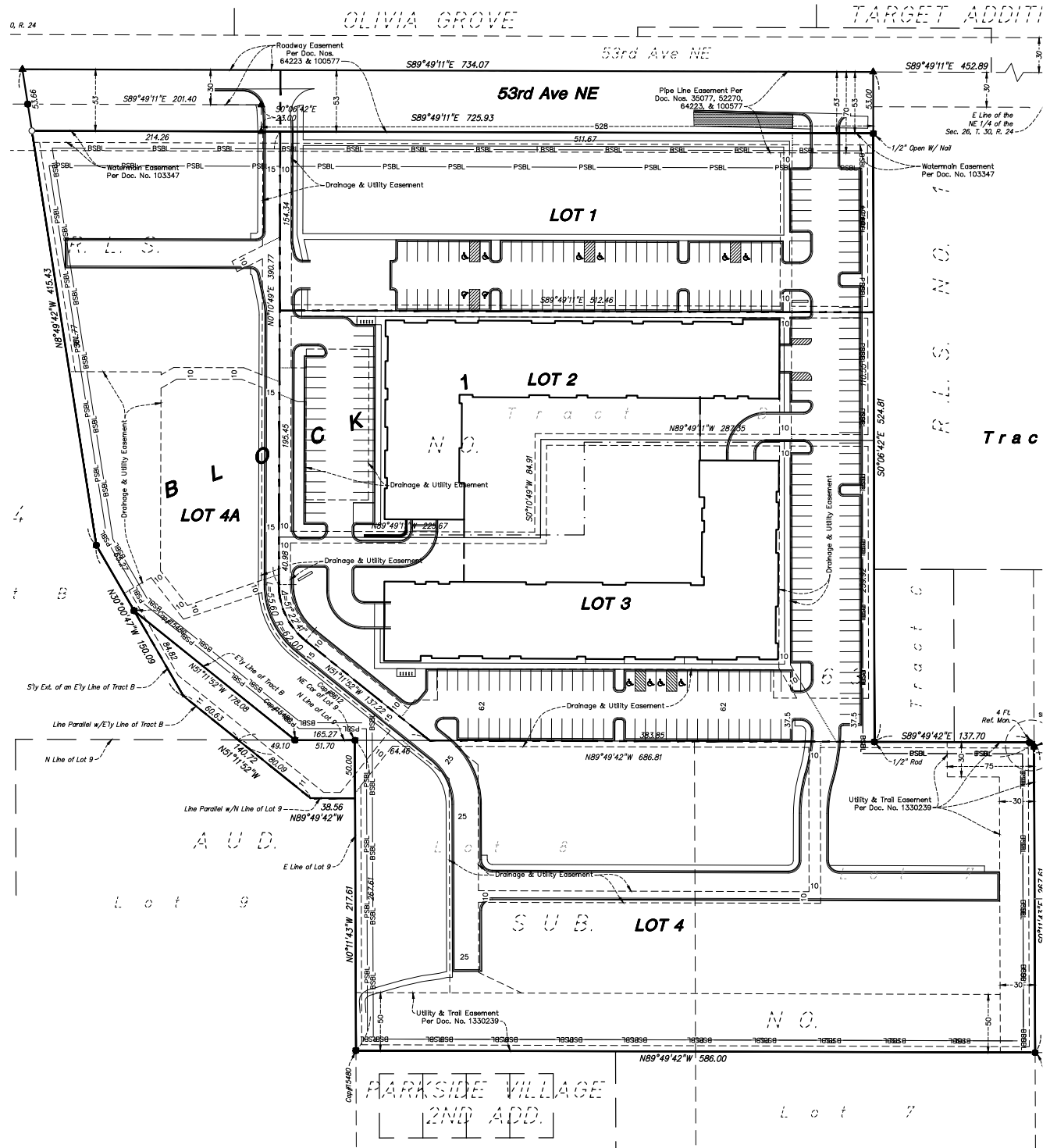
Existing Building Overview



Conceptual Development Plan

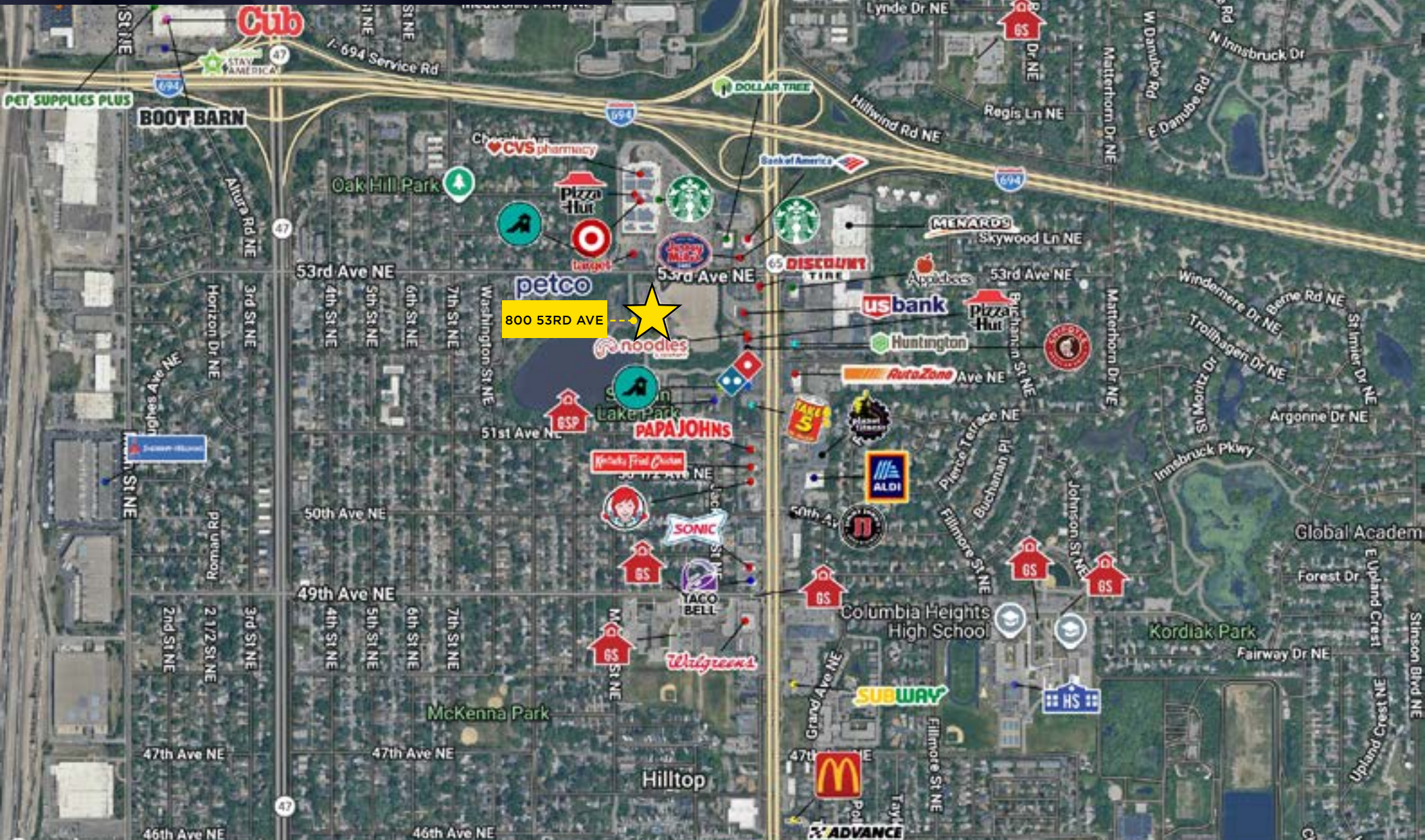


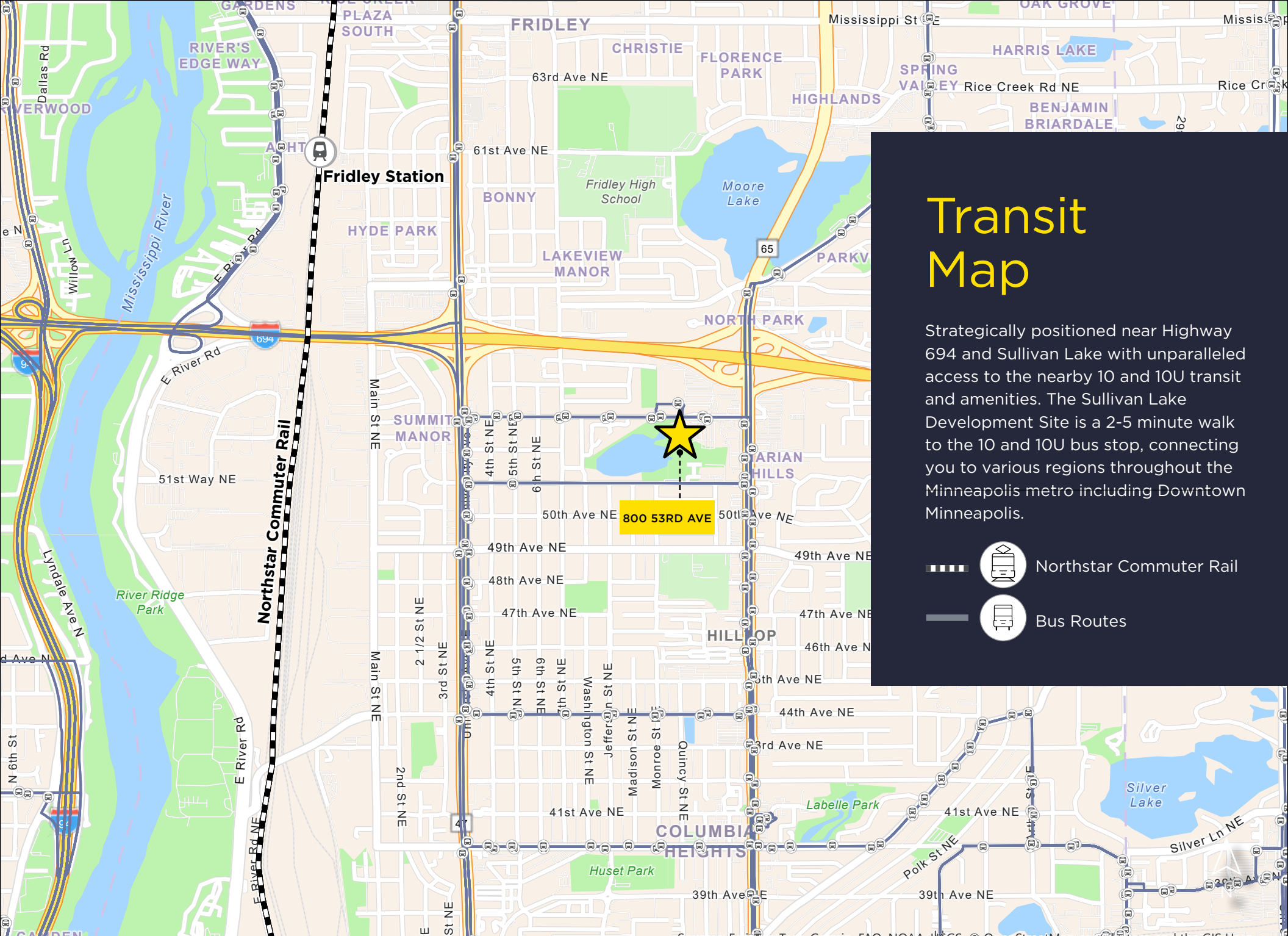
Conceptual Development Plan



Premier Location

Seize the opportunity to shape the future of Columbia Heights and create a lasting legacy in this city.





Transit Map

Strategically positioned near Highway 694 and Sullivan Lake with unparalleled access to the nearby 10 and 10U transit and amenities. The Sullivan Lake Development Site is a 2-5 minute walk to the 10 and 10U bus stop, connecting you to various regions throughout the Minneapolis metro including Downtown Minneapolis.

-  Northstar Commuter Rail
-  Bus Routes



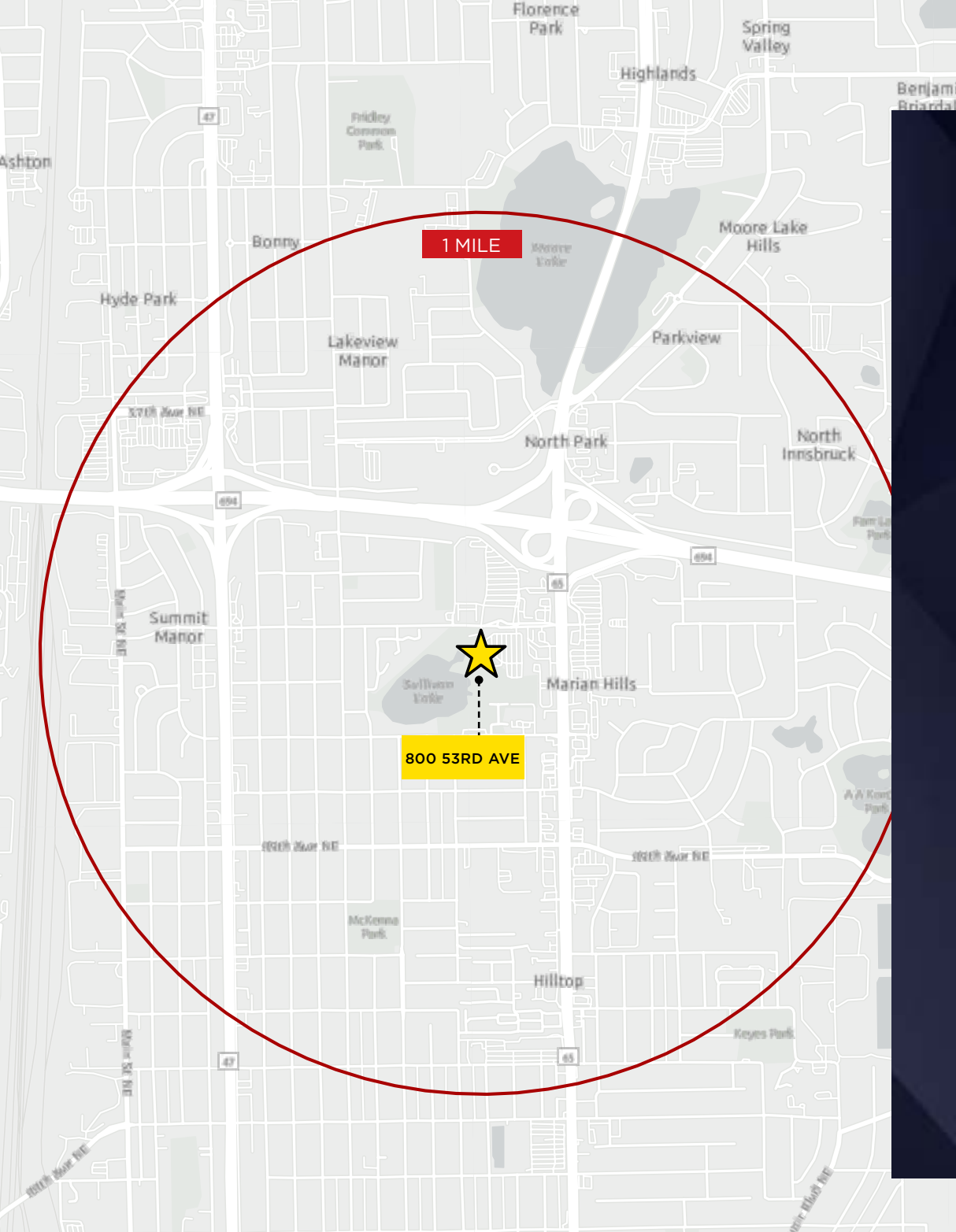
Market Overview

The Minneapolis–Saint Paul (Twin Cities) region is Minnesota's primary economic hub and one of the largest metropolitan areas in the U.S., with an estimated population of 3.7 million. The Twin Cities benefit from a highly diversified headquarters economy supported by major employers across healthcare, retail, financial services, logistics, and advanced manufacturing including UnitedHealth Group, Target, U.S. Bancorp, Best Buy, 3M, General Mills, and Medtronic. Talent and innovation are anchored by institutions such as the University of Minnesota, which reported \$1.32B in Twin Cities campus research expenditures (FY23), reinforcing the region's long-term competitiveness and talent pipeline. Regional connectivity is further strengthened by Minneapolis–Saint Paul International Airport (MSP), which handled 36,071,627 passengers in 2025, supporting both corporate travel and broader economic activity.

The Twin Cities offer a deep talent pool, Fortune 500 strength, and global connectivity, while Columbia Heights' 12-acre transit-oriented site presents a rare, high-growth redevelopment opportunity.

Within this market, Columbia Heights is a first-ring community immediately north of Minneapolis (population 22,016), offering direct access to the metro core while benefiting from strong neighborhood fundamentals and corridor-driven reinvestment. This redevelopment site at 800 53rd Ave NE, the former Medtronic Sullivan Lake Campus, represents a rare, large-scale infill opportunity of approximately 12 acres, positioned to capitalize on long-term growth and infrastructure investment. The City has identified the property as a strategic redevelopment priority, and on August 14, 2024, the Metropolitan Council approved a comprehensive plan amendment guiding the 11.74-acre site from Commercial to Transit-Oriented Development (TOD) land use. This designation supports a denser, housing-forward vision, including a targeted density of 25–65 units per acre and an updated land-use mix emphasizing 85% residential / 15% commercial, aligning the site with modern demand for walkable, amenity-rich communities.

The site's outlook is further enhanced by planned corridor improvements and transit investment. MnDOT is advancing a redesign of Central Avenue (Hwy 65) from University Ave SE to I-694, coordinated with Metro Transit's planned METRO F Line bus rapid transit investment. Metro Transit notes that construction of the F Line on Central Avenue (Hwy 65) is now expected to begin in 2028 to align with MnDOT's schedule, strengthening the long-term redevelopment narrative around accessibility, safety, and multimodal connectivity. Together, these initiatives support a compelling redevelopment story, positioning this site to deliver infill housing and mixed-use value in a transit-oriented, high-demand location.



Demographic Overview - 1 Mile

POPULATION

Total Population	13,101
Households	5,251
Median Age	36.9

INCOME

Median Household Income	\$73,618
Per Capita Income	\$34,627
Median Net Worth	\$159,069
Median Disposable Income	\$57,320

EMPLOYMENT

White Collar Employment	50.9%
Blue Collar Employment	26.2%
Services Employment	22.9%
Unemployment Rate	5.3%

EDUCATION

Bachelors+ Degree	28.3%
Some College/Associates Degree	25.7%
High School Graduate	36.5%
No High School Diploma	9.5%

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