

871 Payne Avenue Saint Paul, MN 55130



ANDREW MAYAMBA
Senior Vice President

PANG MOUA
Investment Advisor

TARUN EVANI
Investment Advisor

GJG Commercial

real

TABLE OF CONTENTS

PROPERTY SUMMARY

PROPERTY DESCRIPTION

REGIONAL MAP

SALE COMPARABLES

SALE COMPS

SALE COMPS MAP & SUMMARY

DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

MEET THE TEAM

CONFIDENTIALITY & DISCLAIMER

- 3** All materials and information received or derived from GJG Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.
- 4**
- 5**
- 6** Neither GJG Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. GJG Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.
- 7**
- 9**
- 10**
- 11** EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.
- 12** Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. GJG Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. GJG Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by GJG Commercial in compliance with all applicable fair housing and equal opportunity laws.



OFFERING SUMMARY

Sale Price:	\$490,000
Lot Size:	0.09 Acres
Building Size:	7,000 SF

PROPERTY HIGHLIGHTS

- Prominent corner retail location with strong street visibility, storefront glazing, and signage opportunities
- Flexible layout with dedicated entrances and adaptable configurations for multiple retail or owner-user needs
- Functional service areas, dock access, and efficient space planning support smooth daily operations
- Well-maintained asset with modern curb appeal positioned for stable long-term cash flow
- Immediate availability within an established commercial corridor with strong pedestrian and tenant appeal



PROPERTY DESCRIPTION

871 Payne Avenue presents a compelling opportunity for investors and owner-users seeking well-located neighborhood retail real estate within the Twin Cities metro. The property features strong street presence along the active Payne Avenue corridor, offering excellent visibility, prominent signage opportunities, and consistent local traffic exposure.

The building offers flexible interior configurations suitable for a variety of retail, service, office, or owner-user concepts, allowing for immediate occupancy or future repositioning opportunities. Functional layouts, customer-accessible entry points, and well-maintained building systems support efficient day-to-day operations and long-term usability.

With its established urban location, adaptable floor plan, and potential for stable occupancy, the asset is well-positioned for investors seeking long-term appreciation potential, and continued demand from neighborhood-oriented tenants and businesses.

LOCATION DESCRIPTION

Located along the Payne Avenue corridor in Saint Paul in an opportunity zone, the property benefits from strong neighborhood connectivity, consistent local traffic, and a diverse mix of established retail, restaurant, and service-oriented businesses. The surrounding area is supported by a dense residential population and an active commercial corridor that continues to attract both local operators and regional tenants.

The asset is strategically positioned with convenient access to major transportation routes and public transit, providing strong accessibility for customers, employees, and tenants alike. Nearby destinations, including the Minnesota State Fairgrounds, further contribute to regional traffic patterns and long-term area visibility.

With continued demand for neighborhood retail and mixed-use commercial space throughout the Twin Cities metro, the location offers investors the opportunity to capitalize on stable consumer activity, strong community fundamentals, and long-term growth potential within an established urban trade area.

871 Payne Avenue Saint Paul, MN 55130

Regional
Map



ANDREW MAYAMBA
Senior Vice President

PANG MOUA
Investment Advisor

TARUN EVANI
Investment Advisor

GJG Commercial

real

SALE COMPARABLES



871 Payne Avenue Saint Paul, MN 55130

Sale
Comps



871 PAYNE AVENUE

Saint Paul, MN 55130

Subject Property

DETAILS

Price:	\$490,000
Bldg Size:	7,000 SF
Lot Size:	0.09 Acres
Year Built:	1913

DESCRIPTION

871 Payne Avenue presents a compelling opportunity for investors and owner-users seeking well-located neighborhood retail real estate within the Twin Cities metro. The property features strong street presence along the active Payne Avenue corridor, offering excellent visibility, prominent signage opportunities, and consistent local traffic exposure.

The building offers flexible interior configurations suitable for a variety of retail, service, office, or owner-user concepts,

1112 ARCADE STREET

Saint Paul, MN 55106

Sold

DETAILS

Price:	\$675,000
Bldg Size:	3,347 SF
Lot Size:	0.11 Acres
No. Units:	2
Year Built:	1978

DESCRIPTION

Apartments and Retail, Apartments/Multi Family, Business Opportunity, Duplex Other, Industrial, Mixed Use, Office



2

**999 HUDSON RD.**

Saint Paul, MN 55106

Sold 3/17/2026

DETAILS

Price:	\$600,000
Bldg Size:	7,200 SF
Lot Size:	0.23 Acres
Year Built:	1964

DESCRIPTION

Turn key, established laundromat and two unit apartment building in St. Paul, MN. This business has been carefully maintained and professionally operated over the past several years. Close proximity to St. Paul apartments, restaurants, bars and shopping. Please see supplements for list of equipment, including 17 washers (IPSO) and 22 stacked dryers. Supplies and parts inventory including 2 flat screen tv's. Surveillance equipment included allowing for remote monitoring. Includes building, equipment/furniture. 100% occupied.

1138 RICE STREET

Saint Paul, MN 55117

Sold 6/28/2024

DETAILS

Price:	\$520,000
Bldg Size:	9,828 SF
Lot Size:	0.11 Acres
No. Units:	4
Year Built:	1922

DESCRIPTION

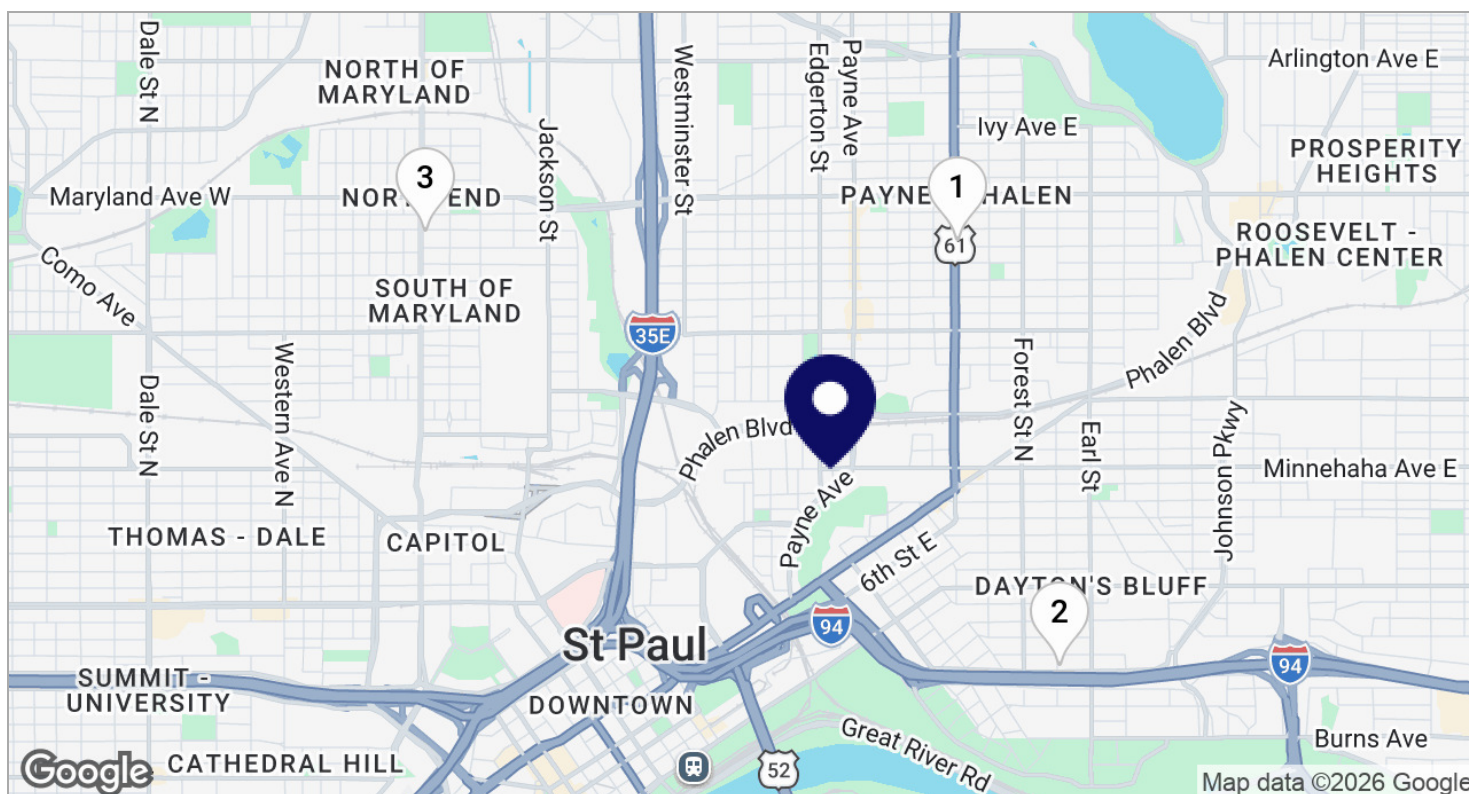
Retail Storefront Retail/Residential

3



871 Payne Avenue Saint Paul, MN 55130

Sale
Comps
Map &
Summary



NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS
★ 871 Payne Avenue Saint Paul, MN 55130	\$490,000	7,000 SF	0.09 Acres	-
1112 Arcade Street Saint Paul, MN 55106	\$675,000	3,347 SF	0.11 Acres	2
999 Hudson Rd. Saint Paul, MN 55106	\$600,000	7,200 SF	0.23 Acres	-
1138 Rice Street Saint Paul, MN 55117	\$520,000	9,828 SF	0.11 Acres	4
AVERAGES	\$598,333	6,792 SF	0.15 ACRES	3

ANDREW MAYAMBA
Senior Vice President

PANG MOUA
Investment Advisor

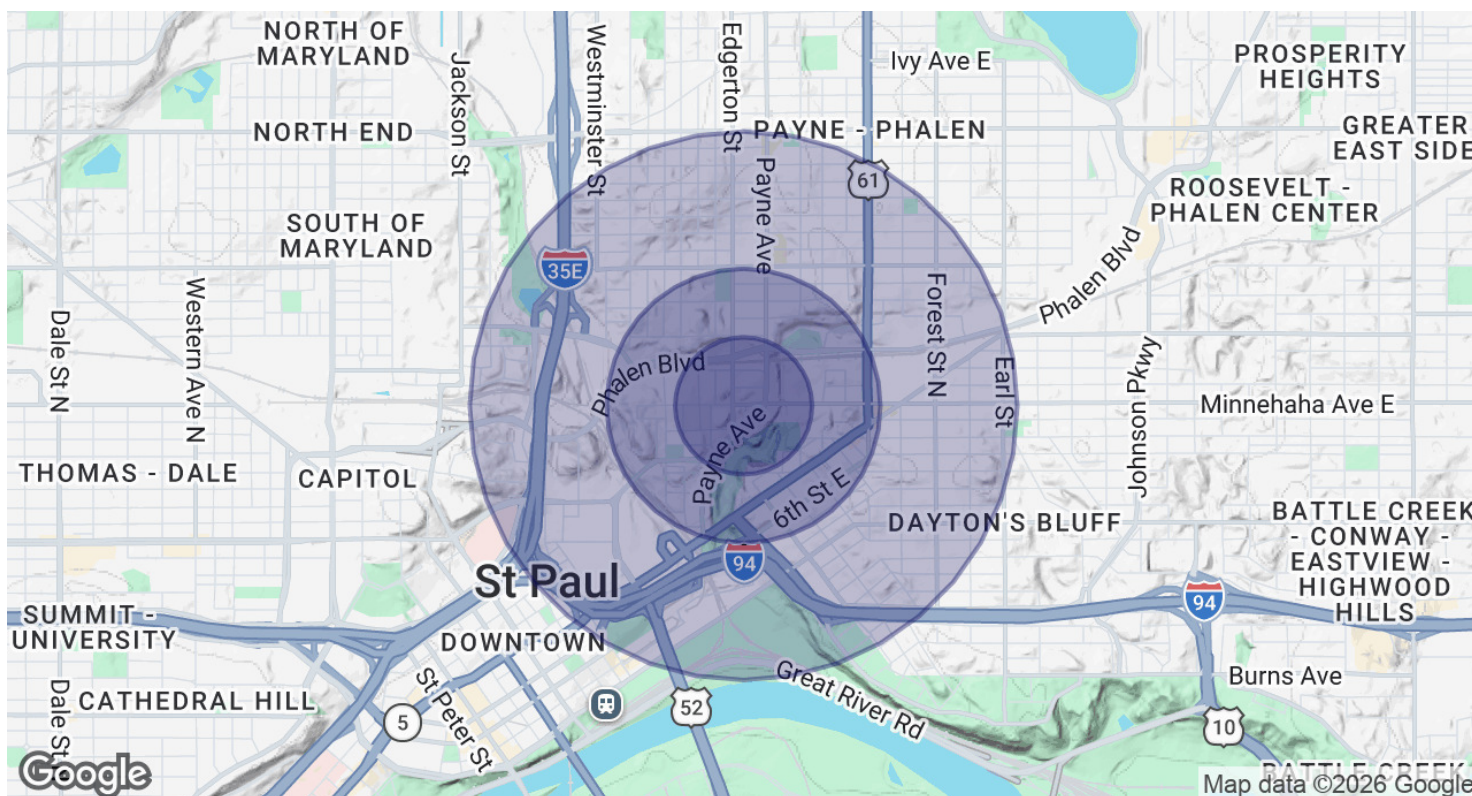
TARUN EVANI
Investment Advisor

GJG Commercial

real

DEMOGRAPHICS





POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,184	4,842	22,553
Average Age	33.9	34.3	31.4
Average Age (Male)	33.4	33.8	32.3
Average Age (Female)	37.3	37.3	31.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	399	1,658	7,478
# of Persons per HH	3.0	2.9	3.0
Average HH Income	\$66,529	\$68,341	\$82,576
Average House Value	\$333,396	\$309,137	\$259,539

2023 American Community Survey (ACS)

| 871 Payne Avenue Saint Paul, MN 55130

Meet
the
Team



ANDREW MAYAMBA

Senior Vice President

Direct: 612.599.5642
andrew@gjgcommercial.com

MN #40475364 // WI #114292-94



PANG MOUA

Investment Advisor

Direct: 507.319.6145
pang@gjgcommercial.com



TARUN EVANI

Investment Advisor

Direct: 425.305.8472
tarun@gjgcommercial.com

ANDREW MAYAMBA
Senior Vice President

PANG MOUA
Investment Advisor

TARUN EVANI
Investment Advisor

GJG Commercial

real