

FOR SALE

1533 University Ave W

ST. PAUL, MN 55104

\$800,000

Mixed-Use: Retail + Offices



Results
COMMERCIAL
RE/MAX RESULTS

LISTING BROKERS



HAYDEN HULSEY, CCIM

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Allianz Field®
HOME OF MINNESOTA UNITED

**3 Level Office
Building**

**The Pitch
Apartments**

**Pivot
Apartments**

**“The Calling”
Sculpture**

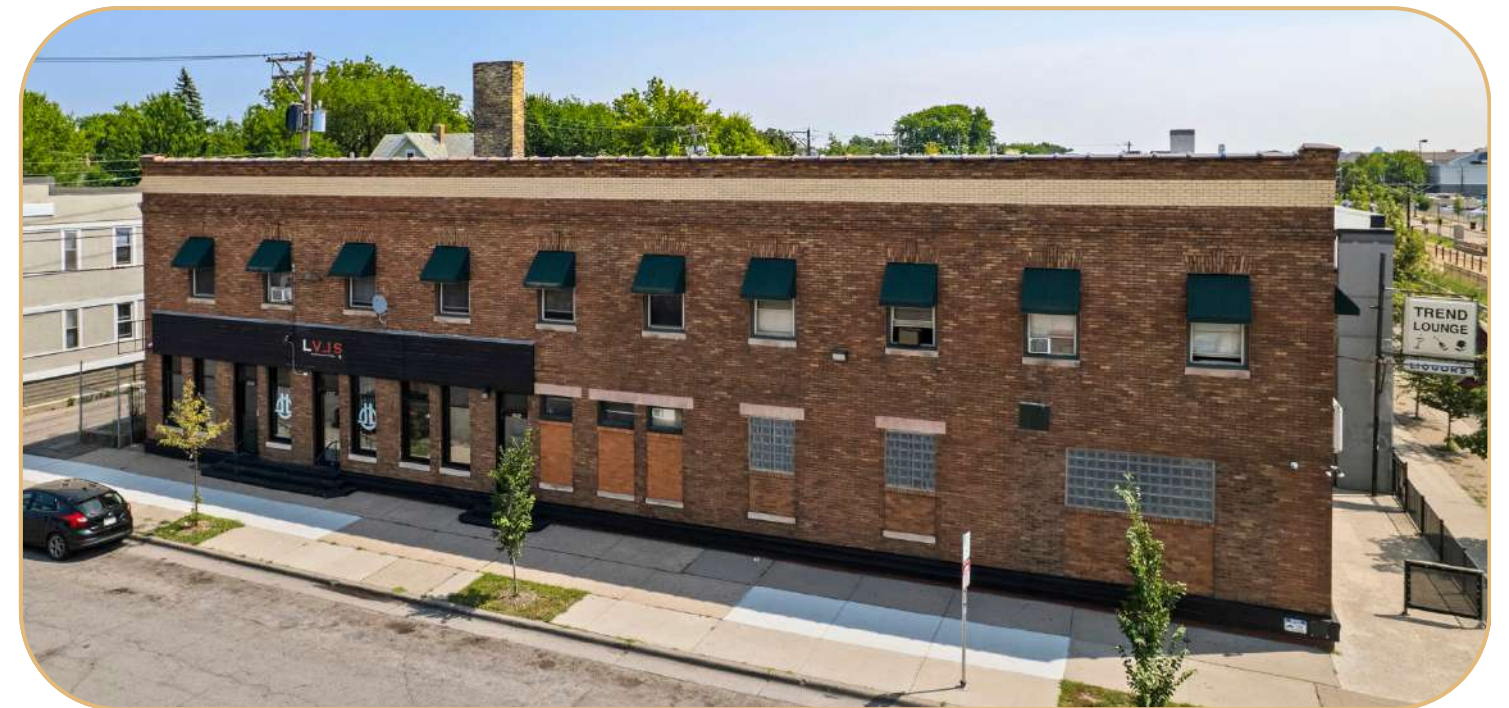
The Midway Hotel

Spruce Tree Center

EXECUTIVE SUMMARY

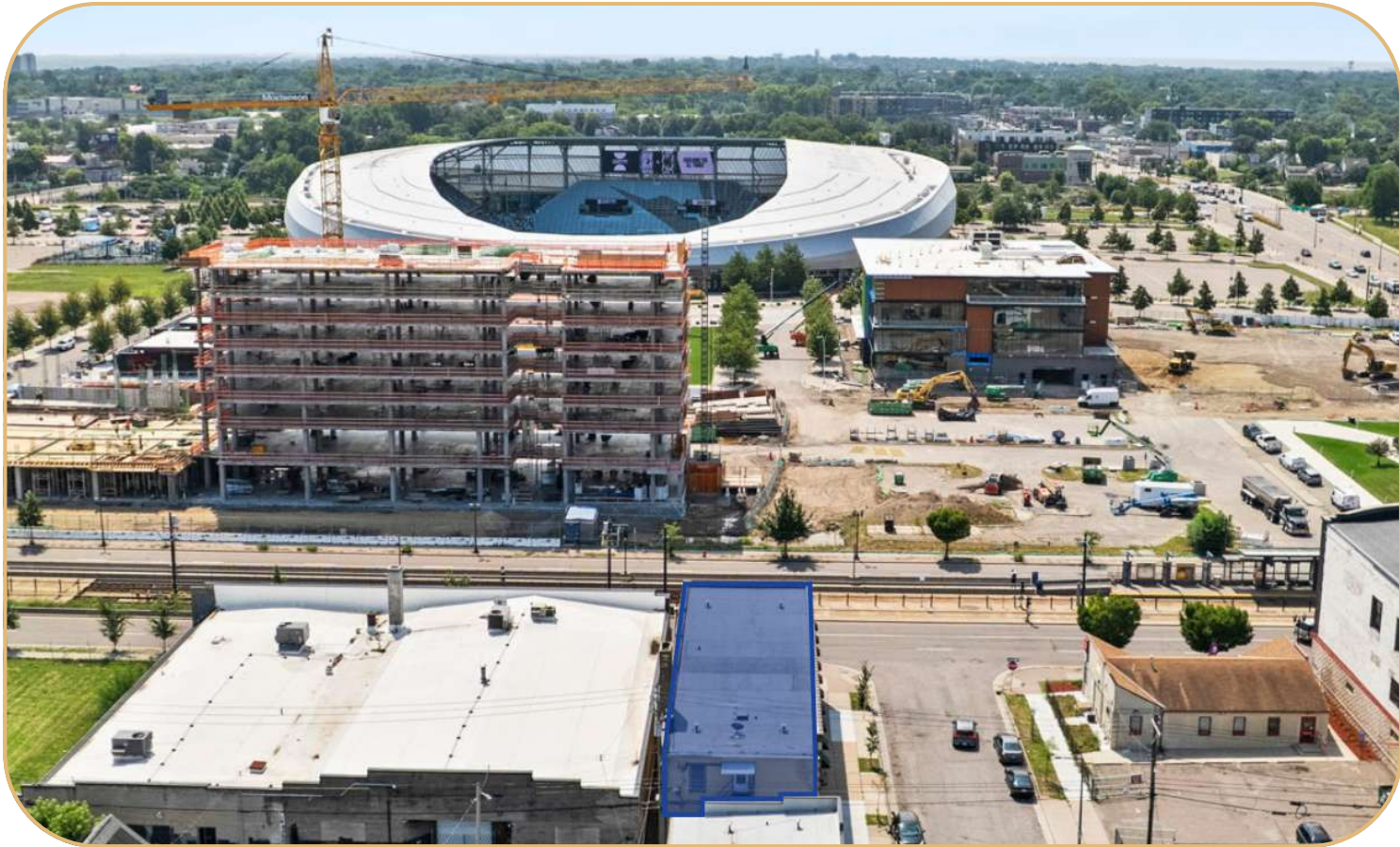
Property Overview

- **Well-Maintained Mixed Use Building: Retail + Office - only \$76/sf!**
- **Directly across University from Major Development** including **Allianz Field, United Village, new apartments, New Offices, retail, New Hotel**, and public gathering spaces.
- **10,404 SF** Mixed-Use Building with 3 levels of ~3,468 sf each.
- **2 Retail spaces** (Vacant Bar & Lvls) + **~15 Individual Offices** on 2nd Floor.
- **Excellent Owner-User or Investment Opportunity:** Ability to occupy or lease the former Trend Bar space (now vacant)
- **Stable Existing Income** from a retail tenant occupying the rear of the first floor (Lvls) and several long-standing individual office tenants upstairs (~15 offices, ~11 tenants, only ~1 vacant).
- **Recent Capital Improvements** include a new roof approximately three years old and a brand-new steam boiler.
- **Good condition** property under the same ownership for many years. Basement partially finished.
- **Excellent Transit Access** near the **METRO Green Line, A** Line, and multiple bus connections.
- Prime Midway Location near Snelling and University, one of St. Paul's **busiest and most prominent intersections** in St. Paul
- Contact listing broker, **Hayden Hulsey, CCIM** for financials, questions, or tours. Thanks for looking!



Offering Summary

Asking Price	\$800,000
Price Per SF	\$77/SF
Building Size	10,404 SF
Lot Size	5,187 SF
Zoning	T2
Year Built	1908



UNITED VILLAGE

THE NEXT PHASE OF DEVELOPMENT AROUND ALLIANZ FIELD

1533 University Ave W | St. Paul, MN



Photo source: KARE 11

OVERVIEW

United Village is the next phase of development of the land located at Snelling Avenue and University Avenue in the Midway of Saint Paul.

The 34.4 acre site saw its first development in 2018 with the completion of Allianz Field, home of Minnesota United.

Plans are underway to develop the remaining parcels on the site with the goal to create a vibrant space for visitors and residents to gather, work, live and be entertained in the City of Saint Paul.

34.4
ACRES

2018
ALLIANZ FIELD
COMPLETED

PHASED
MIXED-USE
DEVELOPMENT

PHASE 1 INCLUDES



Sculpture
garden



New
hotel



Office
building



Two
restaurant
pavilions



New open
spaces

MASTER PLAN VISION

- Pedestrian-friendly, walkable neighborhood
- Activated public open spaces
- Mix of uses throughout the site
- Sustainable stormwater management
- Phased redevelopment of remaining parcels

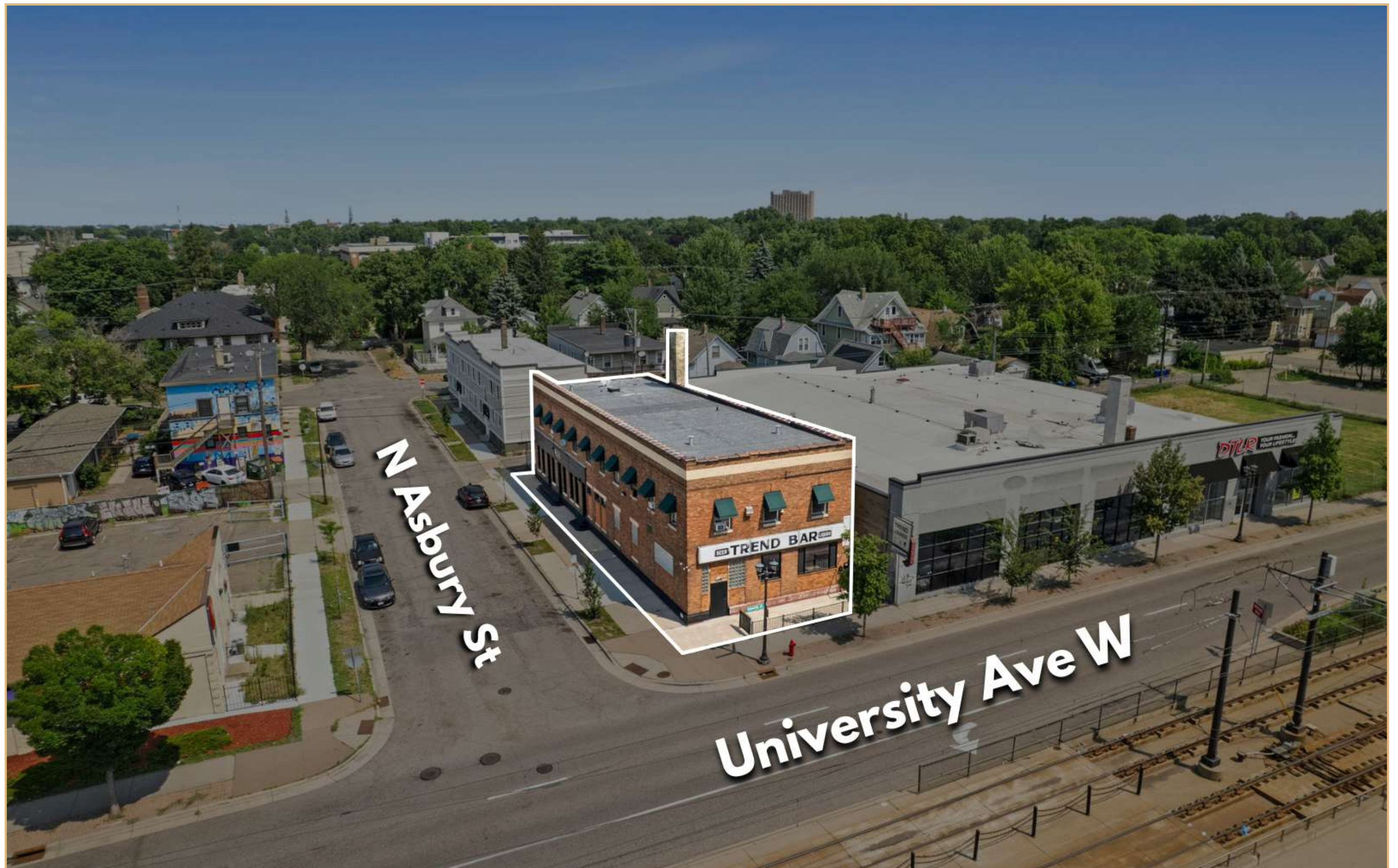
KEY TIMELINE

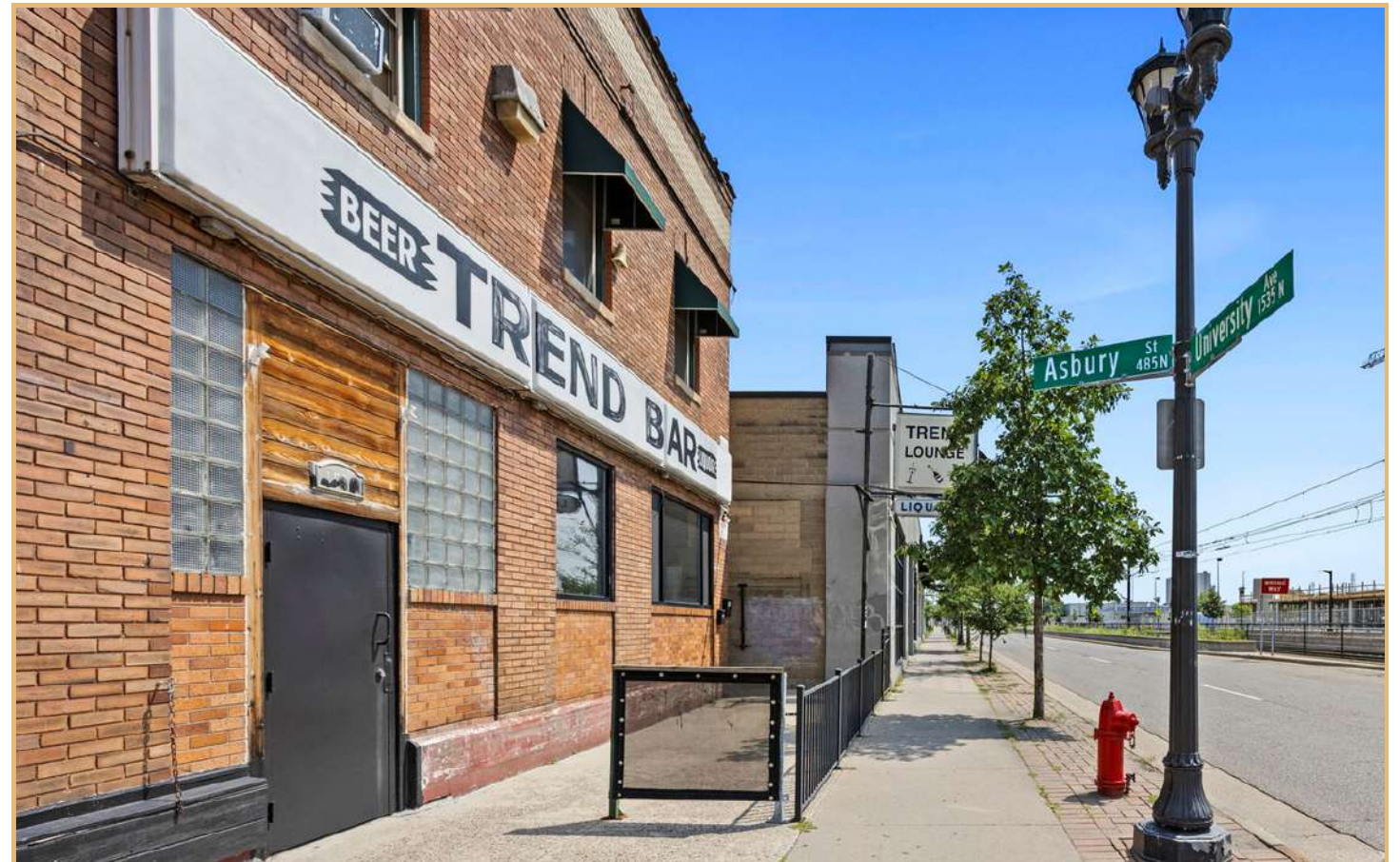
- 2018 | Allianz Field completed
- Spring-Summer 2023 | Cleanup grants awarded
- Sept. 20, 2023 | Preliminary plat and interim use permits at City Council
- Oct. 2023 | POPs agreement approved
- Fall 2023 | Environmental remediation begins
- Dec. 13, 2023 | Snelling Midway Redevelopment TIF District established
- Spring-Summer 2024 | Construction begins
- June 20, 2024 | PK's Place officially opens
- Oct. 17, 2024 | "The Calling" sculpture unveiled

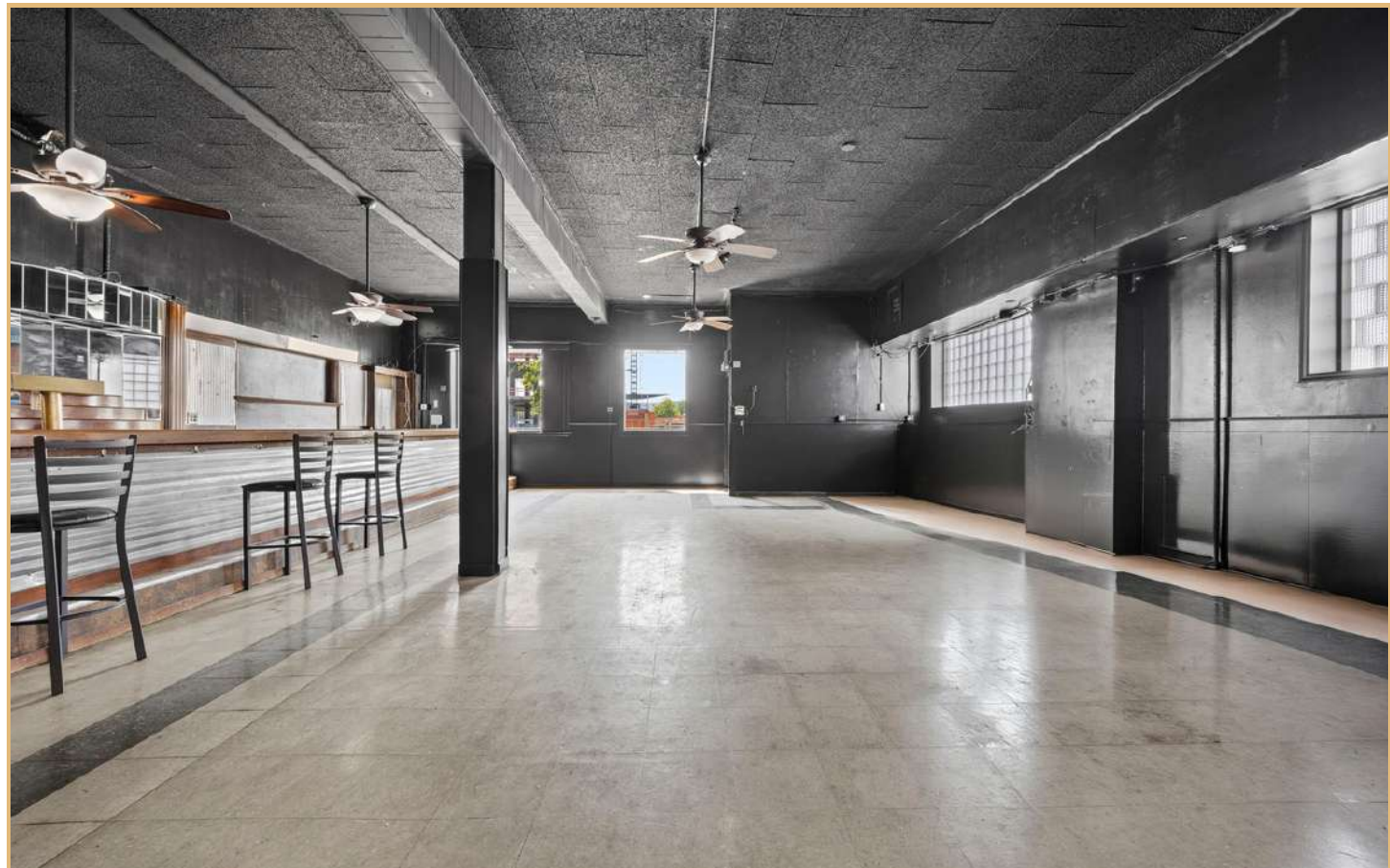
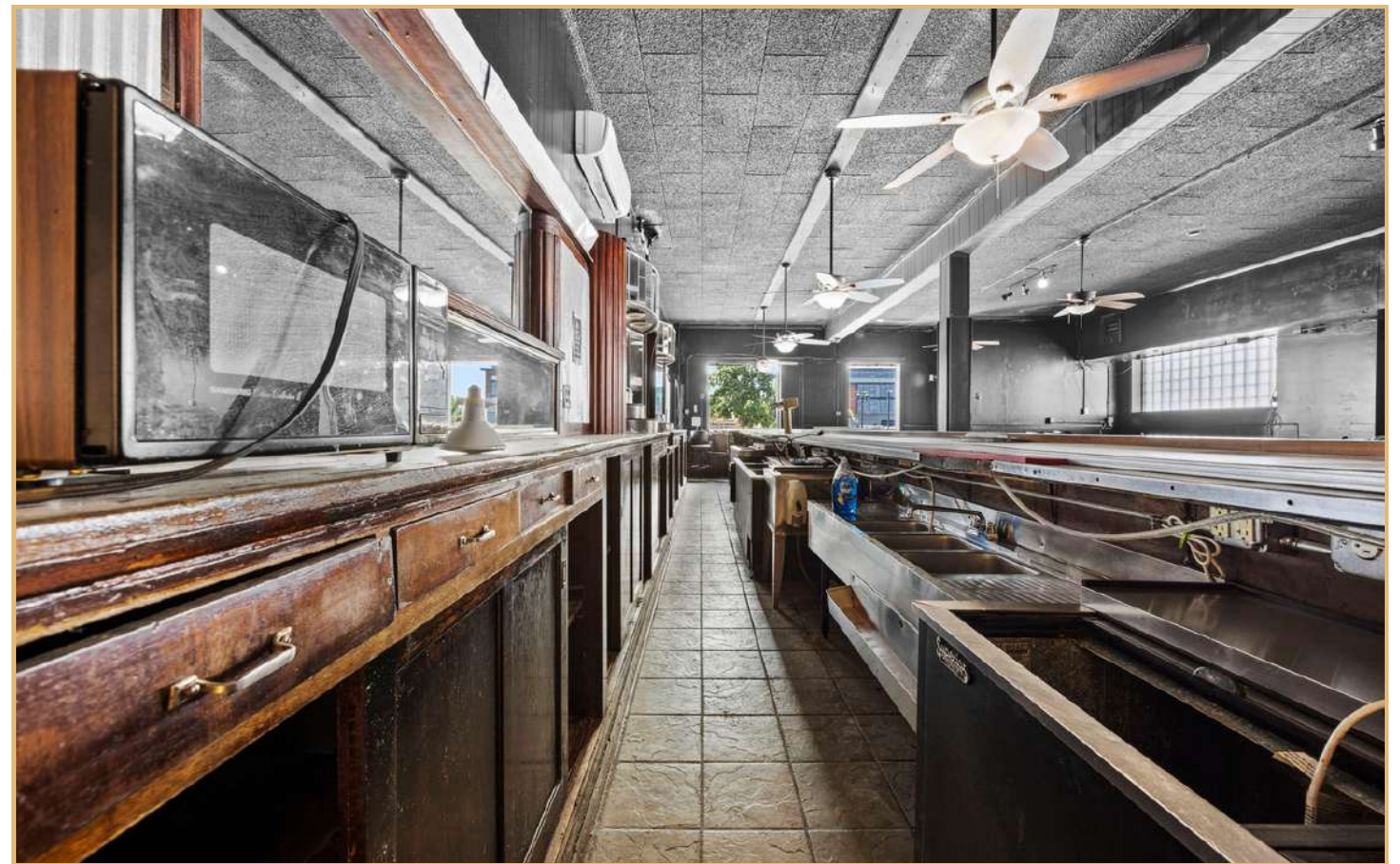
Source: City of St. Paul | stpaul.gov | [Full St. Paul Development Website](https://fullstpauldevelopment.com)



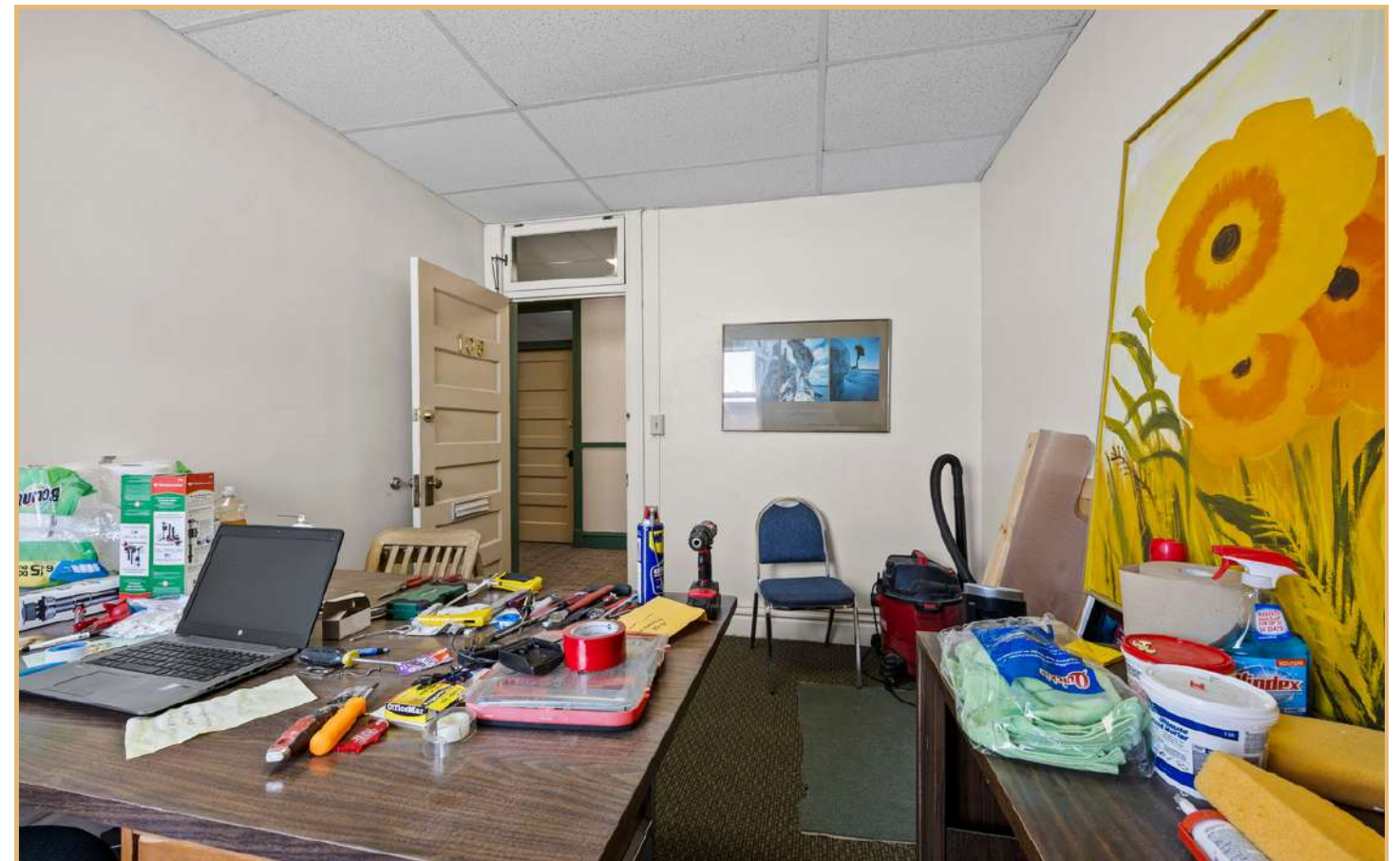
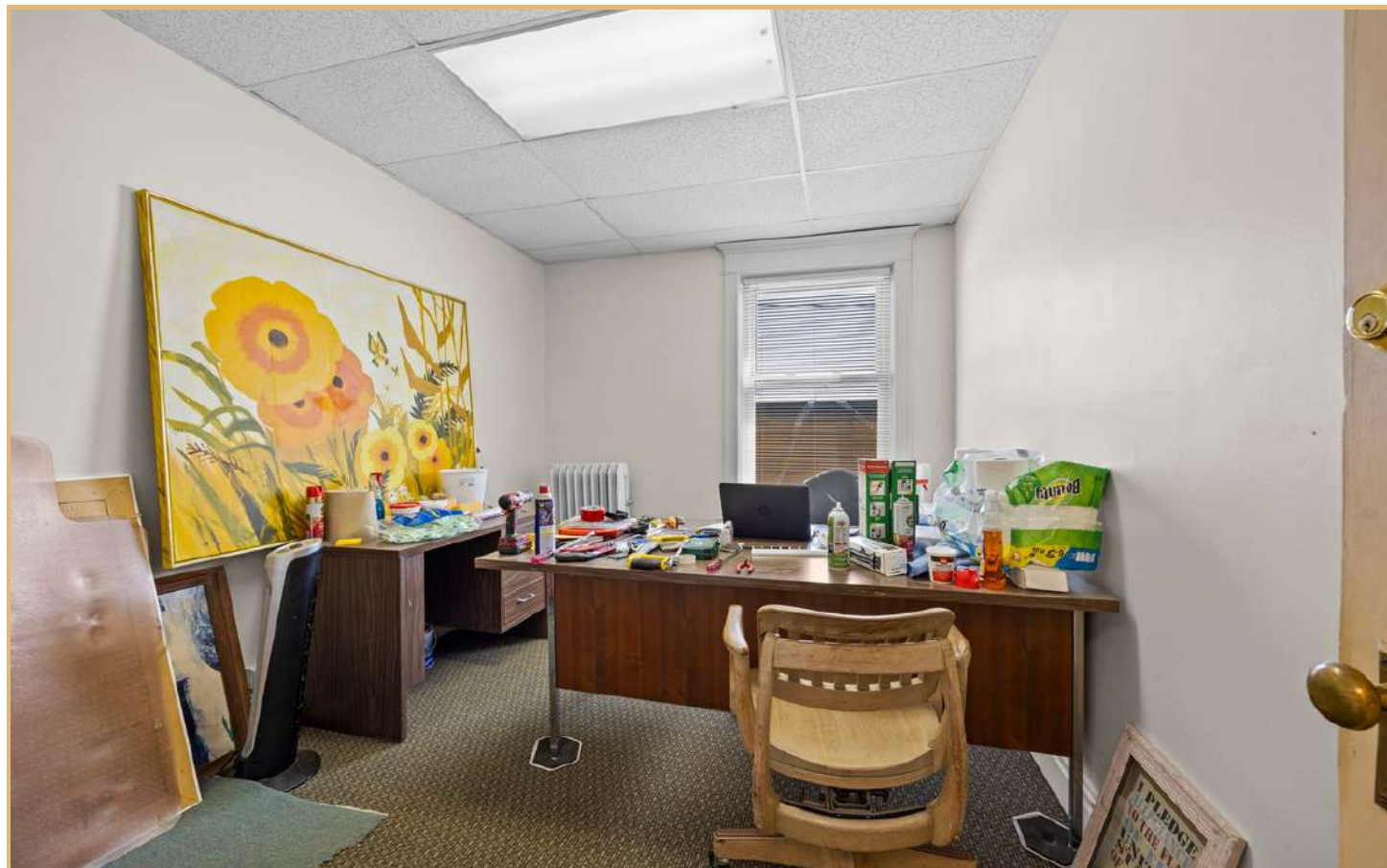
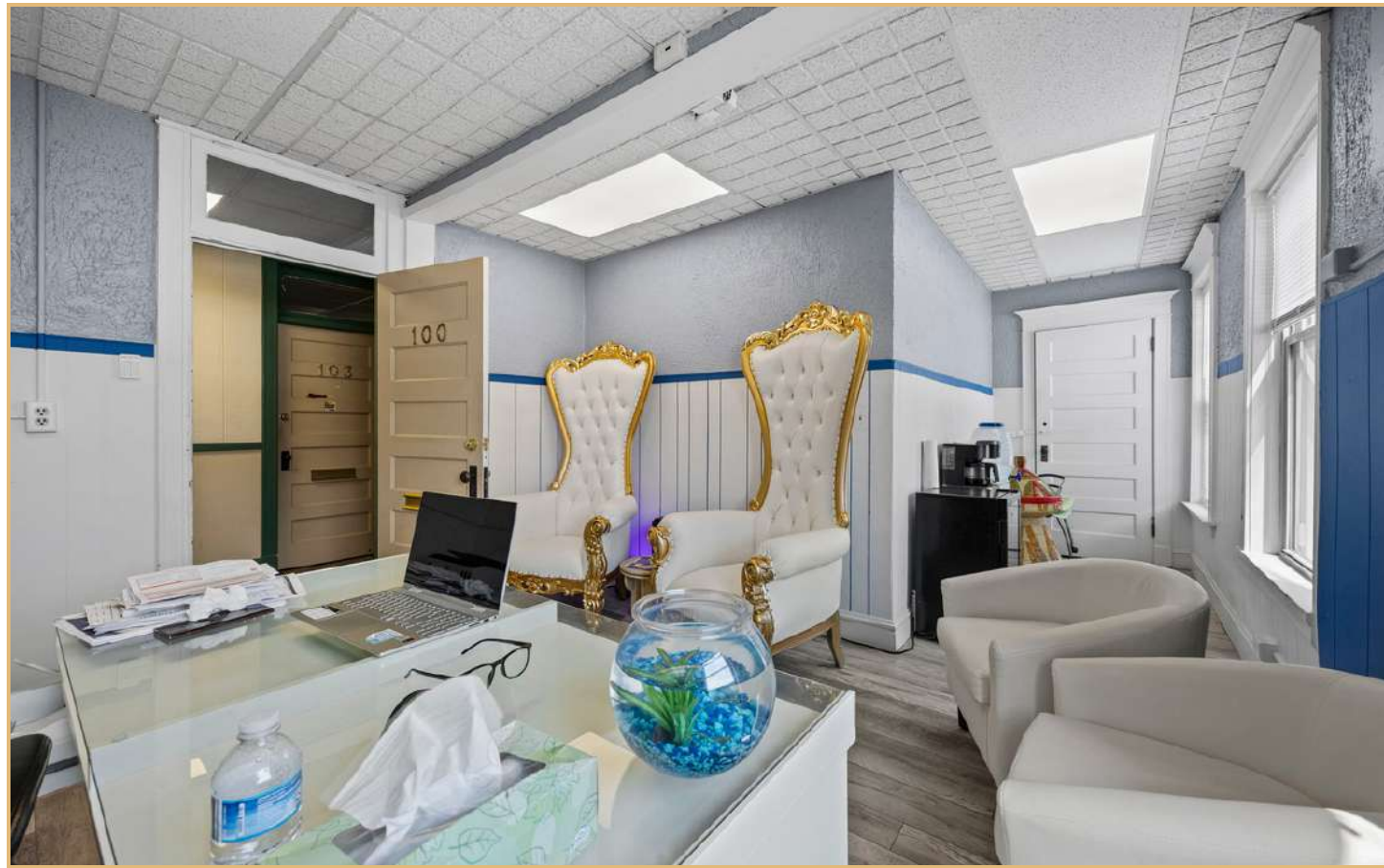
PHOTO GALLERY

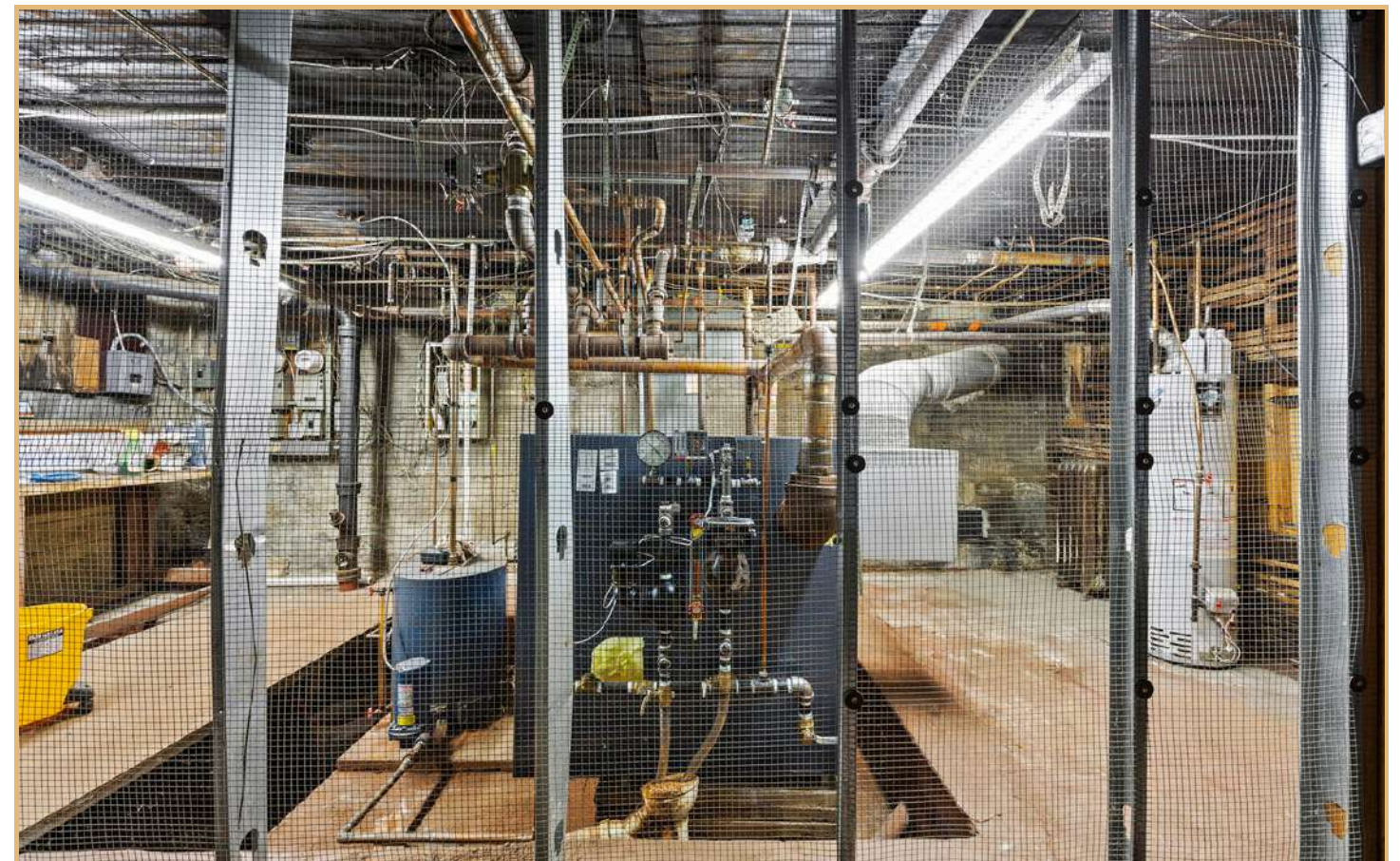
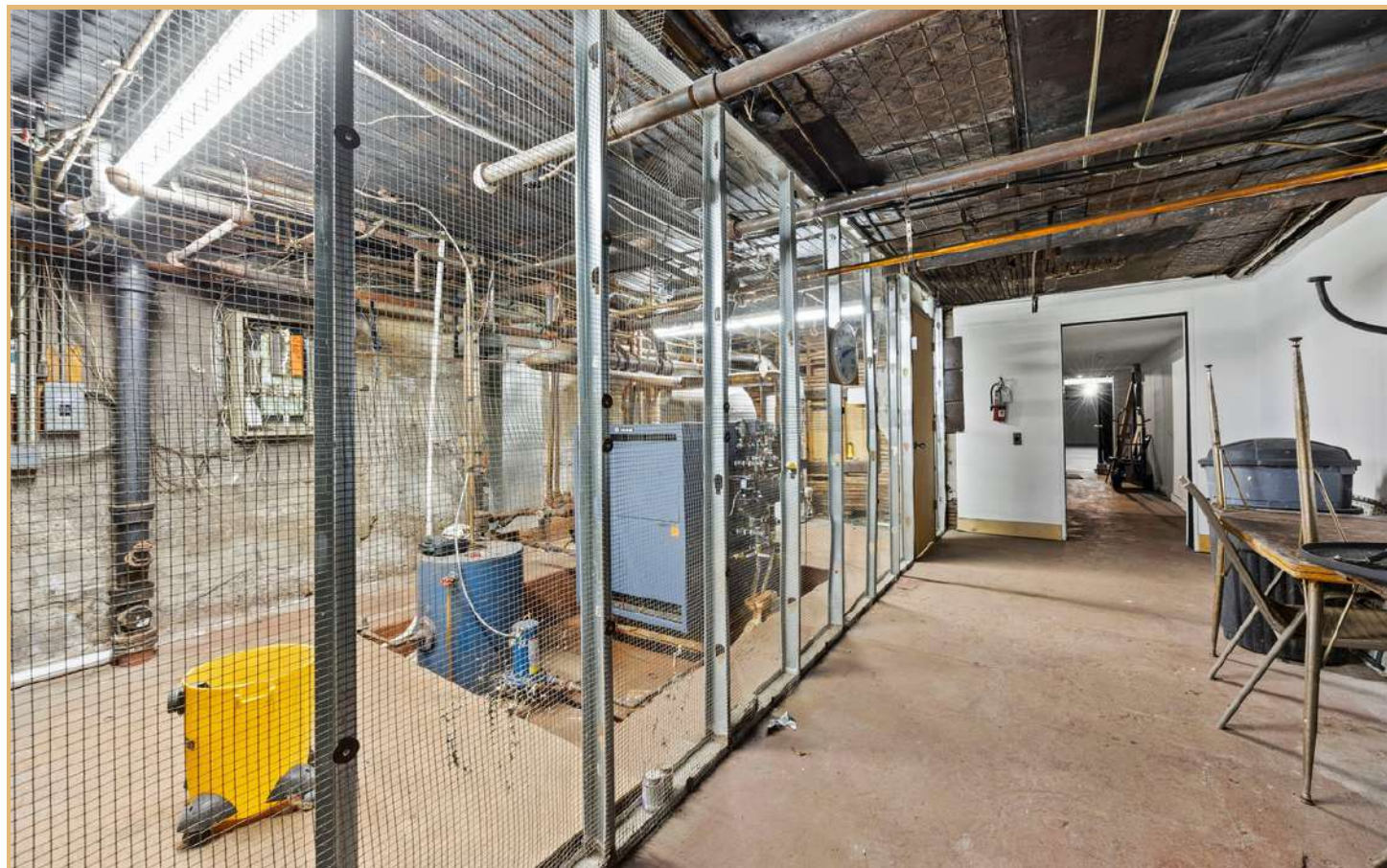
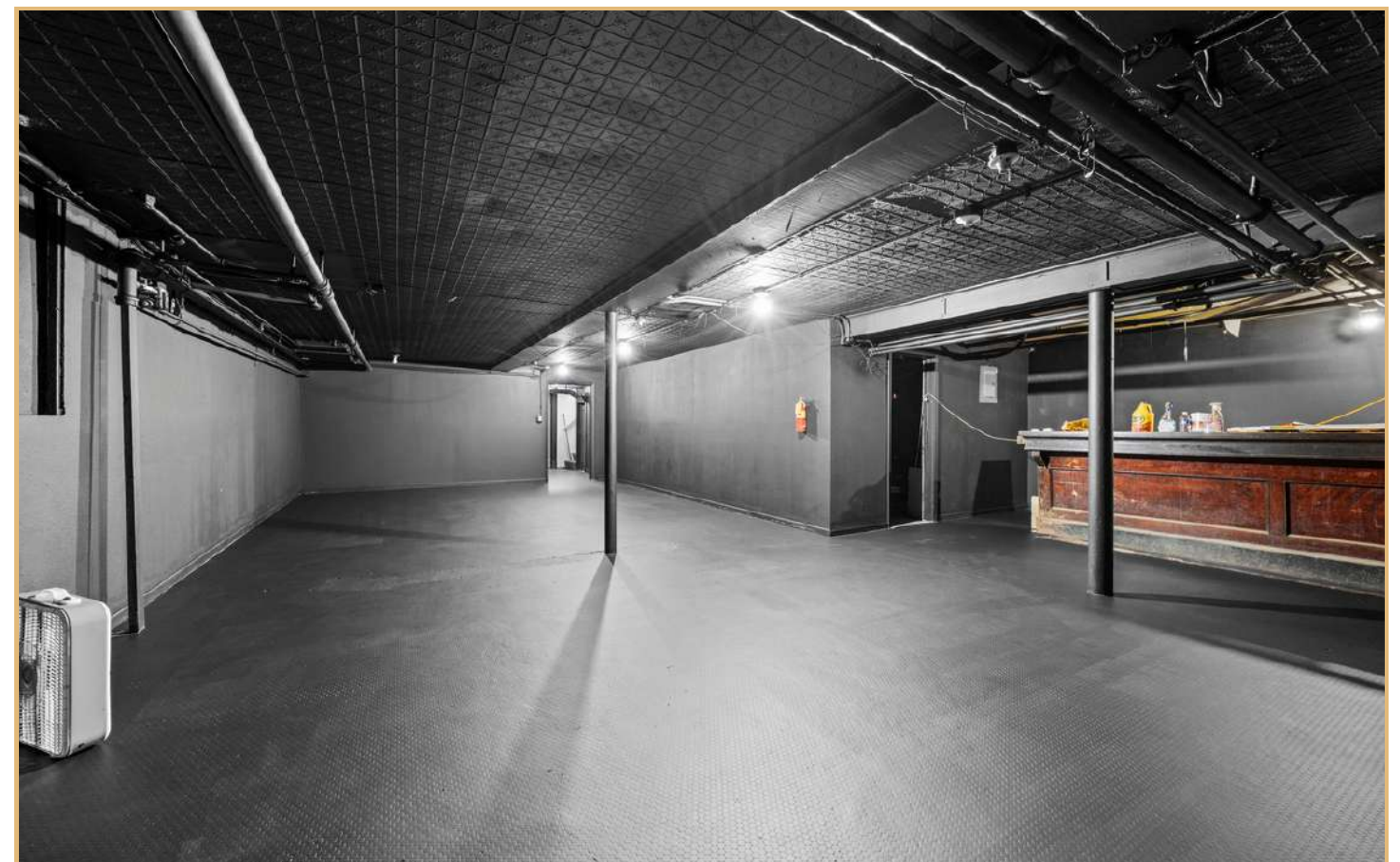


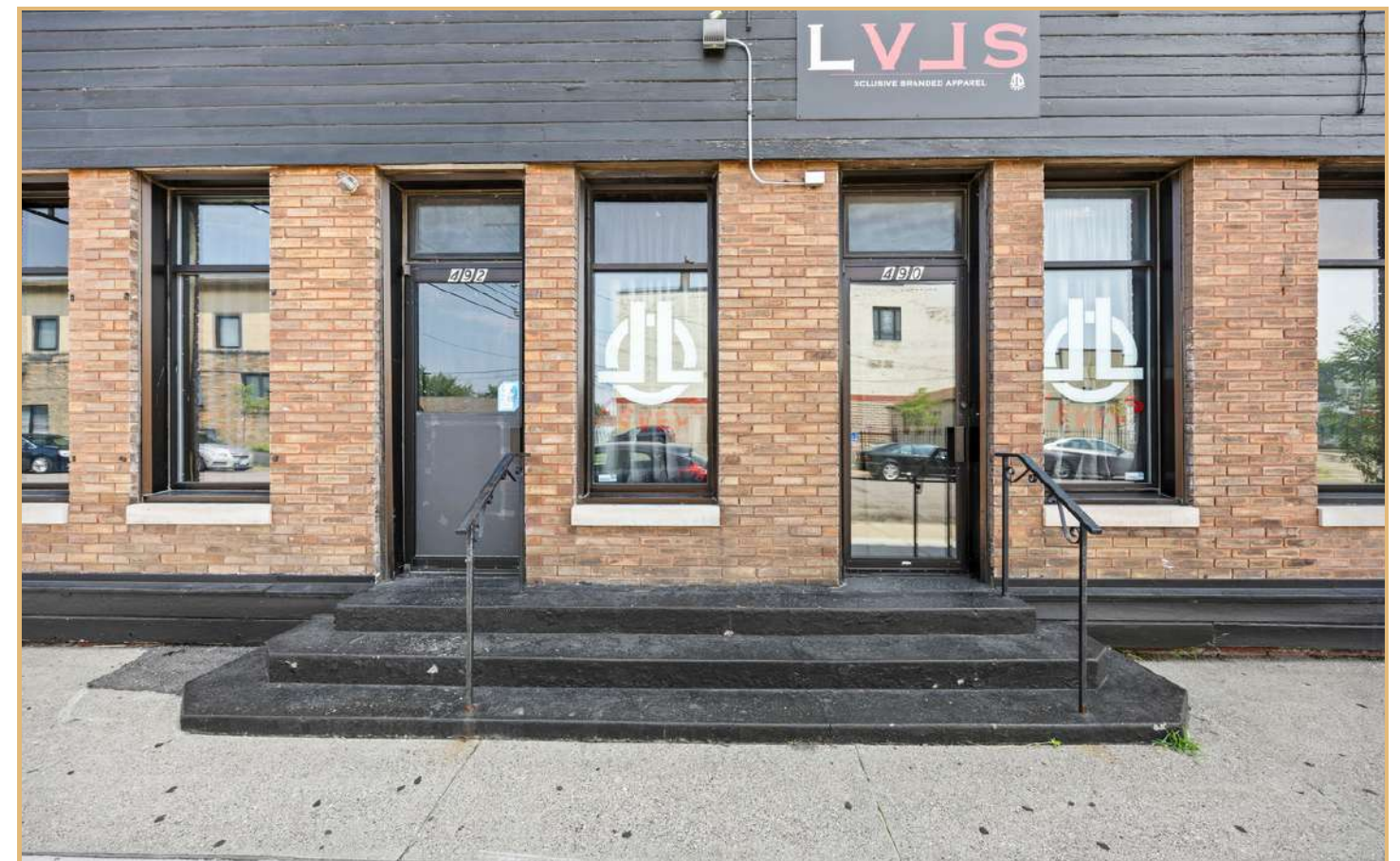
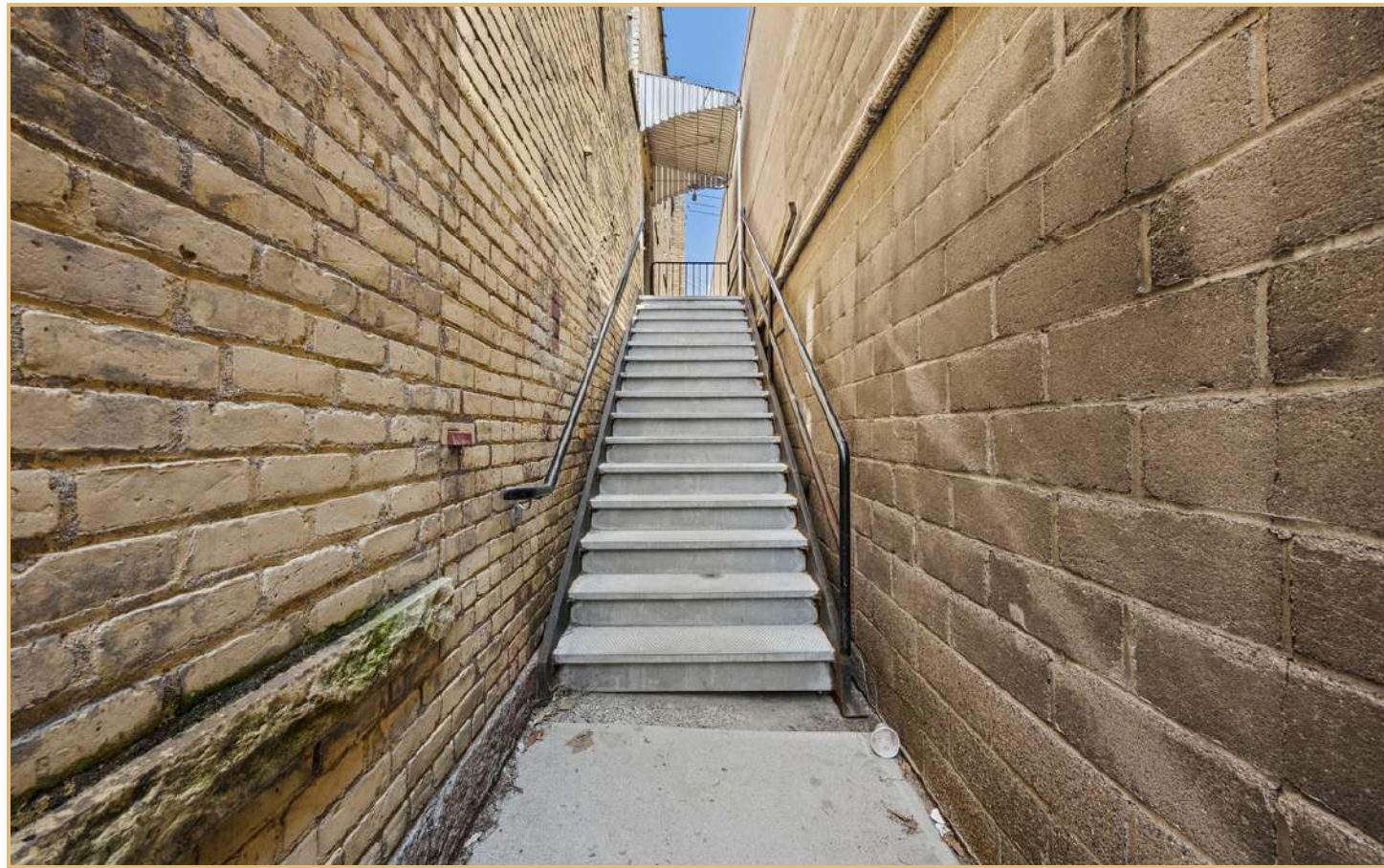








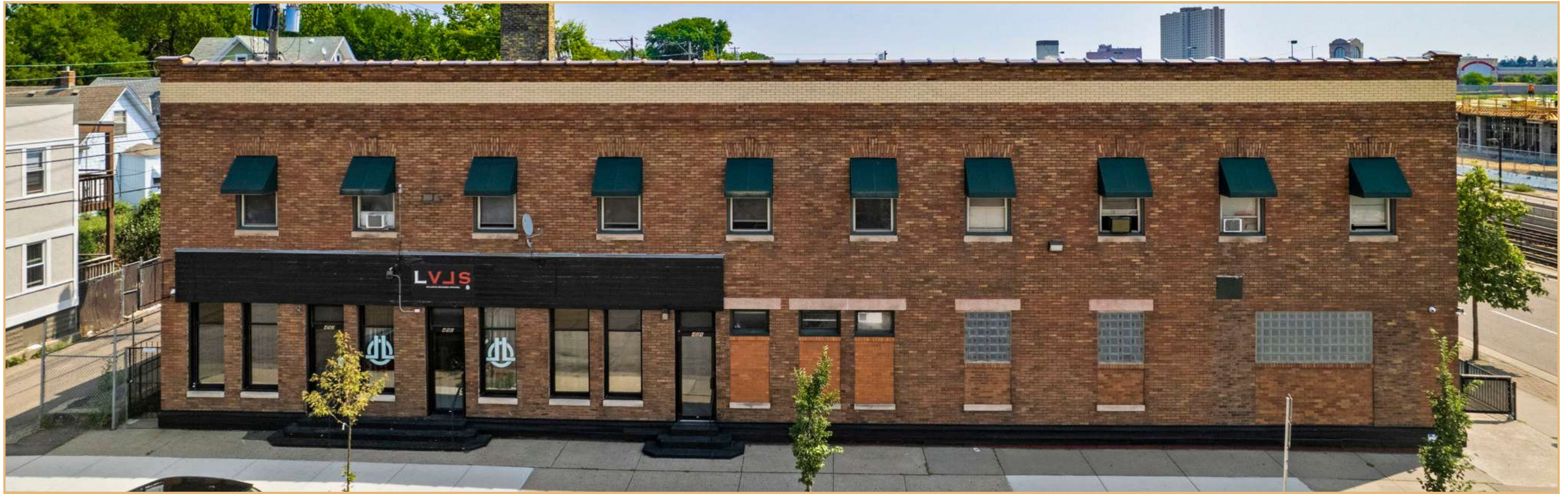






ZONING INFORMATION

Zoning Information



The T2 traditional neighborhood district provides for medium-intensity compact, pedestrian-oriented commercial, residential, civic, and institutional development that supports transit usage. It is intended primarily for neighborhood nodes and along existing or planned transit corridors. It encourages pedestrian-oriented development with a variety of uses and housing types, and appropriate transitions to adjacent residential neighborhoods.

Prospective buyers and representatives are encouraged to consult with the City of St. Paul to confirm permitted uses, allowable density, setbacks, building requirements and any site-specific approvals.

To learn more, please visit: https://library.municode.com/mn/st._paul/codes/code_of_ordinances?nodeId=10061



LOCATION INFORMATION

Nearby Map



Regional Map



A wide-angle photograph of the St. Paul skyline as seen from across the Mississippi River. The Hennepin Avenue Bridge's large steel arch dominates the foreground, framing the city. The skyline includes several prominent buildings, such as the US Bank Tower and the Wells Fargo Center, which are reflected in the calm water. The sky is a clear, bright blue, and the overall scene is bathed in the warm light of late afternoon or early morning.

ABOUT ST. PAUL, MN

ST. PAUL / MIDWAY AREA

MINNESOTA

Located along University Avenue in the heart of Saint Paul's Midway area, 1533 University Ave W benefits from direct access to Interstate 94, Snelling Avenue, and the Metro Green Line, creating strong connectivity to both downtown Saint Paul and Minneapolis. The surrounding corridor is part of the broader Union Park / Snelling-Midway area, a centrally located urban district defined by established neighborhoods, regional amenities, and continued transit-oriented investment. Saint Paul is Minnesota's capital and the second most populous city in the state, with an estimated population of more than **305,000**. The city offers a diverse economic base and strong neighborhood identity, with more than 80 languages spoken in Saint Paul Public Schools. City of Saint Paul planning materials also note approximately **23,132** people within 1 mile of the Midway/Snelling area, reinforcing the subject property's access to a dense nearby residential base and long-term commercial demand.



305,585

ST. PAUL POPULATION



22,418

POPULATION WITHIN 1 MILE



14,249 VPD

UNIVERSITY AVE W TRAFFIC



23,949 VPD

SNELLING AVE TRAFFIC



DEMOGRAPHICS

POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,136	5,364	22,418
Average Age	29.4	31.8	34.9
Average Age (Male)	30.2	33.4	36.9
Average Age (Female)	27.2	29.5	32.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	510	2,285	9,431
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$79,188	\$90,818	\$99,522
Average House Value	\$301,127	\$352,588	\$351,084

2023 American Community Survey (ACS)

Sources: City of Saint Paul / ACS



Saint Paul offers a highly connected location at the heart of the Twin Cities, with convenient access to Minneapolis, Minneapolis–Saint Paul International Airport, and major employment centers throughout the metro. Interstates 94 and 35E, along with strong transit infrastructure, provide efficient regional connectivity, while the city’s established neighborhoods, universities, hospitals, government institutions, restaurants, entertainment venues, and extensive park system create a diverse and highly amenitized urban environment.

As Minnesota’s capital city, Saint Paul benefits from a large and diverse employment base supported by government, healthcare, education, finance, and major private employers. Its combination of historic neighborhoods, continued investment and redevelopment, access to the Mississippi River, and proximity to major employment and entertainment destinations supports consistent housing demand and positions the city as an attractive market for long-term investment.

To learn more, please visit: stpaul.gov

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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 RE/MAX Results Commercial in compliance with all applicable fair housing and equal opportunity laws.