



FOR LEASE

RIVERDALE CROSSING

Retail Power Center Anchored by Cub Foods

12900-13020 Riverdale Drive NW
Coon Rapids, MN 55448



HEMPEL
REAL ESTATE



Premier North Metro Power Center Anchored by Cub Foods.

Riverdale Crossing puts your business in one of the North Metro's premier retail destinations. Anchored by Cub Foods and home to 30+ national and regional tenants, this 333,480 SF power center delivers built-in foot traffic, standout visibility, and easy access along U.S. Highway 10. Tenants inherit a large, established customer base drawn from across the northern suburbs, a proven regional draw that means shoppers are already coming and your storefront is ready to meet them.

Traffic Counts

US Hwy 10	71,802 VPD
Round Lake Blvd NW	27,217 VPD
Northdale Blvd NW	12,450 VPD

Total SF Size	333,480 SF
Available Properties	119,900 SF (former Walmart)
	8,000 SF (end cap)
	4,300 SF (end cap)
	1,106 SF
Year Built	1990
Property Type	Power Center
Anchor Tenants	Cub Foods, Hobby Lobby
Permitted Uses	Retail, Medical, Multi-Family, Hospitality, Restaurant
Parking Ratio	4.0/1000 SF

KEY HIGHLIGHTS

- 1 Anchored by Cub Foods with Strong and Steady Daily Traffic
- 2 30+ Established National & Regional Tenants
- 3 Dominant Highway 10 Visibility and Access
- 4 Affluent Trade Area with Average Household Incomes Over \$121K Within 5 Miles

	1-mile	3-mile	5-mile
Avg. Household Income	\$106,834	\$110,600	\$121,114
2025 Households	3,284	27,294	57,439
2025 Population	8,384	70,308	155,579
Daytime Population	7,030	32,653	54,408

CURRENT TENANTS



SURROUNDING TENANTS



THE LAYOUT

Aerial View



THE LAYOUT

Available Space & Site Plan



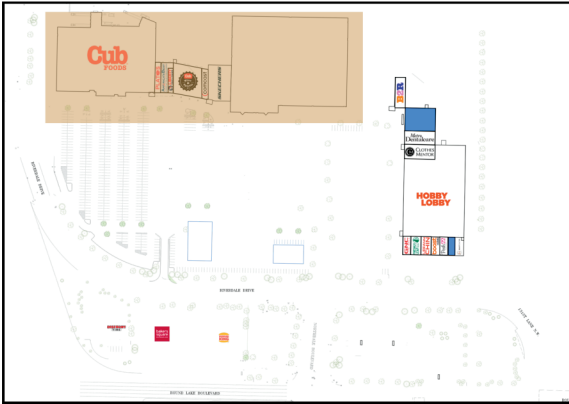
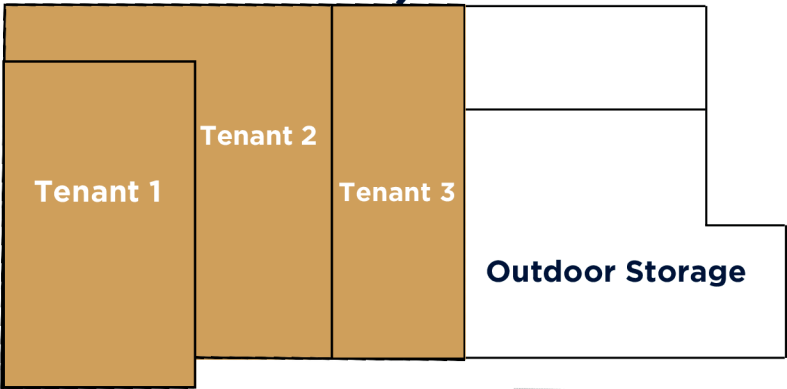
Tenants	SF
Cub Foods	73,000
Plato's Closet	3,000
America's Best	3,521
Liberty Tax	1,507
Cub Wine & Spirits	6,537
Comcast	3,029
Sketchers	8,996
Vacant	119,000
Bach to Rock	3,500
Vacant	8,000
Metro Dental	4,000
Clothes Mentor	3,500
Hobby Lobby	53,101
GNC	1,200
Freshly Leaf Tea	2,131
Leann Chin	2,740
Boost Mobile	1,200
Posh22 Salon	2,400
Vacant	1,106
Beauty Craft	1,201
Vacant	4,300
Starbucks	1,857
Honey Baked Ham	3,036
Pilgrim Cleaner	1,196
Flooring Expo	1,840
The UPS Store	1,196
Tobacco Vape	1,196
Sarah Nails	966
Fastest Labs	966
Great Clips	1,059
Affinity Plus	2,980
Original Mattress	2,983
Discount Tire	8,766

MULTI-TENANT SPACE OPTIONS

119,000 SF

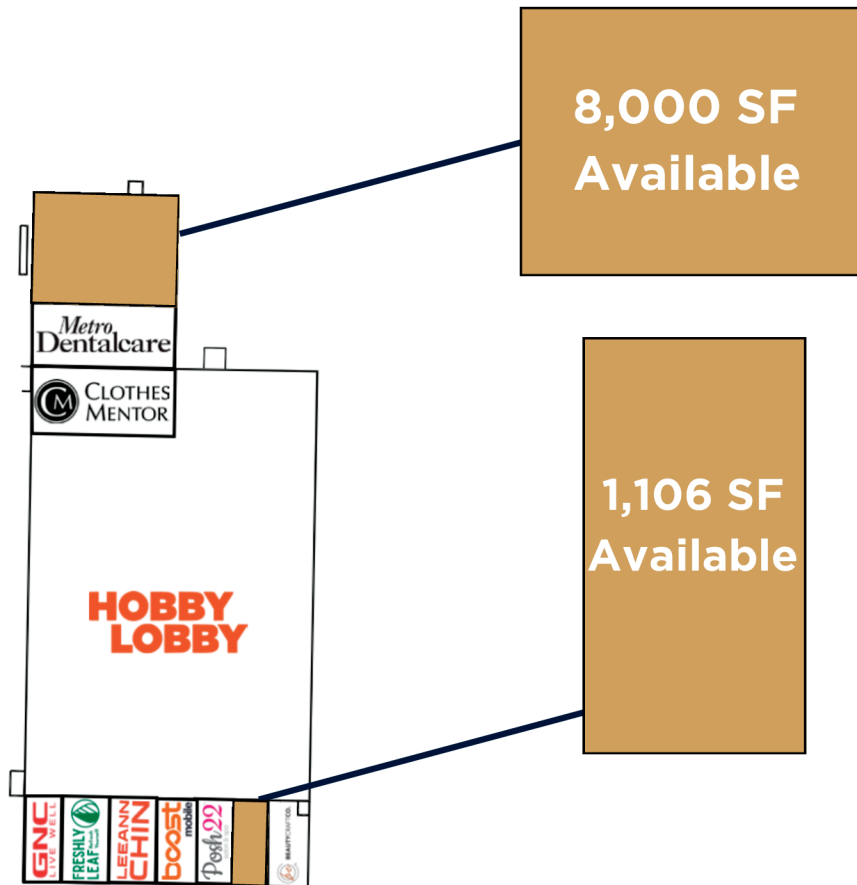


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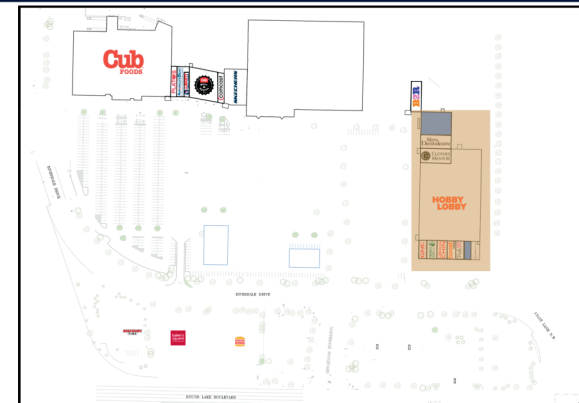


INLINE RETAIL AVAILABILITIES

1,106 SF - 8,000 SF

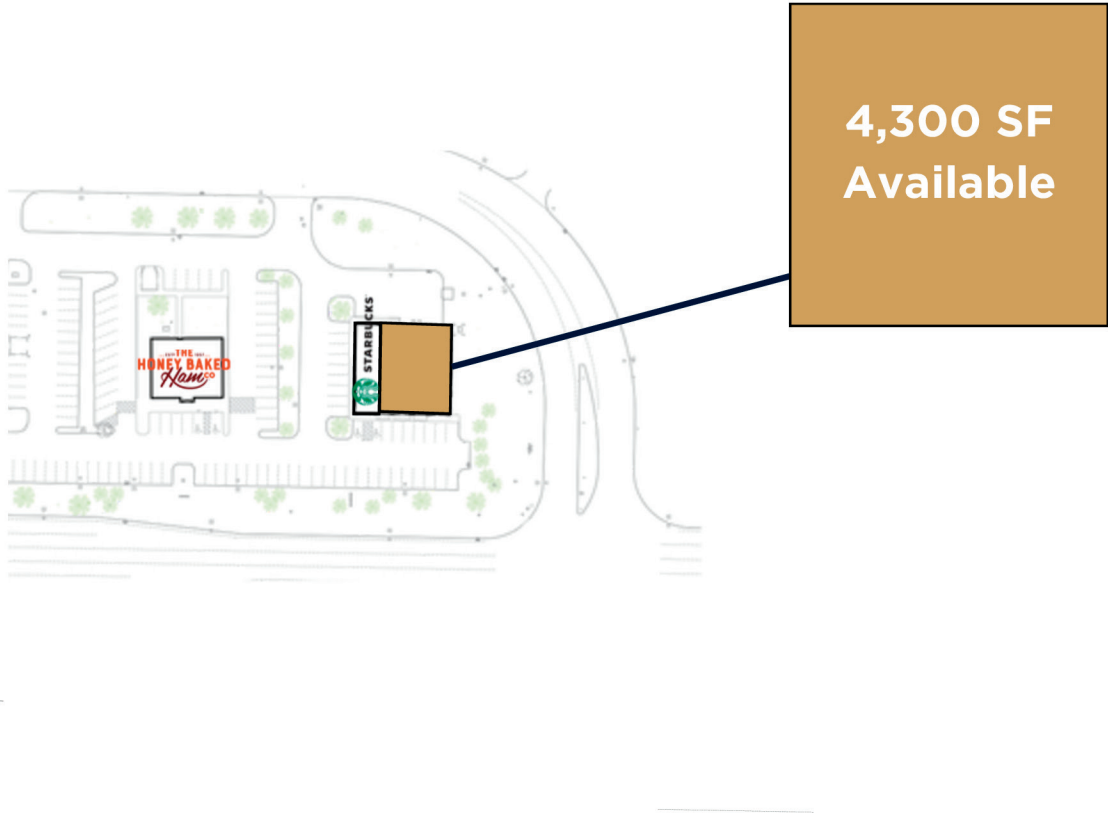


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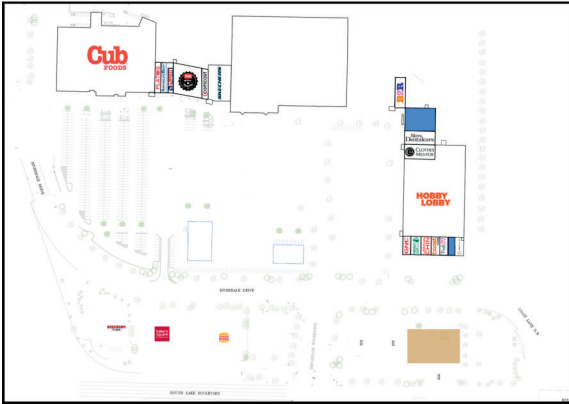


OUTPARCEL AVAILABILITIES

1,106 SF



Tenants	SF
Vacant	4,300
Starbucks	1,857
Honey Baked Ham	3,036





CONNECT WITH US!

Ready to Schedule a Tour?

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