



FOR SALE

**3 UNIT MIXED-USE
1154 GRAND AVE
SAINT PAUL, MN 55105**

Results
COMMERCIAL
RE/MAX RESULTS

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MIXED USE: RETAIL + OFFICE

1154 GRAND AVE, SAINT PAUL, MN 55105

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PROPERTY INFORMATION

EXECUTIVE SUMMARY

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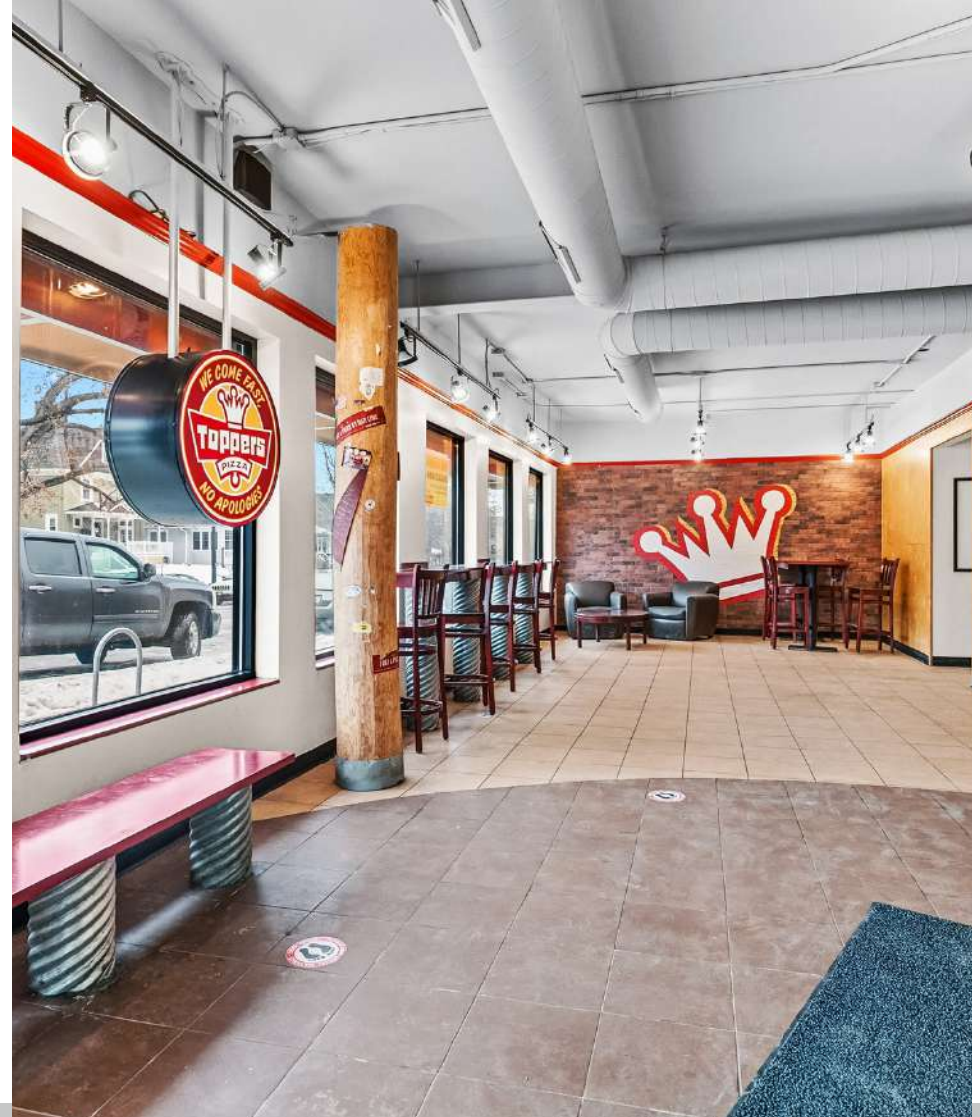
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OFFERING SUMMARY

Sale Price:	\$1,225,000
Total Building Size:	~7,100 SF
Finished/Leasable Size:	~4,850 SF
Lot Size:	~9,000 SF
Units:	3
Parking Spaces:	11 Spaces
Zoning:	B2
Year Built:	1912



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PROPERTY OVERVIEW

MIXED USE: RETAIL + OFFICE

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PROPERTY OVERVIEW

- Desirable 3-Unit Mixed-Use building with Parking located along highly sought after Grand Avenue in St. Paul
- Perfect Investor, 1031 Opportunity, or Owner/User with a vacant 2nd level office for immediate Buyer occupancy
- 11 car parking lot immediately behind the building.
- Toppers Pizza occupies the entire first floor; second floor consists of two office suites (previously apartments), one occupied by Hovland Music and one vacant
- Toppers Pizza is currently in its first 5-year NNN option term, expiring June 30, 2029, with an additional unexercised 5-year option commencing July 1, 2029
- One office suite is leased through March 1, 2028 to Hovland Music; the second office suite is currently vacant (owner user can occupy)
- The 2nd floor was previously rented as 2 apartments. Infrastructure remains the same (bathrooms + kitchens) so these could likely be converted back to apartments easily.
- Additional income from a billboard lease with Clear Channel, expiring March 31, 2029
- Prime corner location with excellent visibility, strong traffic counts, and high pedestrian activity at Grand Ave & S Dunlap St
- Gross building area: ~7,100 square feet including basement.
- Toppers: ~2,250 SF, Two offices: each ~1,300 SF, Basement: ~2,250 SF
- Lot Size: 9,000 square feet (0.21 acres) allowing for future development potential
- B2 – Community Business zoning, allowing for a wide range of permitted commercial and mixed-use applications
- Highly walkable, amenity-rich location surrounded by national retailers including Starbucks, Kowalski's, CVS, Walgreens, University of St. Thomas, Macalester College, Concordia University, and many others
- Strong demographics, with an average household income of \$155,132 within a 0.3-mile radius
- Please do not disturb tenants. All tours through listing brokers.
- Contact Listing Brokers Hayden Hulseley, CCIM and Mark Hulseley

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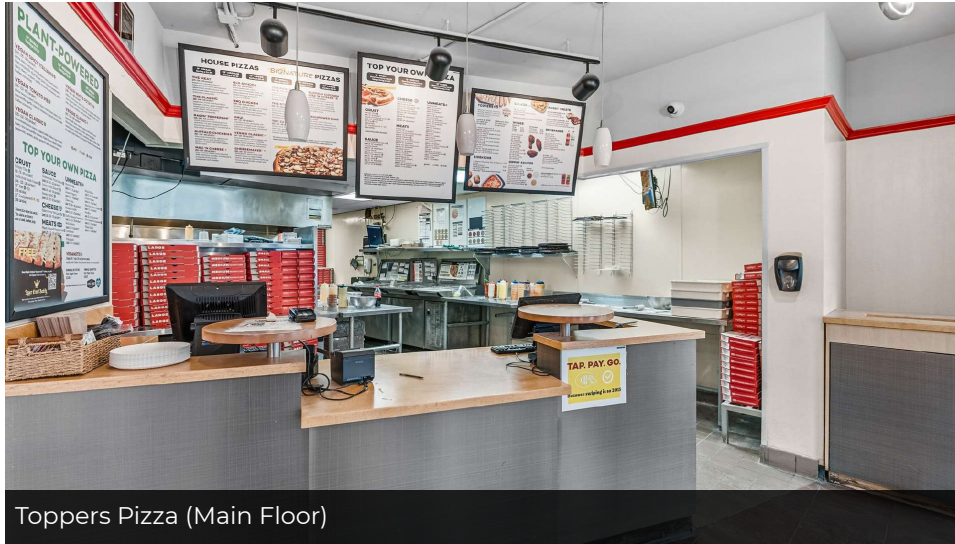
PHOTO GALLERY

PHOTO GALLERY - TOPPERS PIZZA 1ST FLOOR

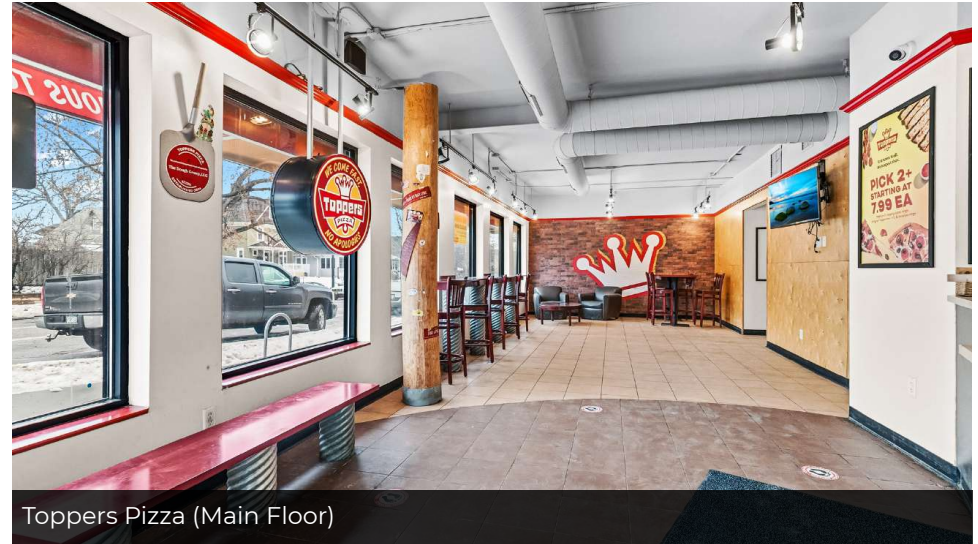
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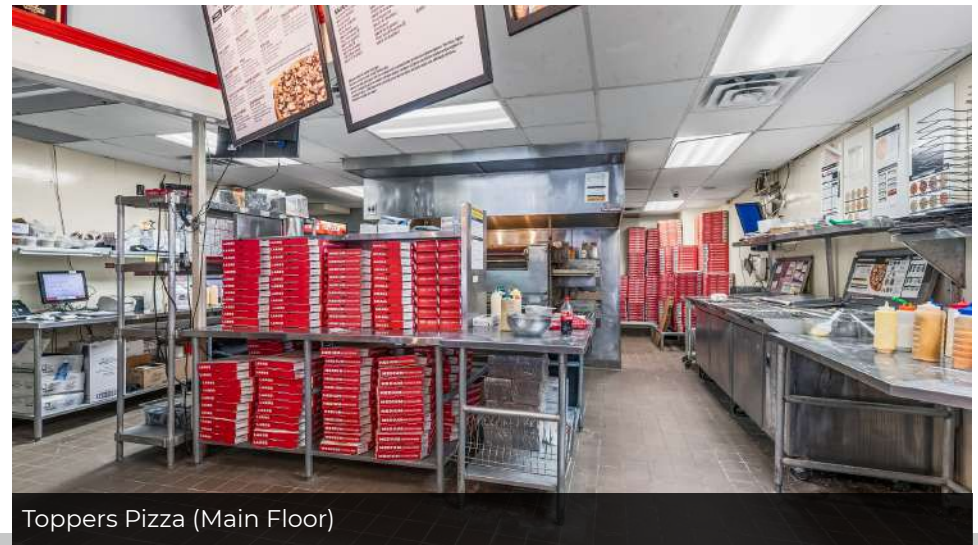
Toppers Pizza (Main Floor)



Toppers Pizza (Main Floor)



Toppers Pizza (Main Floor)



Toppers Pizza (Main Floor)

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PHOTO GALLERY - TOPPERS PIZZA 1ST FLOOR

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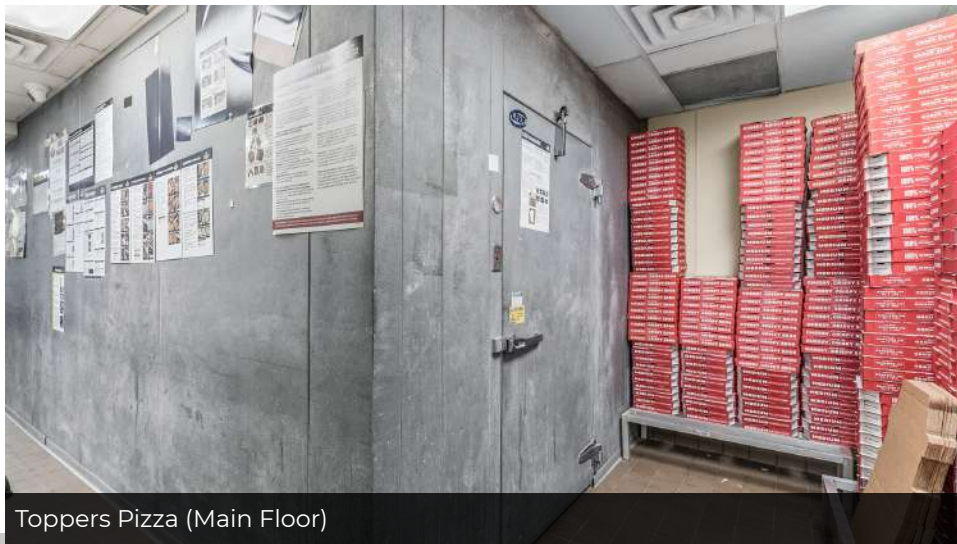
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Toppers Pizza (Main Floor)



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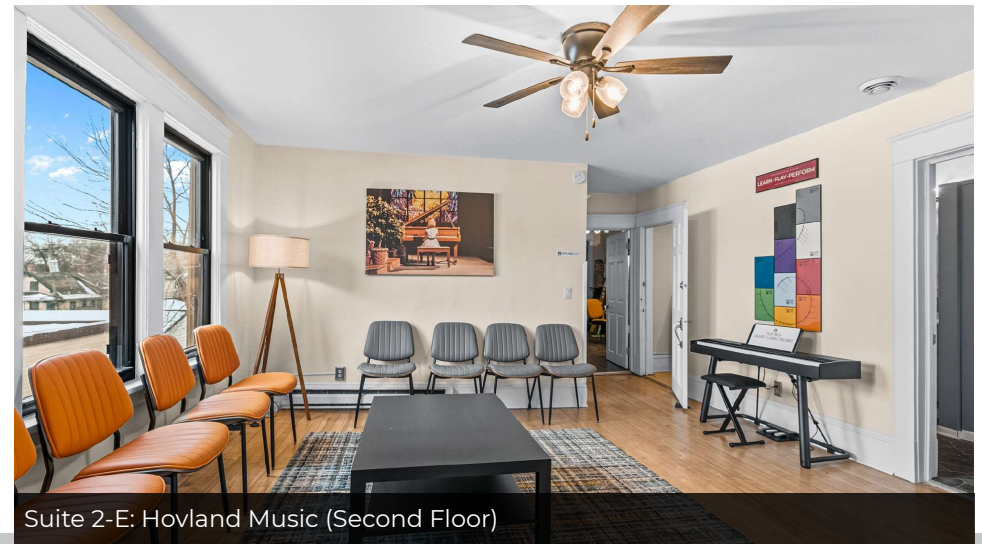
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PHOTO GALLERY - HOVLAND MUSIC 2ND FLOOR

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PHOTO GALLERY - HOVLAND MUSIC 2ND FLOOR

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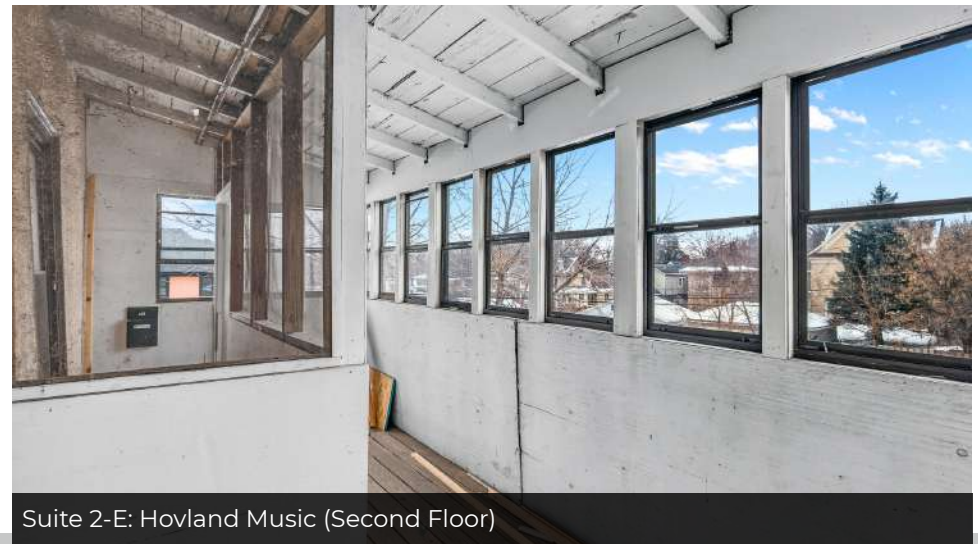
Suite 2-E: Hovland Music (Second Floor)



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PHOTO GALLERY - VACANT OFFICE 2ND FLOOR

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Suite 2-W: Vacant (Second Floor)



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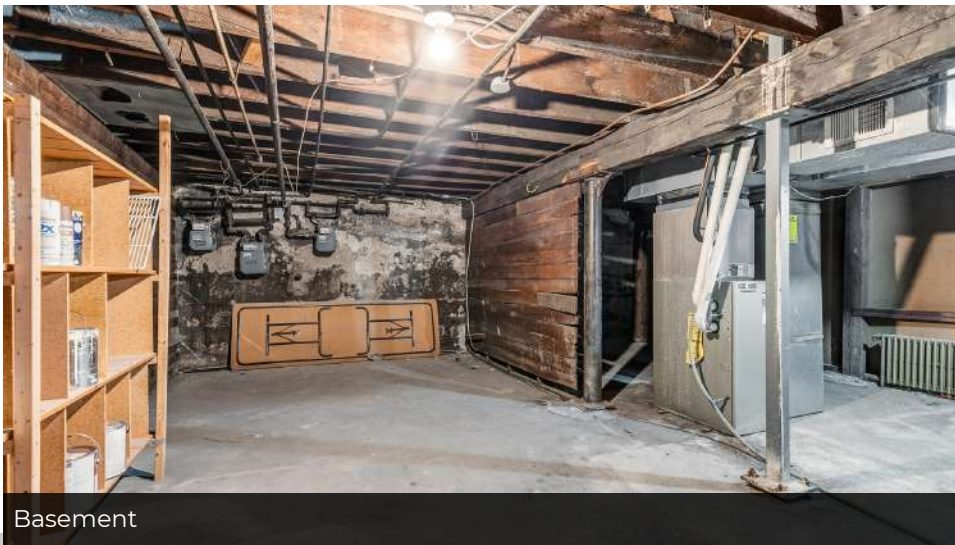
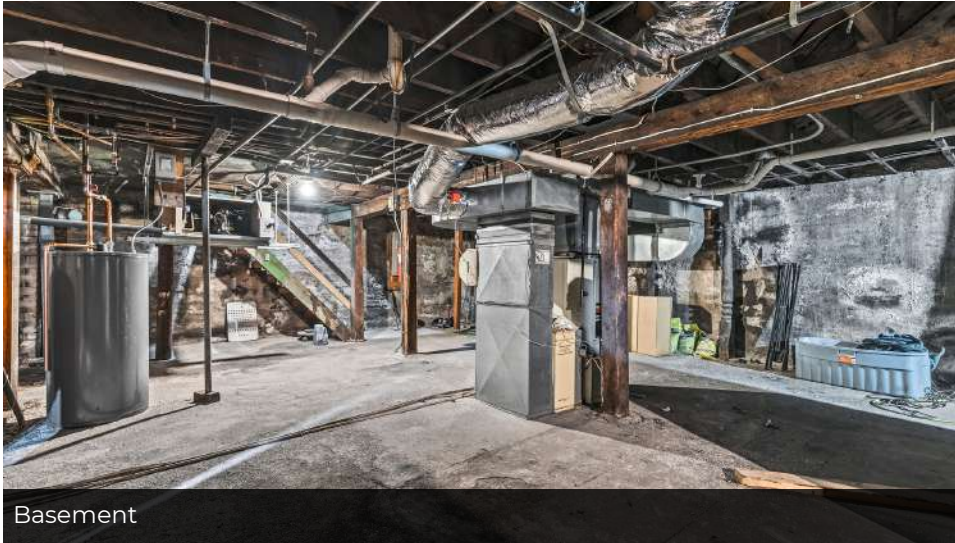
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PHOTO GALLERY - BASEMENT

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PHOTO GALLERY - EXTERIORS

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Tenancy Overview

TOPPERS PIZZA INFORMATION

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TOPPERS PIZZA LEASE INFORMATION

- Toppers Pizza occupies the entire first floor for a total of 2,250 SF
- Lease Commencement Date: 6/7/19
- Primary Lease Term Expiration: 6/30/2024
- 1st Renewal (Exercised): 7/1/2024 to 6/30/2029
- 2nd Renewal (Unexercised): 7/1/2029 to 6/30/2034
- 2nd Renewal would be available at 2% annual rent increases
- Toppers Pizza's current Lease conveys 2% annual rent increases
- Toppers Pizza's pro rata share of real estate taxes and operating expenses (CAM/Tax) is 53%
- For more information regarding the Toppers Pizza Lease, please contact listing brokers Mark Hulsey & Hayden Hulsey, CCIM.

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2ND LEVEL OFFICE SPACES + BILLBOARD

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1154 GRAND AVE, SAINT PAUL, MN 55105

SECTION 3 / PAGE 16

OFFICE SPACES + BILLBOARD LEASE INFORMATION

- The 2nd floor contains 2 Office Suites (former apartments)
- Contact Listing Brokers for Rent Roll & Expenses
- Both Suites are 1,300 SF with screened porches
- Hovland Music occupies Suite 2-E on a gross lease with 4% annual rent increases
- The Hovland Music Lease started on 3/1/2025 and ends on 4/30/2028
- Suite 2-W is vacant
- Billboard Lease with Clear Channel
- Billboard Lease started 4/1/2009 and ends 3/31/2029
- For more information regarding the Office Spaces or Billboard, please contact listing brokers Mark Hulsey & Hayden Hulsey, CCIM.



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 **HOVLAND**
CONSERVATORY OF MUSIC




WORLD FAMOUS TOPPERSTIX


WE COME FAST ... NO APOLOGIES


WORLD FAMOUS TOPPERSTIX *SWORN*



1154



BUILDING INFORMATION



BUILDING INFORMATION

MIXED USE: RETAIL + OFFICE

1154 GRAND AVE, SAINT PAUL, MN 55105

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BUILDING INFORMATION

- Lot Size: 9,000 SF
- Building SF: 7,100 SF
- Toppers Pizza: 2,250 SF
- Suite 2-E (Hovland Music): 1,300 SF
- Suite 2-W (Vacant): 1,300 SF
- Basement: 2,250 SF
- The building has 4 furnaces in the basement: 2 are only heat and 2 are for blowers
- All 4 furnaces are for Toppers Pizza ONLY
- The 2nd level office have baseboard electric heating and window AC units
- Roof: partially replaced in 2019
- Gas and Electric are separately metered between all 3 units and all panels have been newly updated
- Basement is used as storage by all Tenants
- For questions regarding the building, please contact listing brokers Mark Hulsey & Hayden Hulsey, CCIM.

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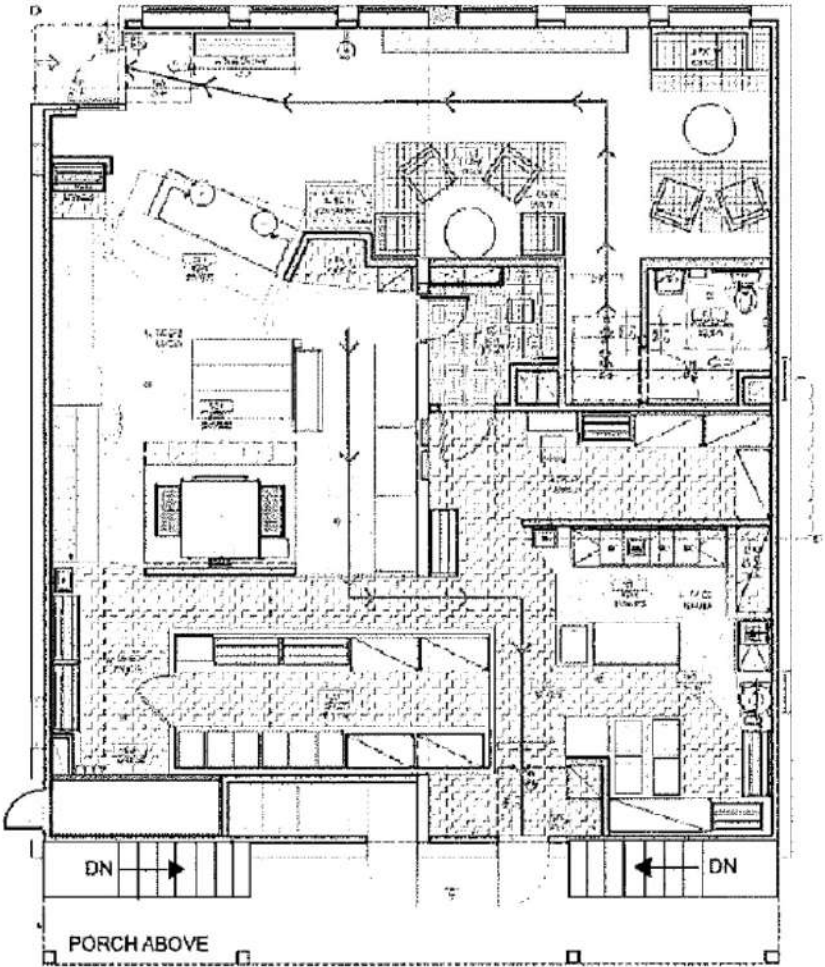
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FLOOR PLANS

MAIN LEVEL FLOOR PLAN

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MAIN LEVEL PLAN (PIZZA SHOP)

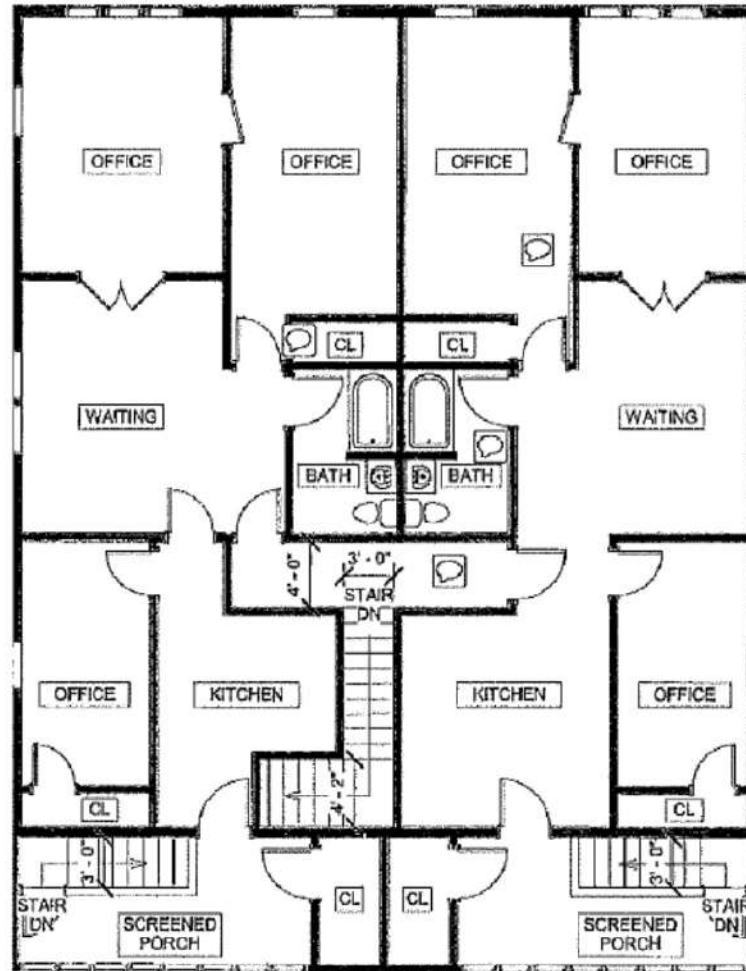
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2ND LEVEL FLOOR PLAN

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SECOND FLOOR PLAN

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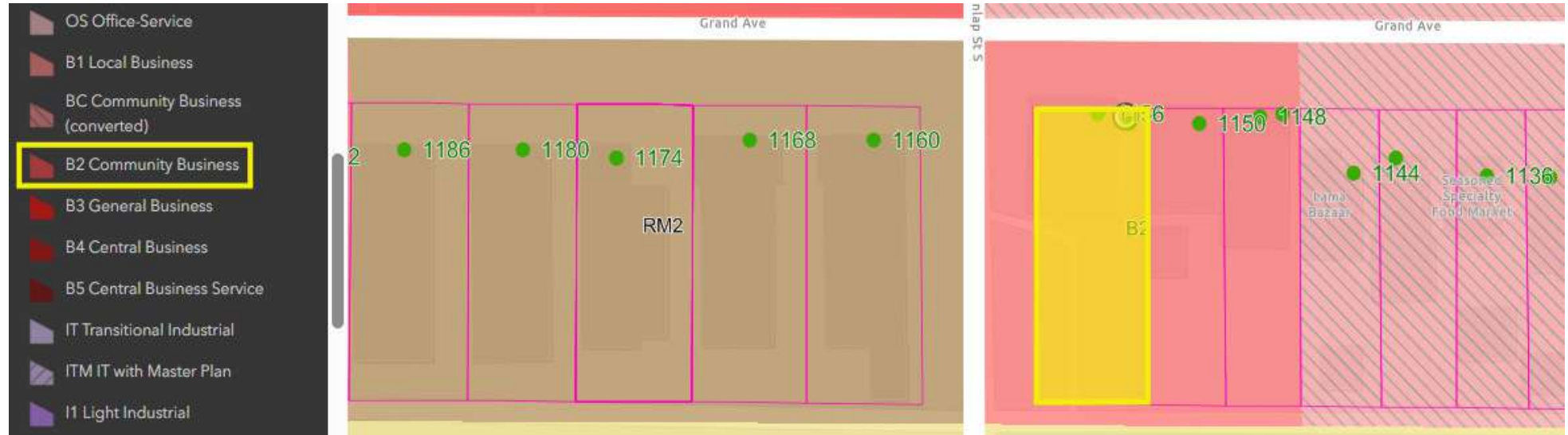
ZONING INFORMATION

ZONING INFORMATION

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B-2 COMMUNITY BUSINESS ZONING

1154 Grand Ave is zoned B2 – Community Business District under the City of Saint Paul Zoning Code. B2 zoning allows a broad range of commercial and mixed-use uses serving surrounding neighborhoods and the community.

Permitted uses include retail, restaurants, personal and professional services, offices, medical and dental clinics, and other neighborhood-oriented commercial uses, with residential units permitted above ground-floor commercial. The district supports pedestrian-oriented development and provides flexibility for owner-users or investors, subject to applicable development standards and City approvals.

To learn more, please visit: <https://www.stpaul.gov/departments/safety-inspections/building-and-construction/zoning-permits-land-uses>

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LOCATION INFORMATION

RETAILER MAP

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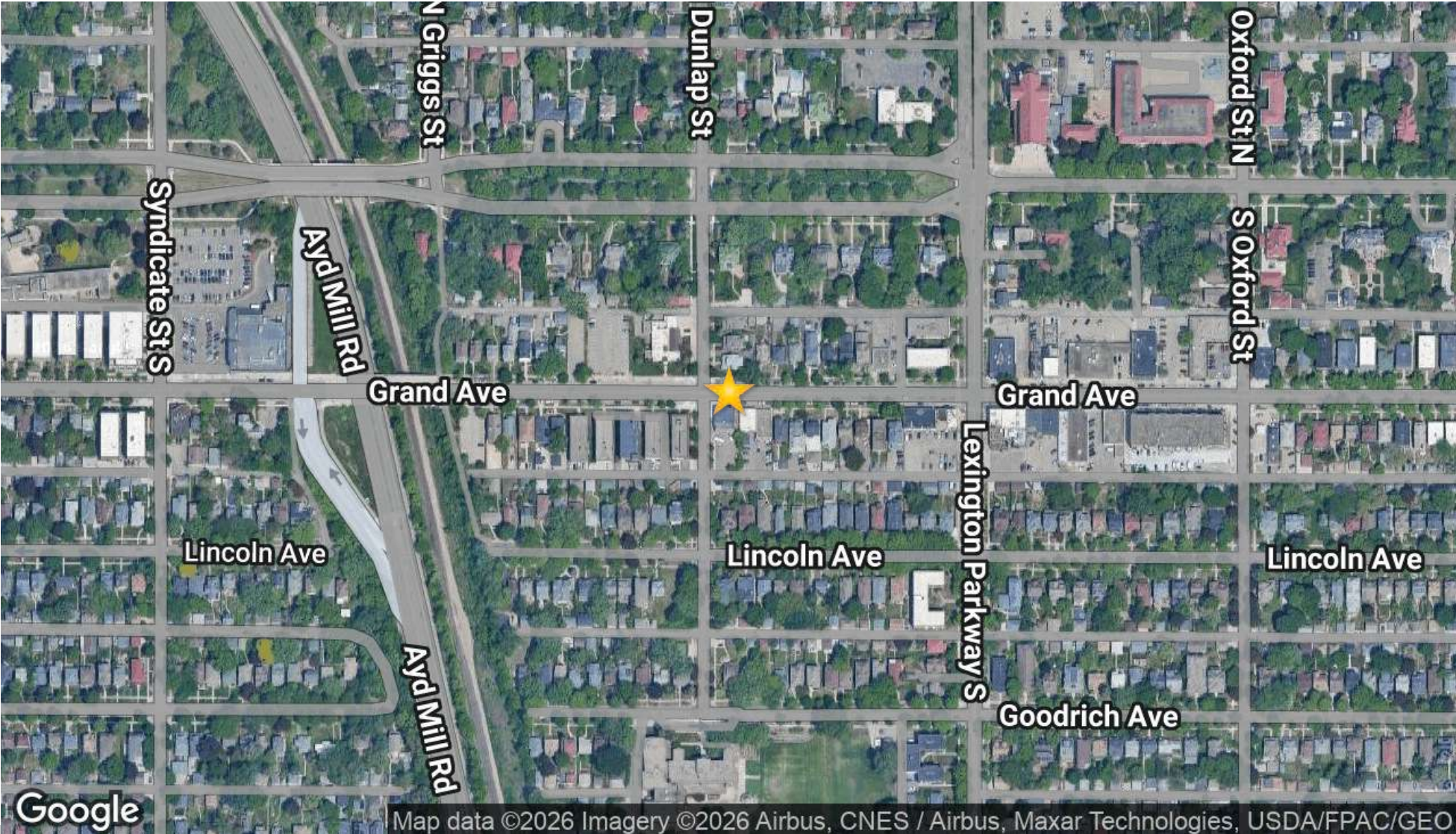
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LOCATION MAP

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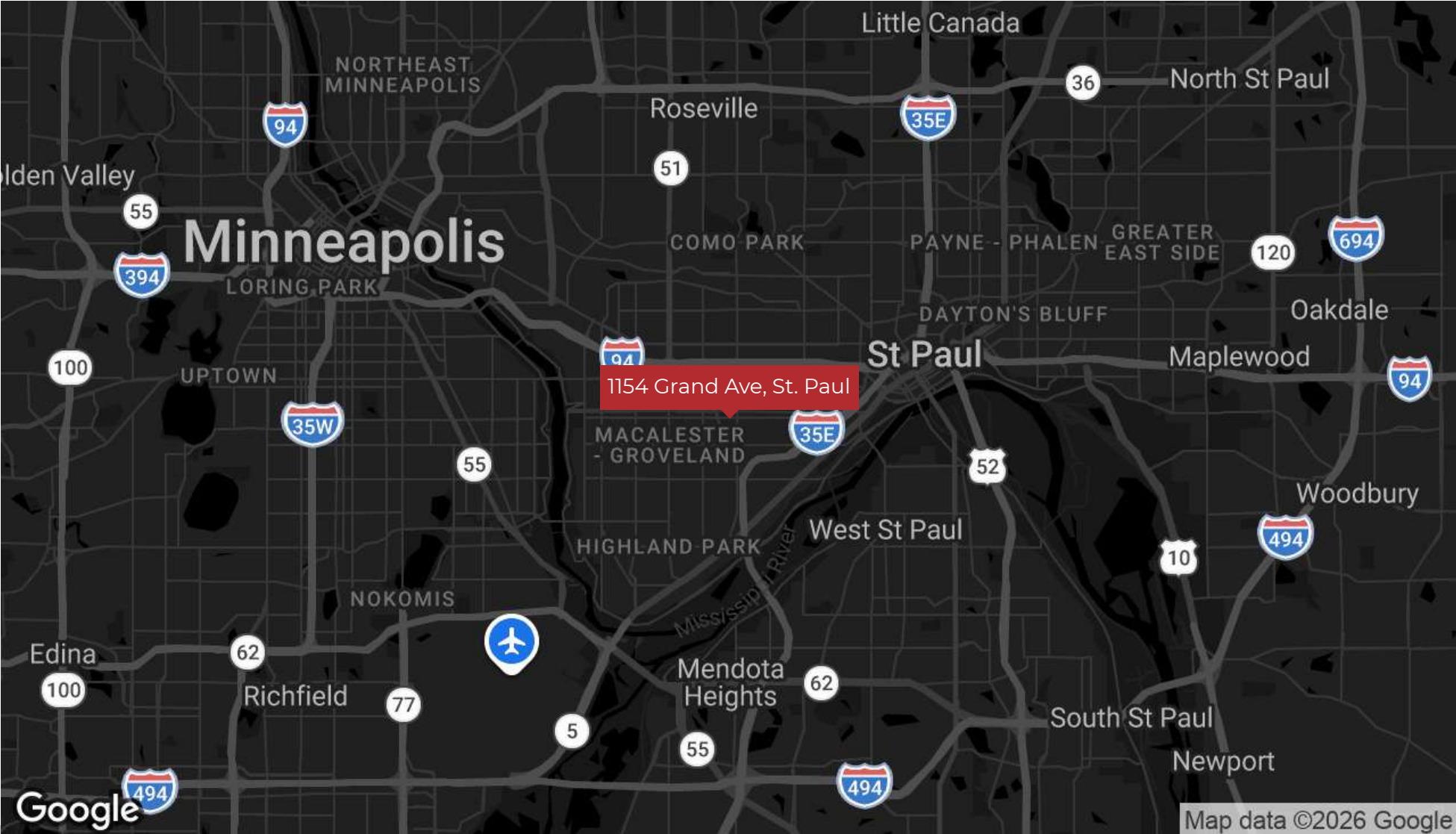
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REGIONAL MAP

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★ **Downtown St. Paul**

Lexington Pkwy S

Grand Ave

DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT

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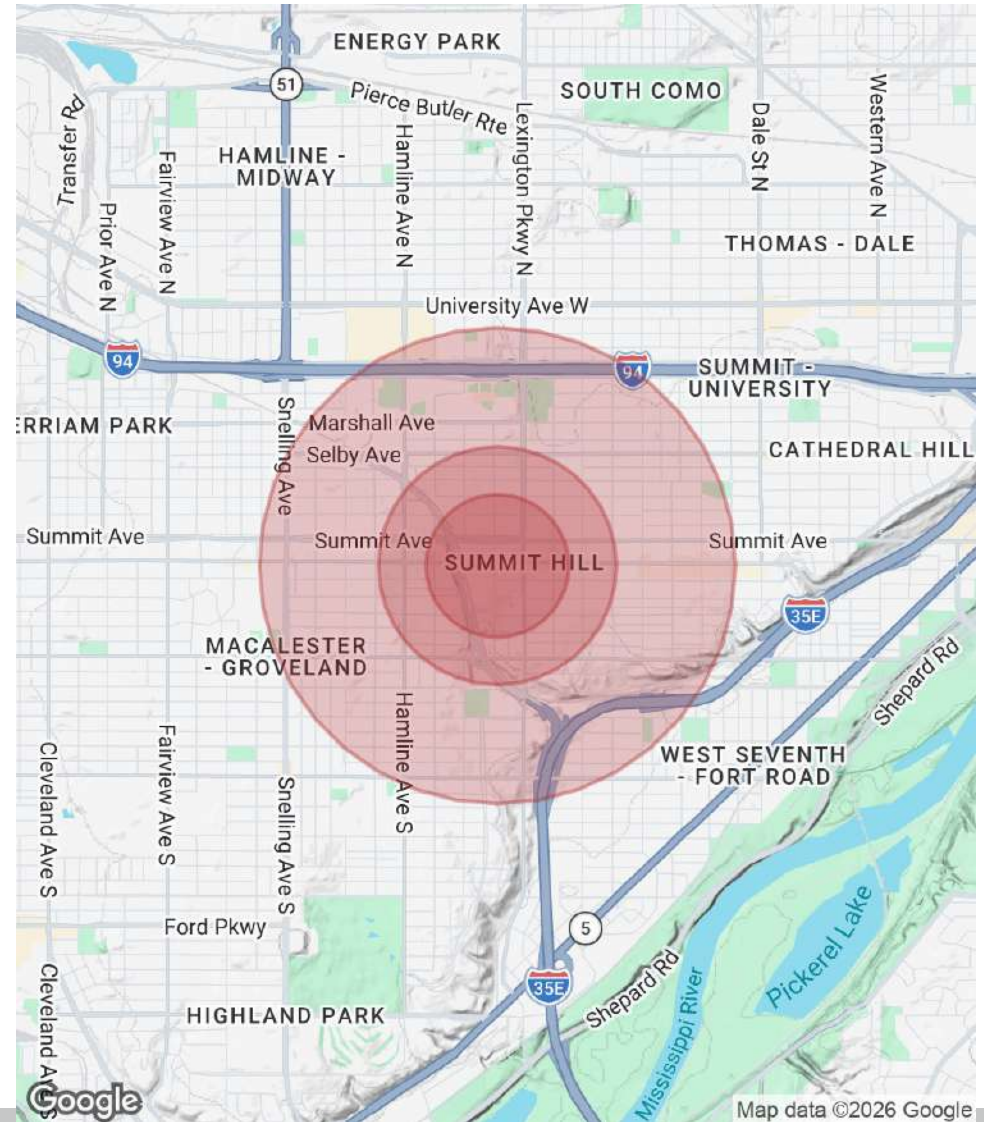
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,897	5,793	22,486
Average Age	40	40	38
Average Age (Male)	40	40	38
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	975	2,715	9,530
# of Persons per HH	1.9	2.1	2.4
Average HH Income	\$155,132	\$152,116	\$135,898
Average House Value	\$549,385	\$544,102	\$489,814

2020 American Community Survey (ACS)



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