



OBSIDIAN
GROUP



RETAIL/OFFICE SPACE FOR SALE

1001 S Washington Ave, Minneapolis, MN 55415



CONTACT US

Sam Carter
Vice President,
M: (651)-335-2110
E: Sam@obsidiangroup.com



Jasper Gantriis
Associate
(612)-669-1654
E: jasper@obsidiangroup.com

2277 Highway 36 West, Suite 316, Roseville, MN 55113 | www.obsidiangroup.com

1001 South Washington Ave is a multi-level retail/office building located in the heart of Minneapolis. This location has exceptional exposure due to the high VPD count of 21,000, proximity to highway 35W, and walkability in the area, all of which combine for a unique opportunity for businesses to thrive. Its proximity to US Bank Stadium offers tremendous upside for many types of businesses to thrive. The space has undergone massive maintenance in the past 6 months, and is practically turn-key for a wide range of businesses.

SALE TYPE

For Investor or
Owner Occupant

PRICE

\$3,000,000

BUILDING SIZE

11,209 SF

YEAR BUILT

1904

ZONING

CM3 - Community Mixed Use

PERMITTED USES

Food & Beverage, Retail,
Brewery / Distillery, Art
Studio, Soft Goods &
Apparel Store, cannabis
retail, restaurant, office



GENERAL HIGHLIGHTS

AVAILABILITY:

Ready for immediate
occupancy

BEST USES:

Retail, Office, Gathering
space,

SPRINKLER SYSTEM:

No

HVAC:

Fully heated & air
conditioned

PARKING:

Off Street Parking
Included

OUTDOOR SEATING

patio on-site, facing
US Bank Stadium

BATHROOMS:

2 multi-stall restrooms on
ground floor, 2 single stall
restrooms on basement
level

PROXIMITY TO HIGHWAY:

5 Minute drive to Interstate
35W

TRAFFIC COUNTS:

22,000 VPD
(Washington Ave)

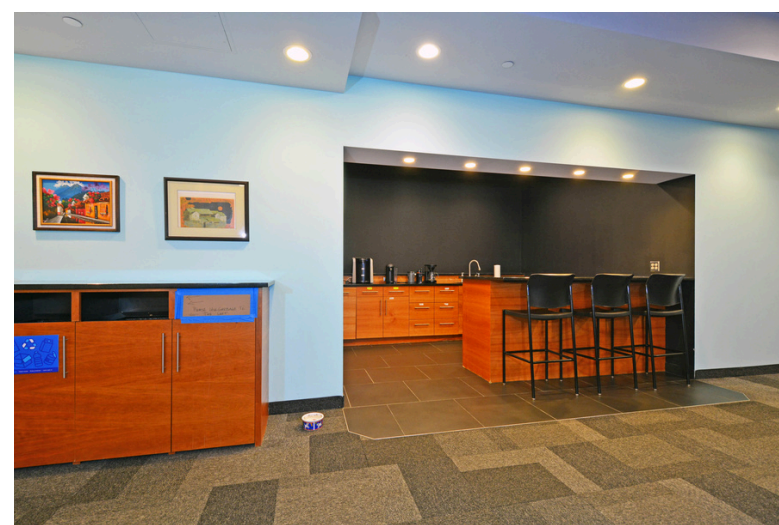
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1001 S WASHINGTON AVE,
MINNEAPOLIS, MN 55415

ADDITIONAL PHOTOS



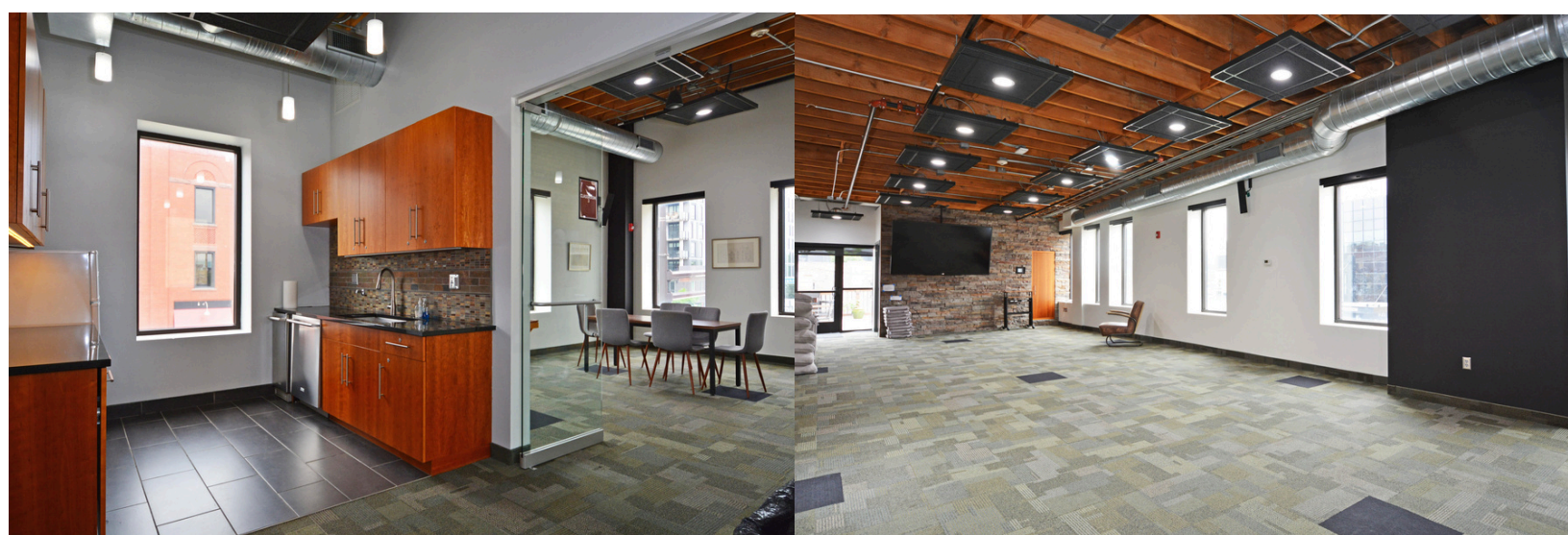
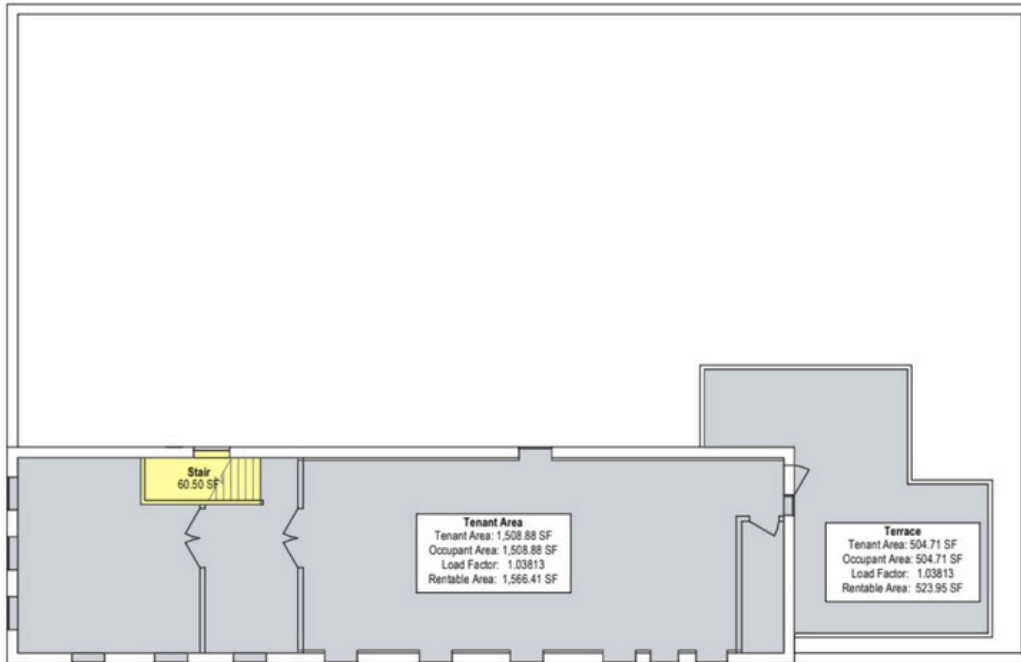
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UPPER LEVEL / TERRACE

1,508 Square feet w/ 504 square foot terrace



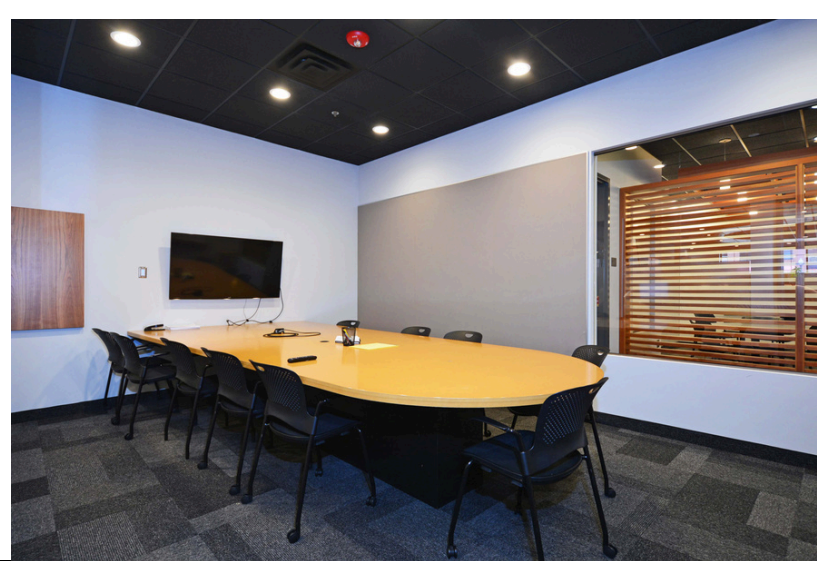
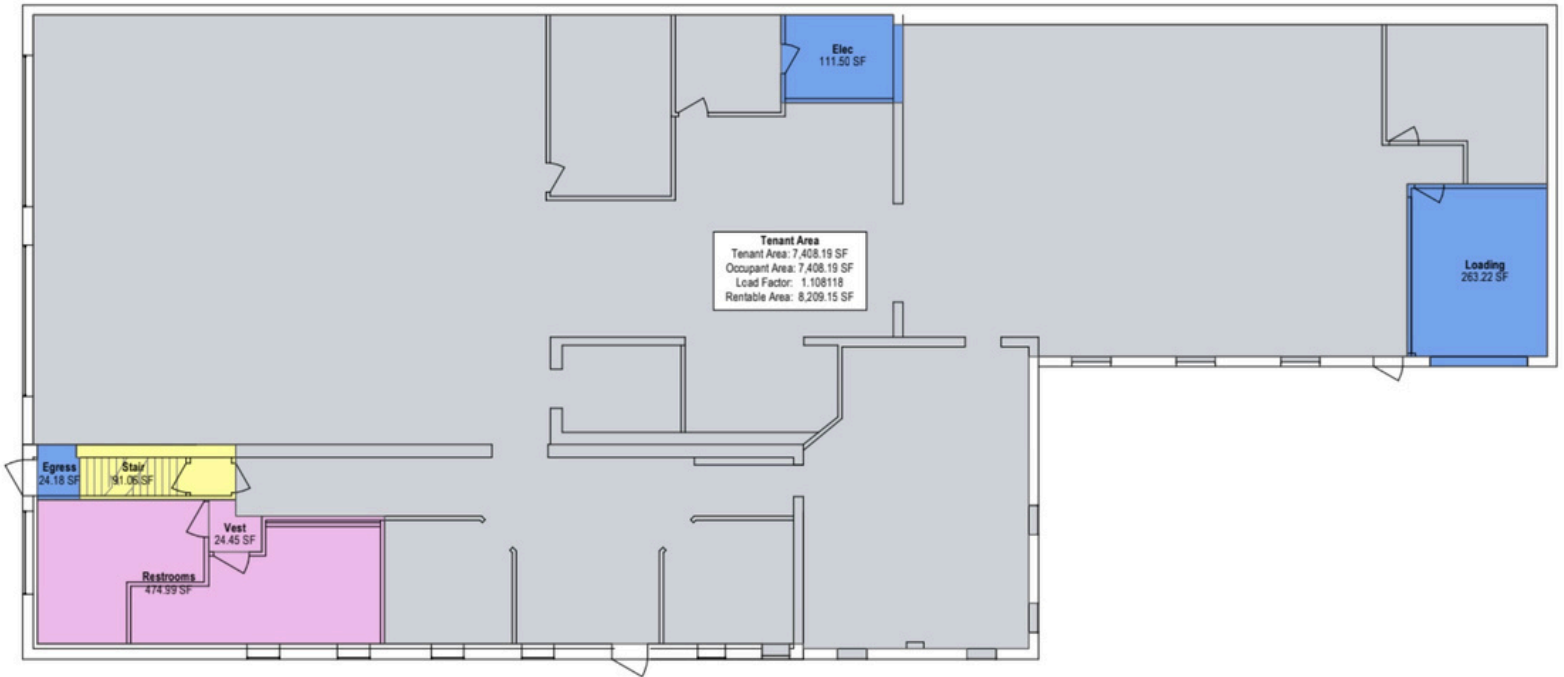
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GROUND LEVEL

7,046 Square Feet



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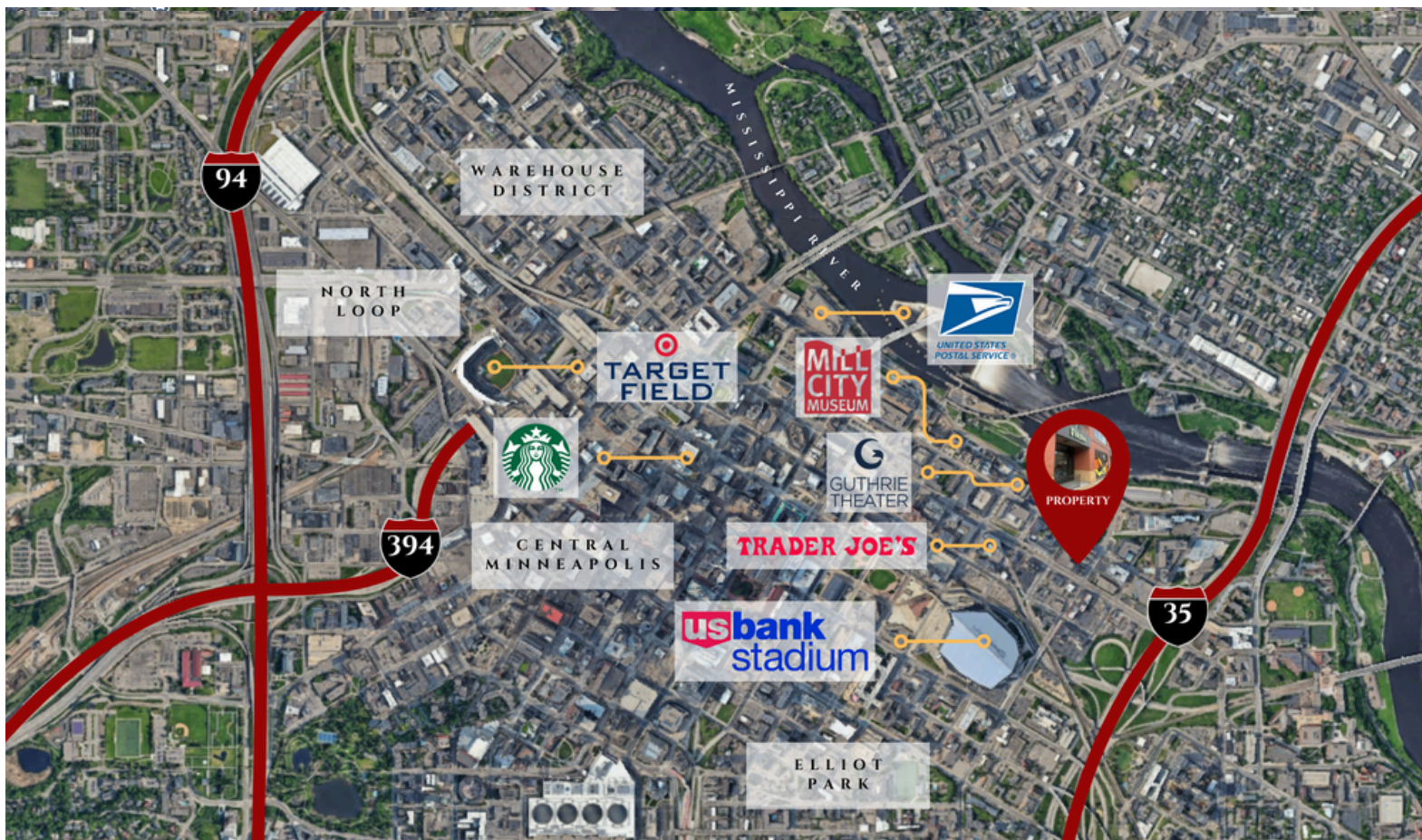
BASEMENT 1,243 Square Feet



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POPULATION

1 MILE

3 MILES

POPULATION

45,591

253,496

MEDIAN AGE

33.20

32.60

DAYTIME EMPLOYEES

130,125

295,795

POPULATION GROWTH '24-'29

0.43%

-1.35%

HOUSEHOLDS

1 MILE

3 MILES

HOUSEHOLDS

23,822

116,057

MEDIAN HH INCOME

\$57,908

\$60,339

HOUSEHOLD GROWTH '24-'29

0.65%

-1.24%

This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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