

FOR LEASE

Sibley Retail

340 Sibley Street St. Paul, MN 55101

FORREST KALK

763.706.7901

forrest@cre-fund.com

MICHAEL DRISCOLL

612.401.7555

michael@cre-fund.com

NOW LEASING
612.877.8600
340 SIBLEY LOFTS
1,174 & 1,300 SQ FT SPACES AVAILABLE
\$400-\$1,200/MO
www.sibleylofts.com



PROPERTY HIGHLIGHTS

- Prime retail storefront
- High foot traffic
- Modern architecture
- Spacious interior
- Large display windows
- High visibility
- Close to public transportation
- Prominent signage opportunity

OFFERING SUMMARY

Lease Rate:	\$1,700 - 6,600 per month (NNN; Gross)
Available SF:	900 - 3,600 SF
Building Size:	40,296 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,641	5,348	9,316
Total Population	3,667	8,086	17,170
Average HH Income	\$100,176	\$96,937	\$89,622



PROPERTY DESCRIPTION

340 N Sibley is a renovated historic mixed-use building in the heart of Lowertown, originally constructed in 1888 and thoughtfully updated to blend classic character with modern functionality. The property features striking architectural elements including exposed brick, timber beams, and expansive windows that provide abundant natural light and strong street presence.

Retail suites offer flexible layouts suited for a variety of uses, including boutique retail, personal services, and creative studios, with select opportunities for live/work configurations.

LOCATION DESCRIPTION

Located directly across from Union Depot and steps from CHS Field and the St. Paul Farmers Market, the property benefits from strong pedestrian traffic and excellent transit access.

SITE DESCRIPTION

These retail suites offer flexible layouts ideal for boutique retail, service users, or live/work concepts, featuring high ceilings, exposed brick and beams, and large windows that bring in natural light and street visibility.

Recent building improvements include updated mechanical systems, storefronts, and common areas, creating a turnkey opportunity in one of St. Paul's most active and walkable districts.

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Lease Rate

\$1,700 - 6,600 PER MONTH

LOCATION INFORMATION

Building Name	Sibley Retail
Street Address	340 Sibley Street
City, State, Zip	St. Paul, MN 55101
County	Ramsey

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	Mixed Use Residential
Corner Property	Yes

BUILDING INFORMATION

Building Size	40,296 SF
Year Built	1888
Year Last Renovated	2020



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LEASE INFORMATION

Lease Type:	NNN; Gross	Lease Term:	Negotiable
Total Space:	900 - 3,600 SF	Lease Rate:	\$1,700 - \$6,600 per month

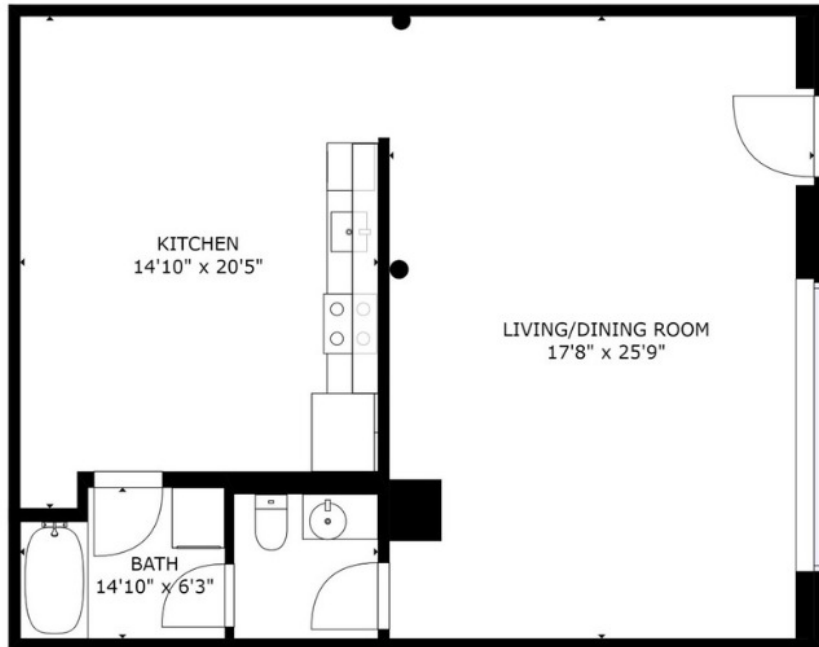
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 209	Available	3,600 SF	NNN	\$6,600 per month	Existing restaurant buildout, along with tall ceilings, original hardwood floors, exposed beams, and large street-facing windows that provide strong visibility. Major building systems have been fully updated.
Suite 102 - Retail	Available	900 SF	Gross	\$1,700 per month	This versatile live-work unit features high 13' ceilings, original hardwood floors, exposed beams, and large windows that flood the space with natural light. It includes a finished living area with kitchenette and bathroom, plus an open front work/retail area ideal for creative professionals, artists, makers, small retail, or office use.

SUITES AVAILABLE

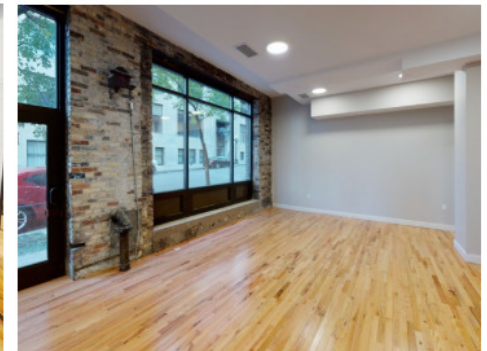
Suite 102 - Retail

- Strong street and foot traffic
- Historic Lowertown Location
- Natural Light
- Great service-facing location
- Retail opportunity



UNIT INFORMATION

Unit Size	900 SF
Floor	Street-Level
Kitchenette	YES
Private Bathrooms	YES - 1
Lease Rate	\$1,700 / Month NNN



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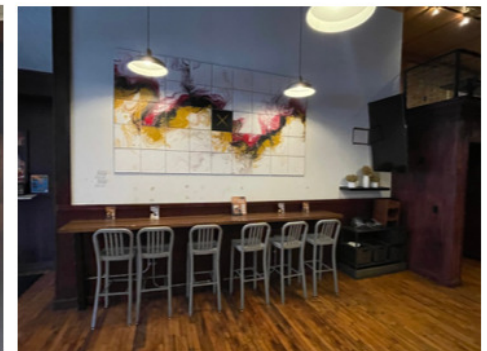
Suite 209 - Restaurant or Cafe

- Strong street and foot traffic
- Historic Lowertown location
- Lower-level freezer storage
- Second floor seating
- Hardwood flooring



UNIT INFORMATION

Unit Size	3,600 SF
Floor	Street-Level
Kitchen Hood	12' wide
Private Bathrooms	YES - 2
Lease Rate	\$6,600 / Month NNN



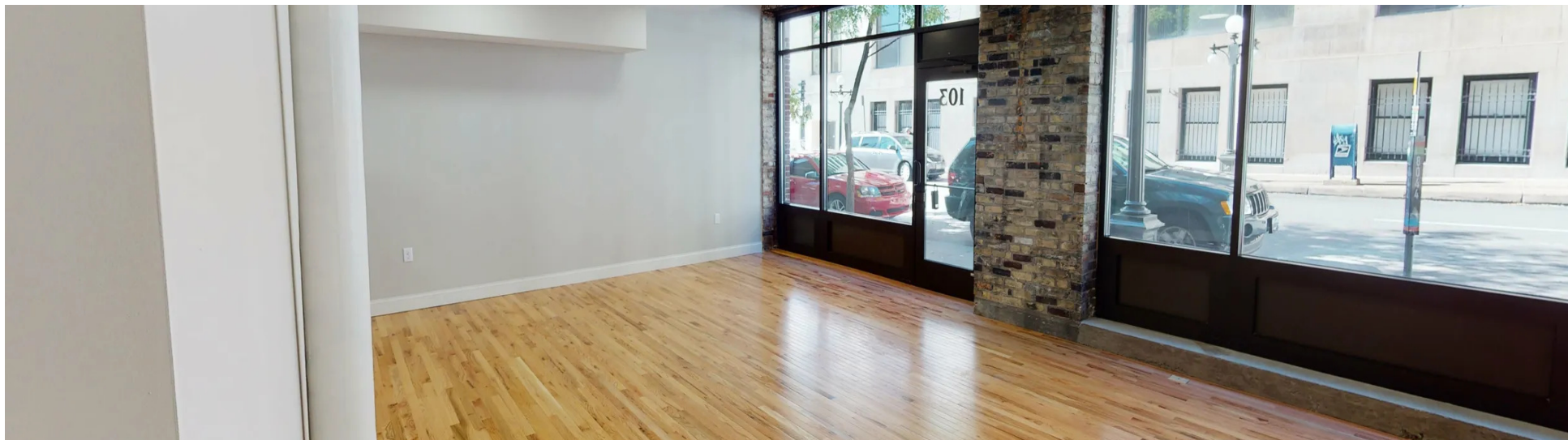
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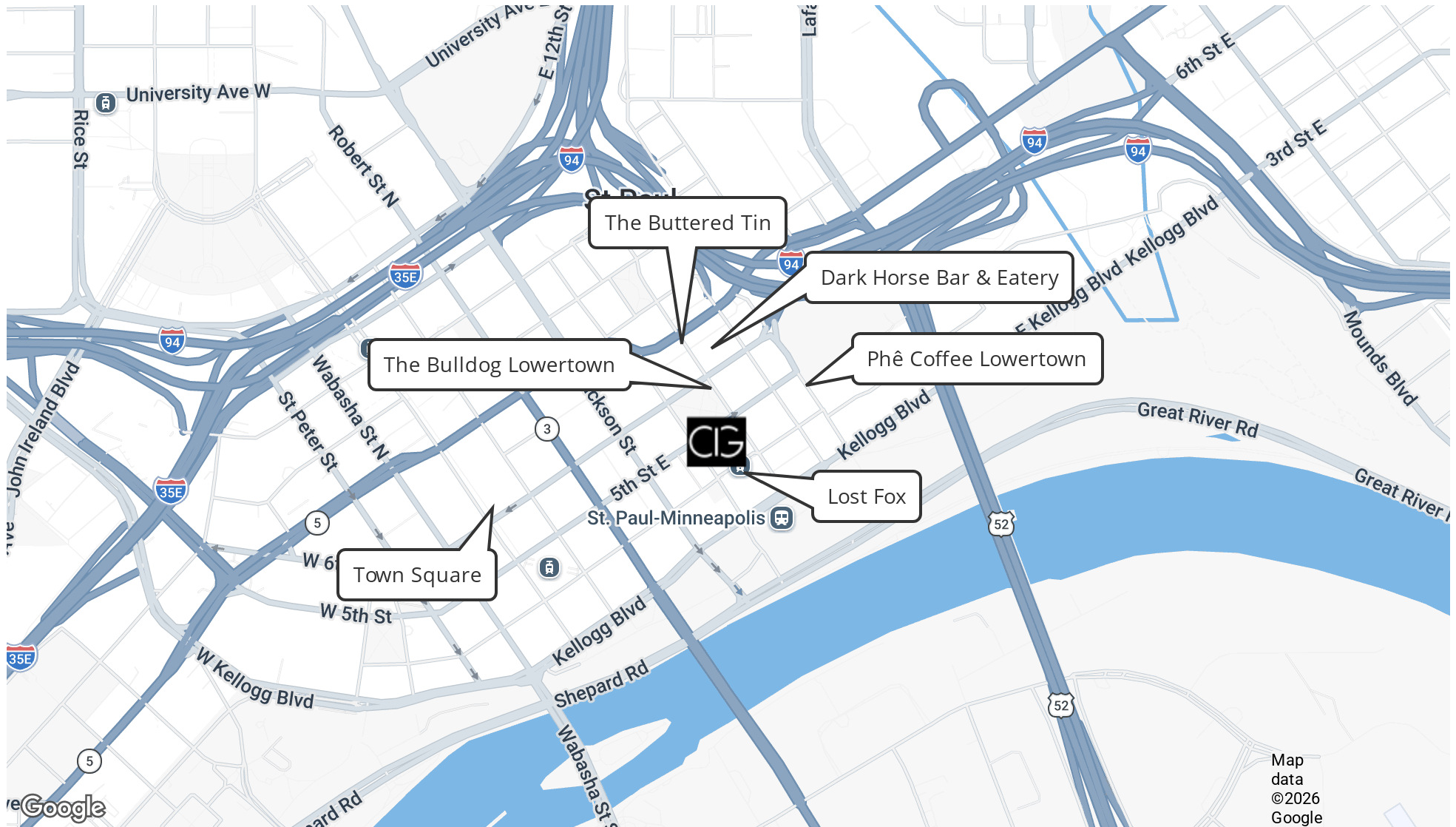
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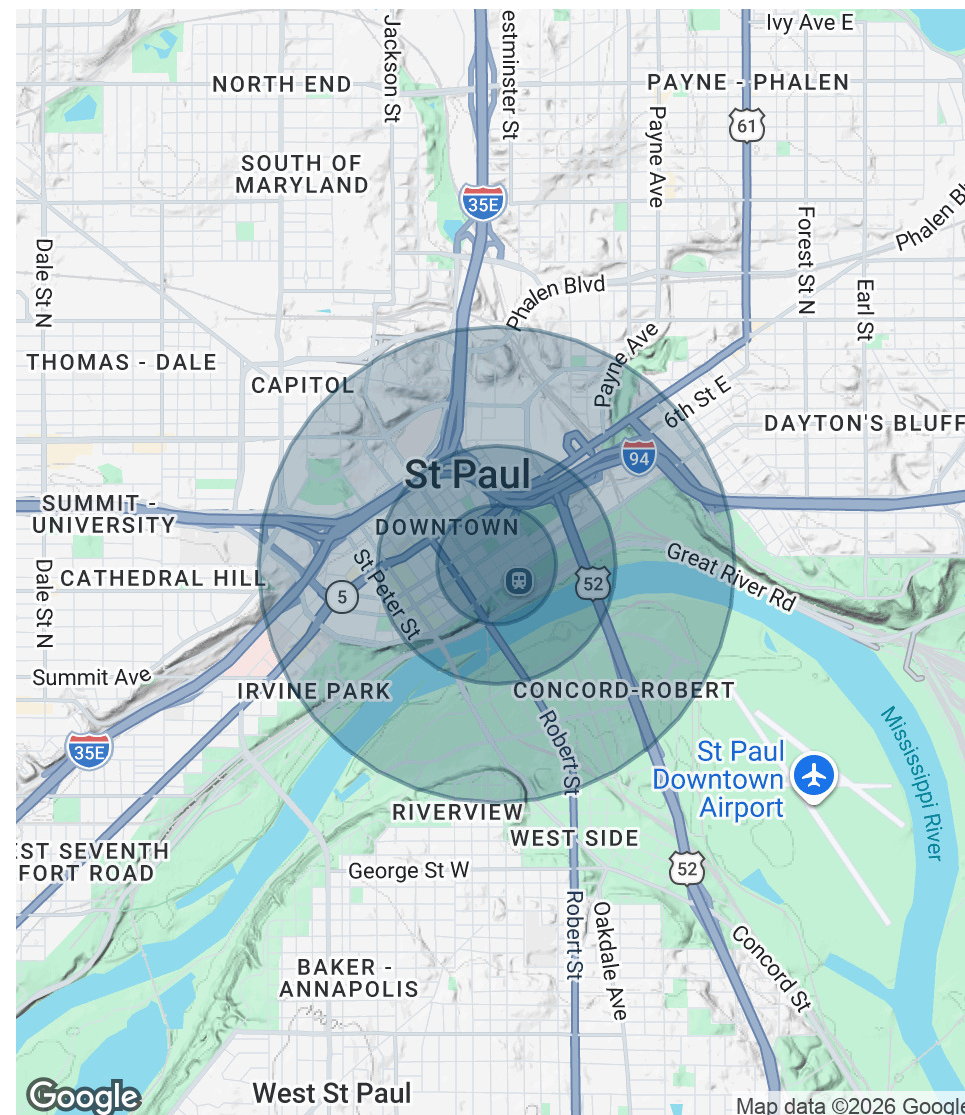
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	3,667	8,086	17,170
Average Age	37.0	37.7	36.4
Average Age (Male)	32.9	35.1	35.1
Average Age (Female)	41.2	40.4	38.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2,641	5,348	9,316
# of Persons per HH	1.4	1.5	1.8
Average HH Income	\$100,176	\$96,937	\$89,622
Average House Value	\$456,223	\$315,819	\$296,748

2023 American Community Survey (ACS)



COMMERCIAL INVESTORS GROUP

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