



**RETAIL FOR LEASE**

**THE ROWE**

**Asking Rent: \$25-28 psf NNN**

# Property Overview

8,873 SF Retail and Restaurant Space.

## Area Tenants

The Victoria Burrow

Winchester & Rye

Floyd's Bar

The Noble Lion

The Parlour Salon & Spa

Regarding Dentistry

Ruby's Roast Bakery & Coffee

Chapter One Books

Tazzie Baby & Child

HomeTown Bank

Willa June Fashion

White Burch House Furniture

Vic's Bar and Grill

Roulette's Pizza

Old National Bank

Snap Fitness

Enki Brewing

## Building Tenants

Blue Agave

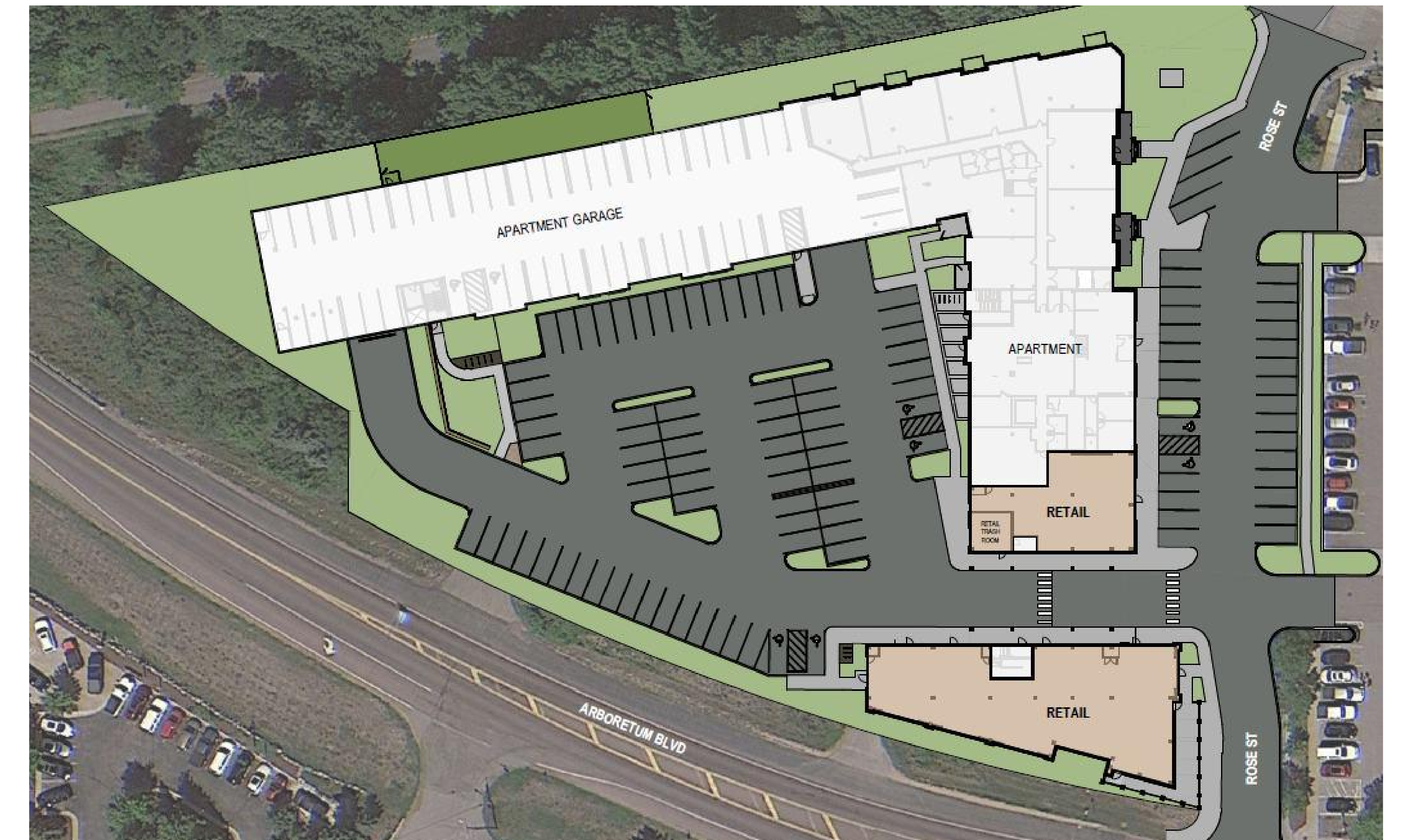
Victoria Orthodontics

# Key Highlights

- ✓ Excellent visibility and signage placement on Class A retail site on hard corner of Highway 5 and Rose Street
- ✓ Will demise the space for smaller units
- ✓ High performing area for retail and restaurants due to high incomes and growing population
- ✓ 125 Residential Units Upstairs
- ✓ Frontage/Visibility on Hwy 5, Arboretum Blvd
- ✓ Downtown Victoria Commercial
- ✓ District dedicated parking
- ✓ Flexible lease terms and negotiable rates
- ✓ TI's available for buildout
- ✓ Well capitalized, local, hands on landlord

# Lease Overview

County	Carver
Asking Rent	\$25-28 psf NNN
Lease Type	NNN
CAM/TAX	\$8.41
Year Built	Q2 2025 Delivery Date Expected
Available SF	2,504 SF
Availability Date	Q2 2025
Tenancy Type	Retail, Restaurants
Parking Spaces	Ample Parking
Sprinklers	Yes
Class	A
Total Floors	Three and four-story mixed-use apartment building
HWY VPD	HWY 5 / ARBORETUM BLVD. - 14,300 VPD



PROPERTY PHOTOS



PICTURE RENDERINGS

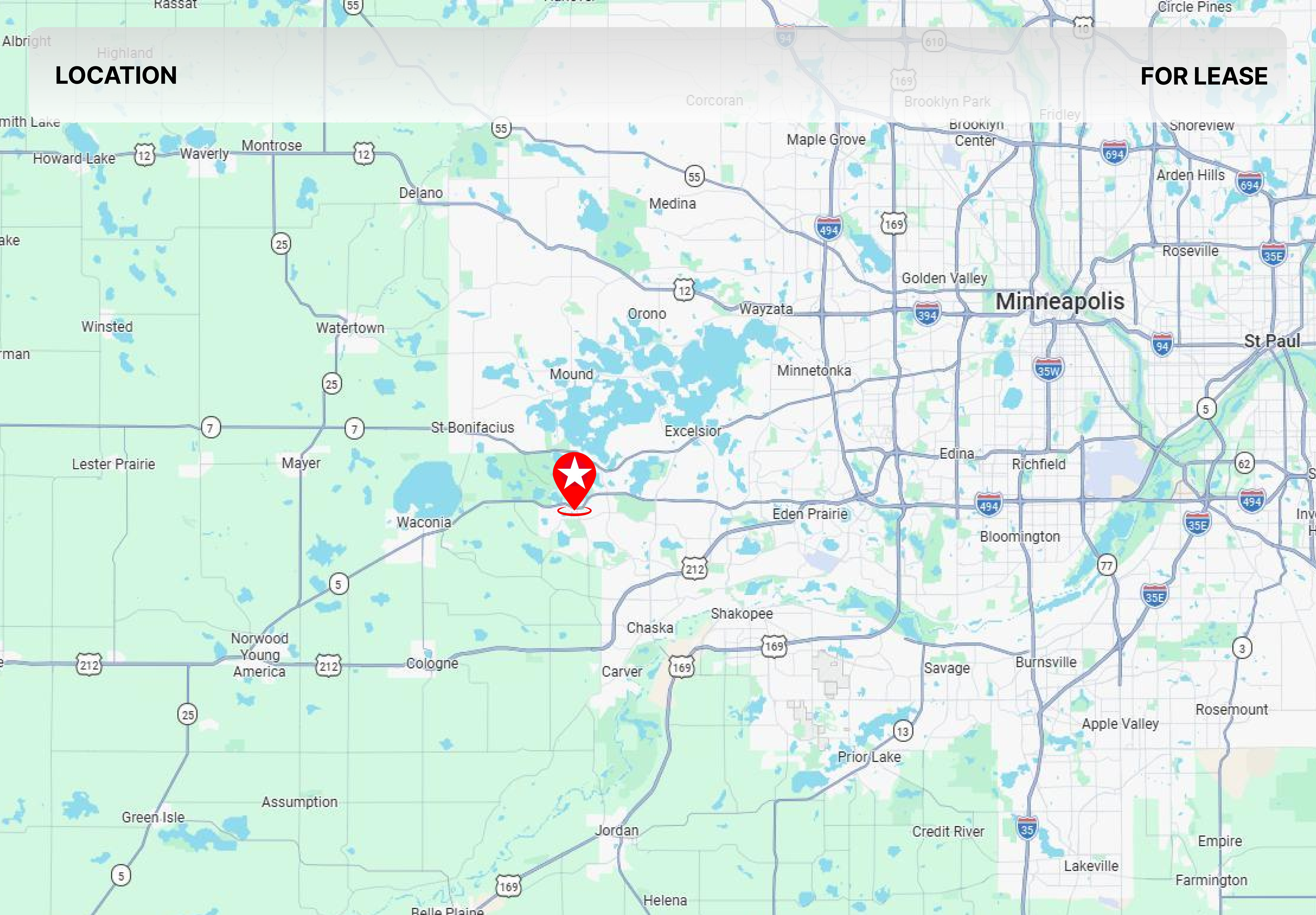


FOR LEASE



**LOCATION**

**FOR LEASE**



# DEMOGRAPHICS - 5-Mile Radius

FOR LEASE

## KEY FACTS

57,751

Population

40.2

Median Age



21,194

Households

\$119,416

Median Disposable Income

## EDUCATION

2.4%

No High School Diploma



13.8%

High School Graduate



22.0%

Some College/  
Associate's Degree



61.9%

Bachelor's/Grad/  
Prof Degree

## INCOME



\$155,305

Median Household Income



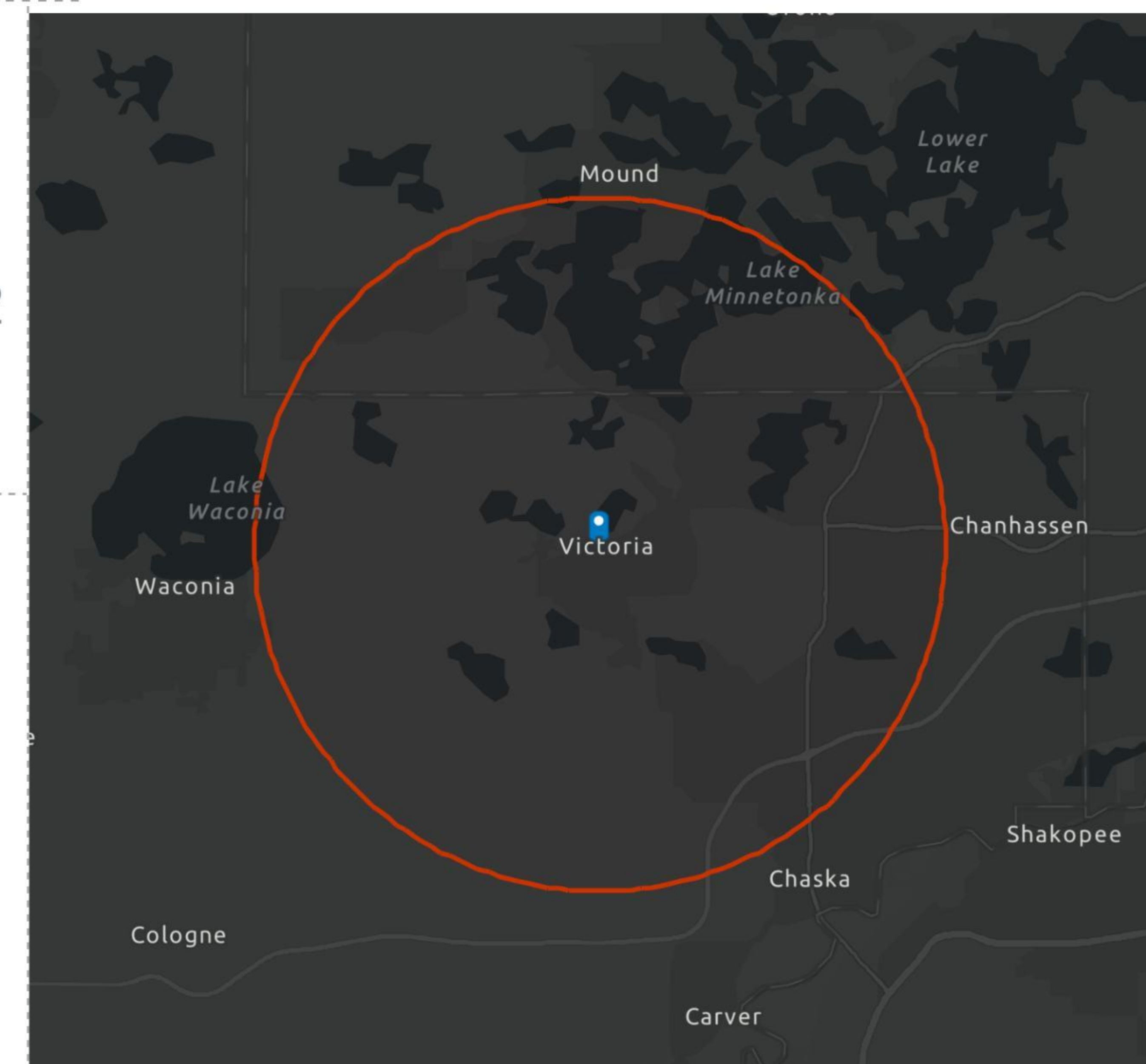
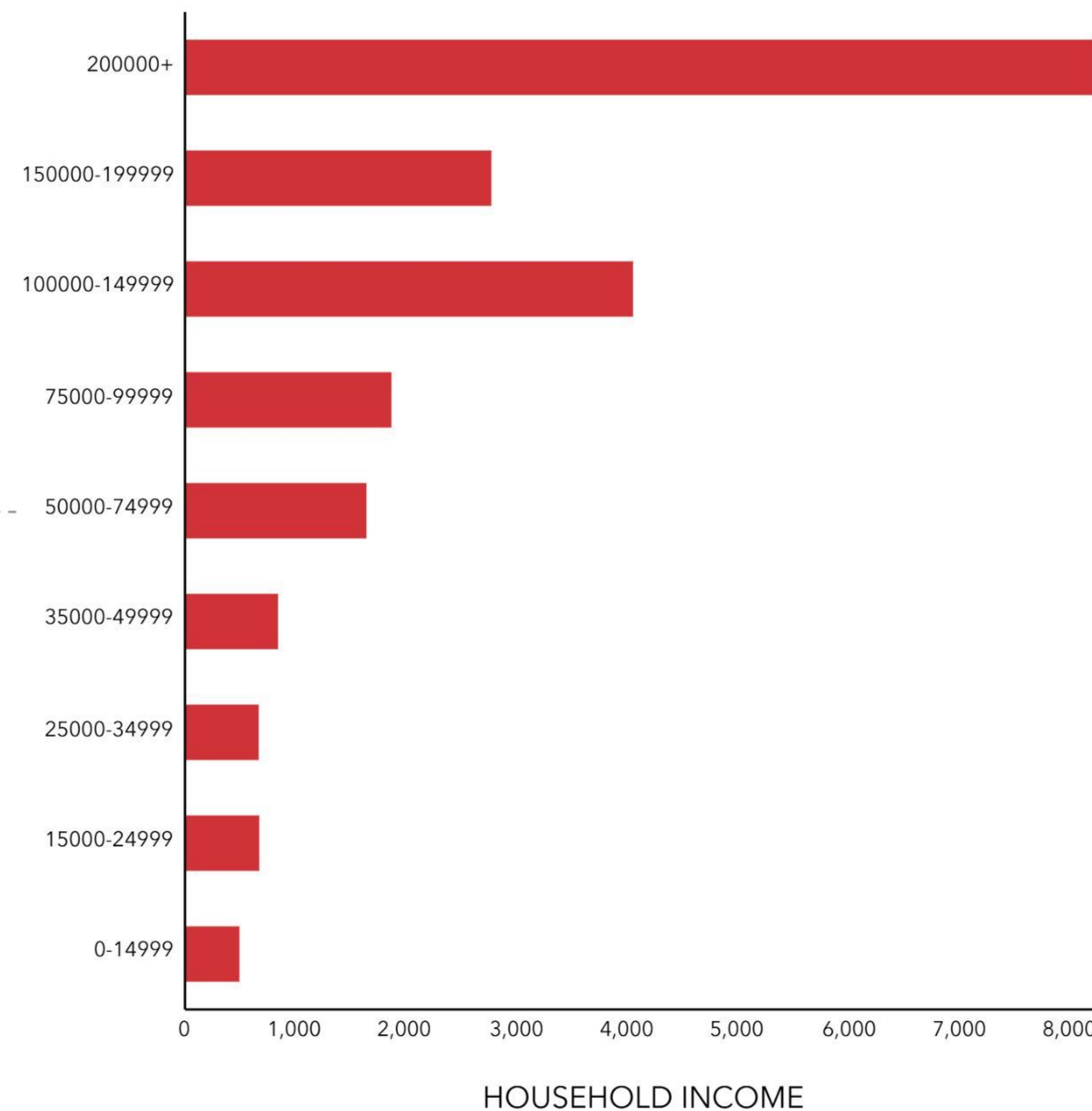
\$71,759

Per Capita Income



\$965,982

Median Net Worth



## EMPLOYMENT



White Collar

79.7%



Blue Collar

12.1%



Services

9.9%

2.5%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

### Key Statistics



### Daytime Population



Ratio of daytime to total population:

**0.88**

Values > 1.0 mean that more people come to the area during the day than live there.



**Suburb**

Dominant Urbanicity Type



**3.8**

Avg Number of Employees



**18**

Total Businesses Per Square Mile

### Largest Businesses in Area

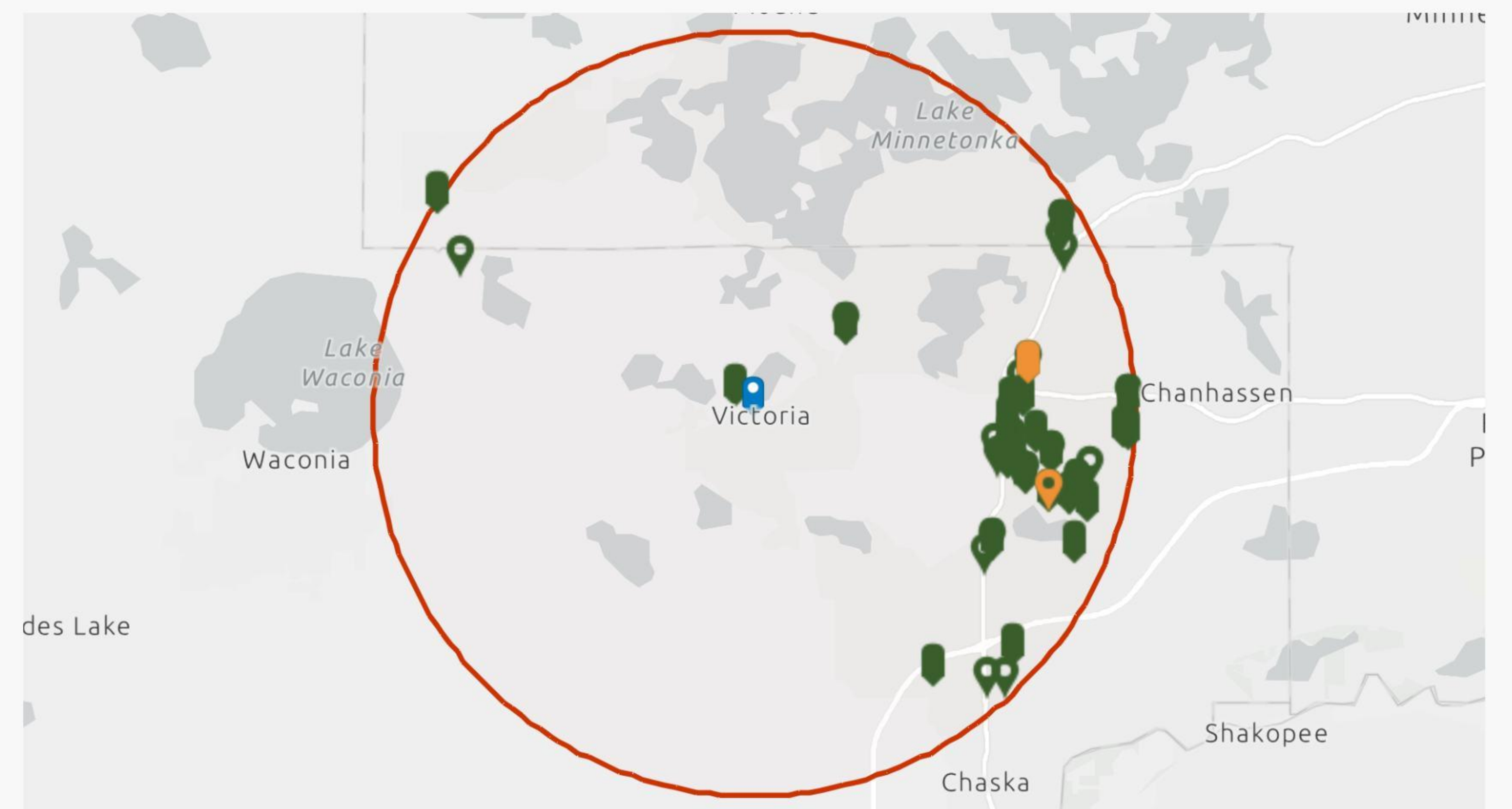


Most Employees

Beckman Coulter Inc	Branch	1,000
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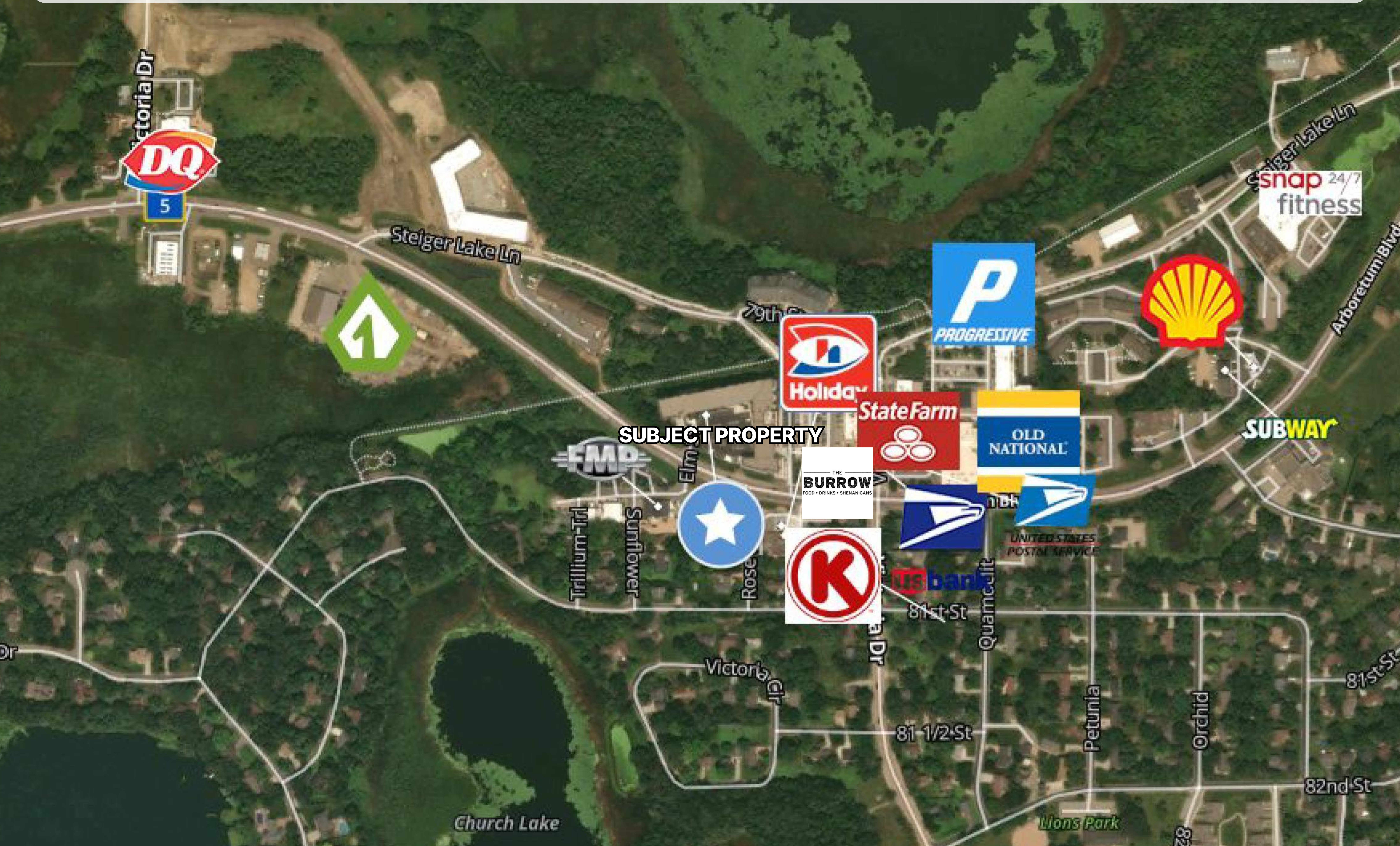
Highest sales volume

Automated Building Components	Independent	\$364M
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NEARBY RETAIL

FOR LEASE



SUBJECT PROPERTY

# NAI Gateway Commercial



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At NAI Gateway Commercial, we strive to provide the highest quality service possible to all of our clients. Our expert team of brokers leverages market intelligence to deliver superior results in retail, industrial, and office properties. When you partner with us, you gain more than a broker – you gain a team dedicated to your success.

We distinguish ourselves through specialized knowledge, strategic negotiation, and a proven track record of securing optimal terms for our clients. Our hands-on approach means you'll always have real-time insights into your transaction's progress, ensuring you stay informed and empowered throughout the process.

From buying and selling to lease negotiations, we pride ourselves on building lasting relationships that extend beyond the deal. Choose NAI Gateway Commercial, where your real estate goals become our mission.