

# Metro Lofts Retail

*2,309 SF of retail space for lease*

2650 University Avenue  
St. Paul, MN 55114

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**WELLINGTON**  
MANAGEMENT



## Space Available

6,953 SF total; 2,309 SF available

44 surface stalls; 6.33 : 1,000 SF

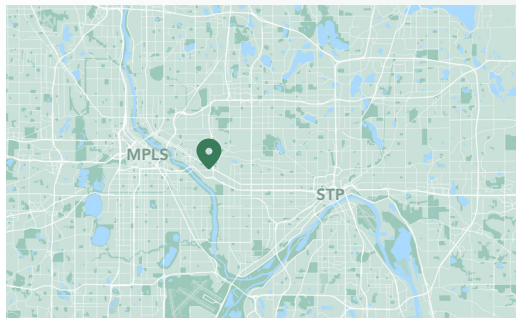
Developer, Owner, Manager, Leasing

1 story (retail); 4 stories (condos)

12' clear height

Built in 2006

South St. Anthony Park



## HIGHLIGHTS

- Great visibility along University Avenue, a block west of Highway 280
- Steps from Westgate light rail stop on the Green Line
- Prominent pylon and building signage opportunities
- Surrounded by an abundance of office buildings and adjacent to 500+ TOD housing units
- Within 10 minutes of both downtown St. Paul and Minneapolis
- 2-minute drive to TCF Bank Stadium and the University of Minnesota's East Bank campus (4 minutes on LRT)
- Walkable to the Prospect Park Neighborhood in Minneapolis
- Excellent parking ratio







## Prime retail exposure on central LRT stop.

Metro Lofts is a mixed-use retail and 67-unit residential condominium project located on the west end of University Avenue between the Minneapolis and St. Paul central business districts. Retailers benefit from the project's adjacency to the Green Line's Westgate stop, ample off-street parking, prominent signage opportunities and the 500+ adjacent TOD housing units. Visitors enjoy the ease of accessibility, the beautiful and walkable Prospect Park Neighborhood to the west, as well as excellent access to park and trail systems along the Mississippi River blocks from the site.

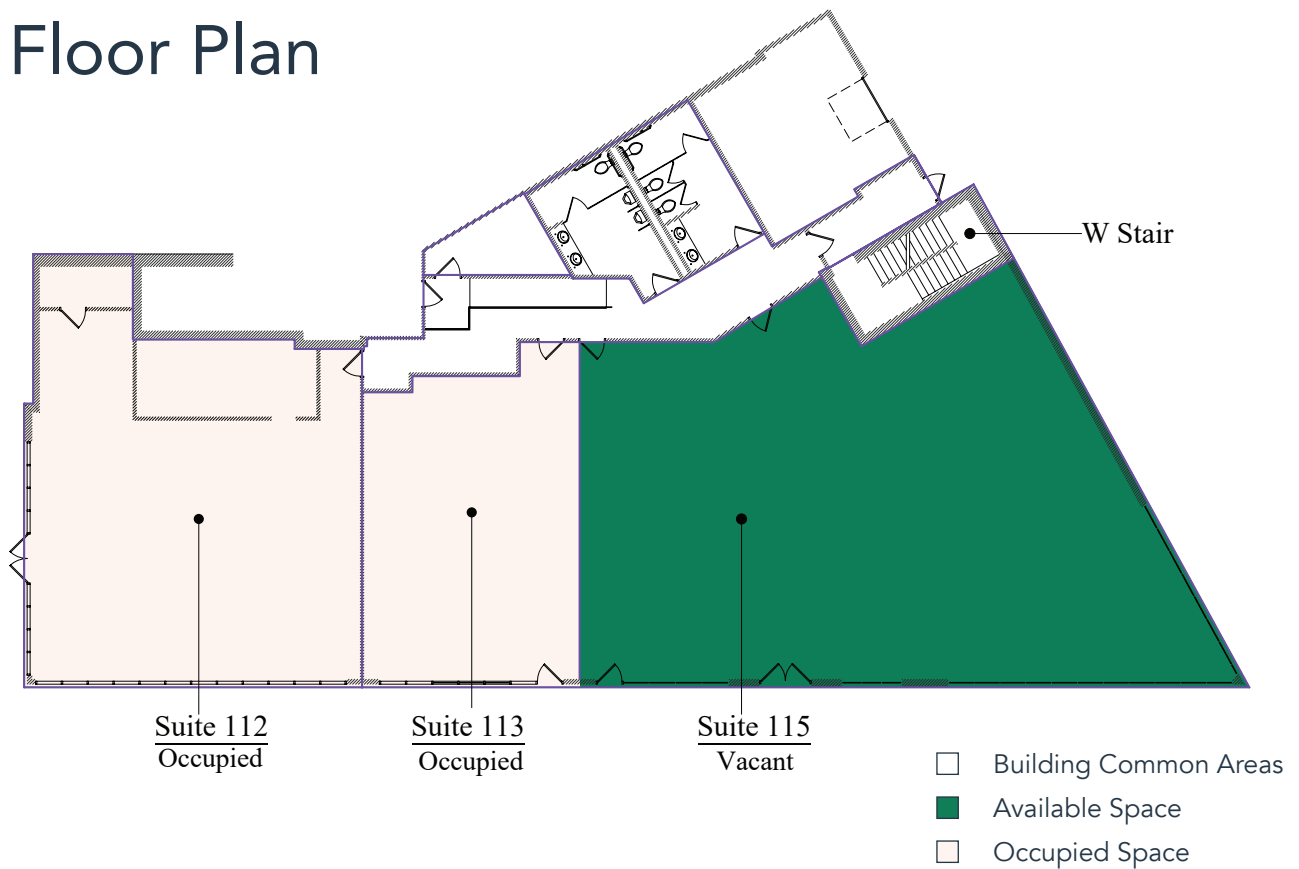
Developed in 2006, Metro Lofts is part of Wellington's broader Westgate Station, an established mixed-use district where urban transit accessibility meets the neighborhood. With easy access to University Avenue, Highway 280 and I-94, Westgate Station thrives in the heart of the Twin Cities metro.



# Available Suites

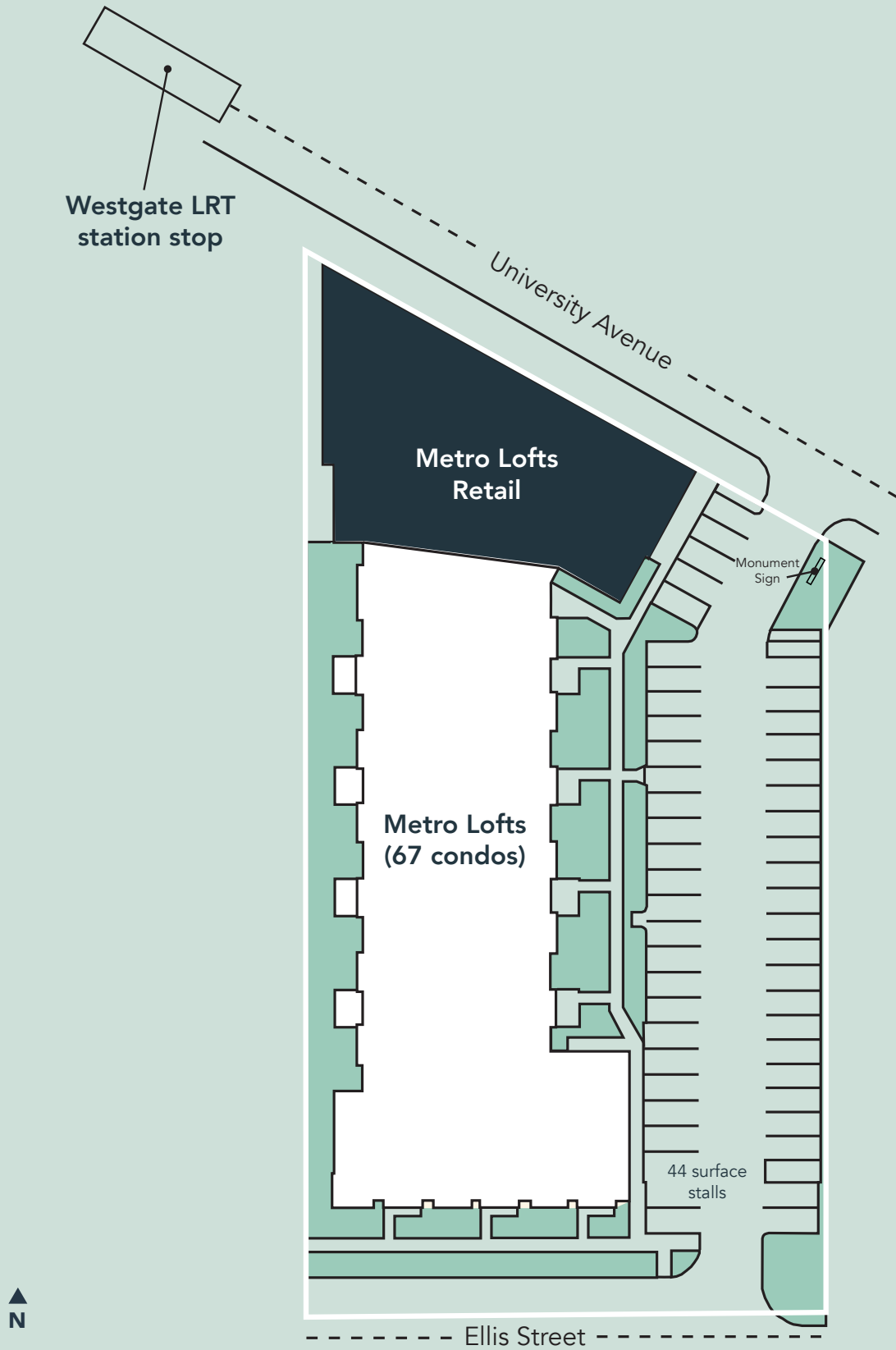


## Floor Plan





# Site Plan





## Property & Trade Area Highlights

1. Metro Lofts Retail
2. Westgate light rail station
3. University Avenue (14,300 VPD)
4. Adjacent to 500+ TOD housing units
5. Generous surface parking
6. I-94 / Highway 52 (117,000 VPD)

## Demographics

### 1 MILE AWAY

16,803 Population  
6,945 Households  
\$74,957 Avg. Income

### 3 MILES AWAY

188,746 Population  
75,276 Households  
\$83,906 Avg. Income

### 5 MILES AWAY

517,125 Population  
224,103 Households  
\$88,588 Avg. Income





# Metro Lofts Retail

2650 University Avenue  
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PROPERTY MANAGER  
& LEASING AGENT

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**WELLINGTON**  
MANAGEMENT

St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

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