



MALCOLM STATION

495 Malcolm Ave SE
Minneapolis, MN 55414

For Lease

2nd Floor Leased!

Great Opportunity For:

- Medical
- Dental
- Vet Clinic
- Pet Supplies
- Vision Clinic
- General Retail/Office



50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600
www.upland.com

*Look Upland. Where
Properties & People Unite!*

ROB KOST, CCIM
612.465.8530
ROB@UPLAND.COM

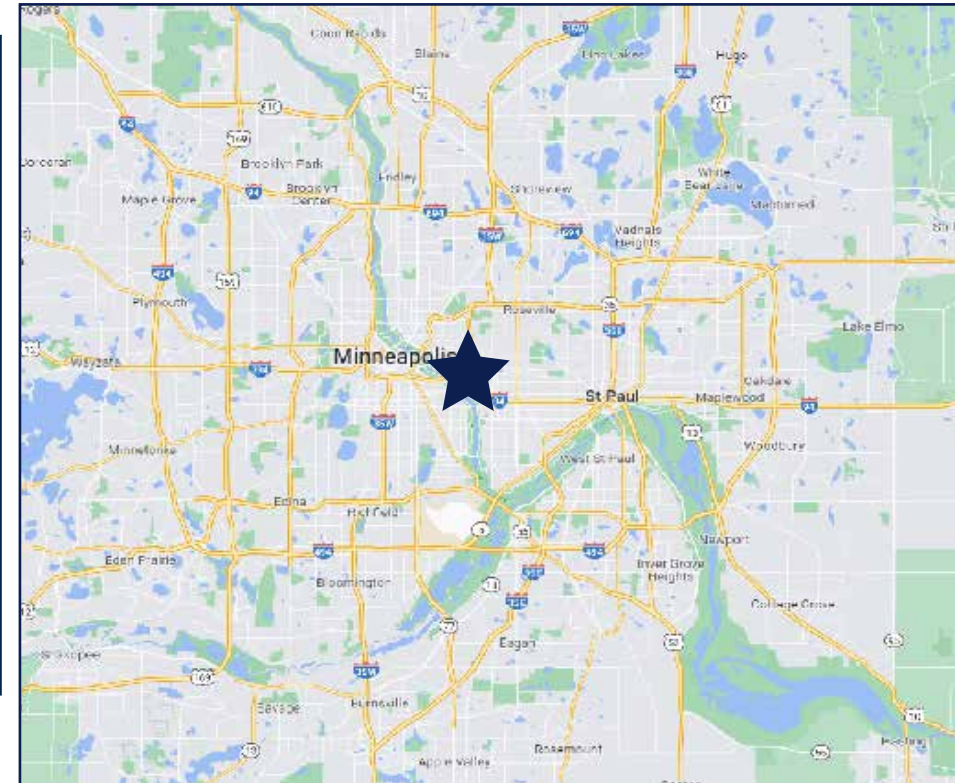
KIRBY PIERI
612.465.8523
KIRBY@UPLAND.COM

ADDRESS	495 Malcolm Ave SE
CITY, STATE	Minneapolis, MN 55414
1ST FLOOR SPACE AVAILABLE	1,467 SF - 6,815 SF
2ND FLOOR SPACE AVAILABLE	Leased
LEASE RATE	Negotiable
TAX & CAM EST.	\$9.00 PSF
YEAR BUILT	2023
COUNTY	Hennepin

HIGHLIGHTS:

- Located between Market at Malcolm Yards Food Hall, O'Shaughnessy Distilling, and Surly Brewing
- Walking distance from light rail green line
- Less than 1 mile from University of Minnesota campus and Huntington Bank Stadium
- Thousands of new apartment units nearby provide built-in clientele (210 units at Malcolm Station at Malcolm Yards)
- Unfinished space provides more flexibility
- University of Minnesota Bus route and Bike Path run next to the property

<https://www.10best.com/awards/travel/best-food-hall-2023/>



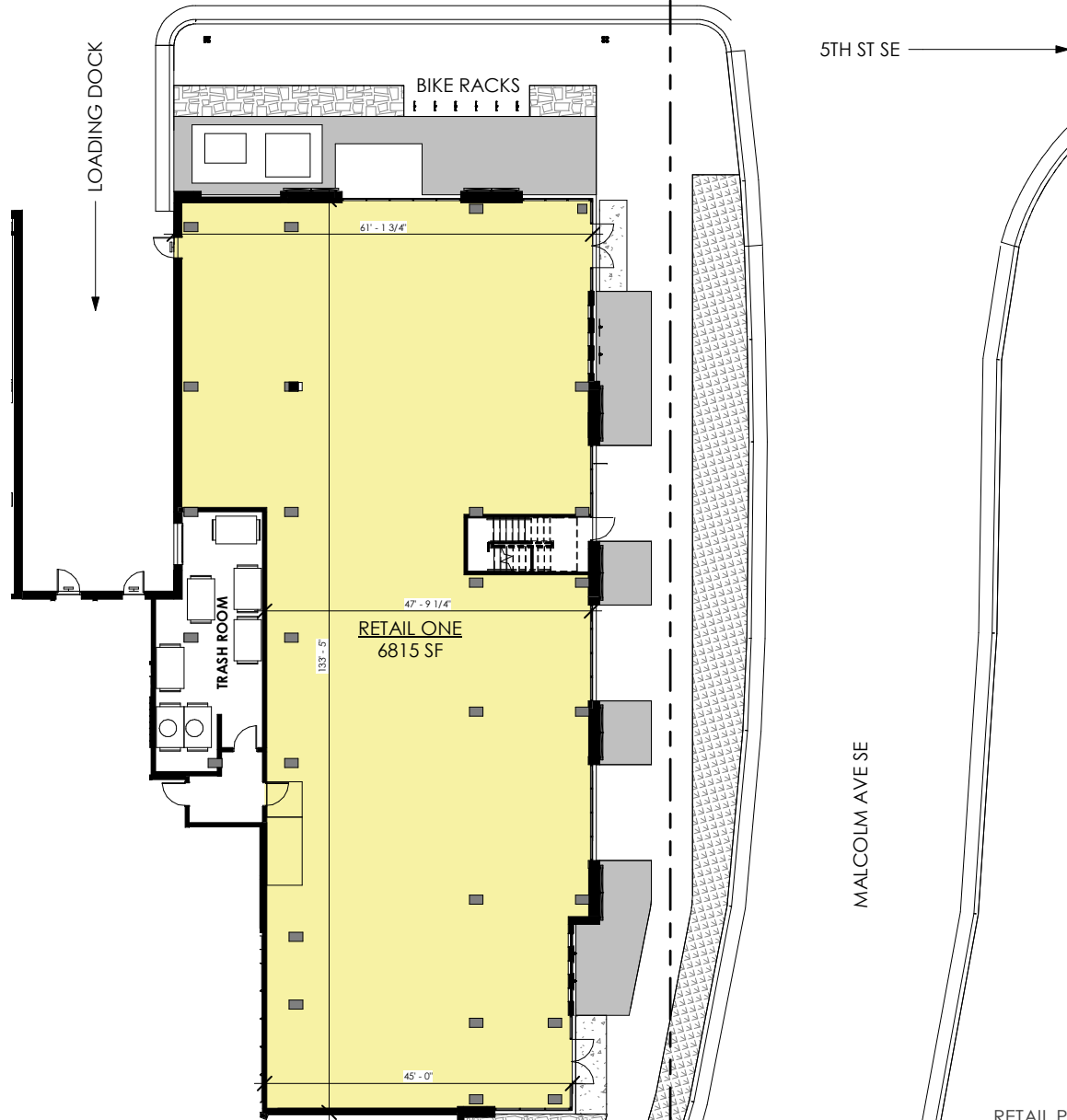
2026 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	22,205	203,262	538,108
MEDIAN AGE	24.0	31.1	34.1
MEDIAN HH INCOME	\$53,261	\$71,035	\$78,731
AVERAGE HH INCOME	\$85,018	\$105,094	\$112,825

- 24/7 free parking on 5th street by Surly.
- Abundant on-street metered parking on Malcolm Avenue after 4pm.
- Some non-exclusive commercial parking signage could be arranged during the day on some of the Malcolm Yards overflow lots.
- 2/1,000 garage stalls available for commercial tenants' staff at a monthly market rate of \$150/month.
- Potential for future commercial parking stalls in new apartment building development.
- Trash pickup/loading zone immediately behind the commercial space. Can be used short term by commercial and residential tenants.









Malcolm Station
495 Malcolm Ave. SE, Minneapolis, MN 55414

RETAIL PLAN | P18
01/01/2023

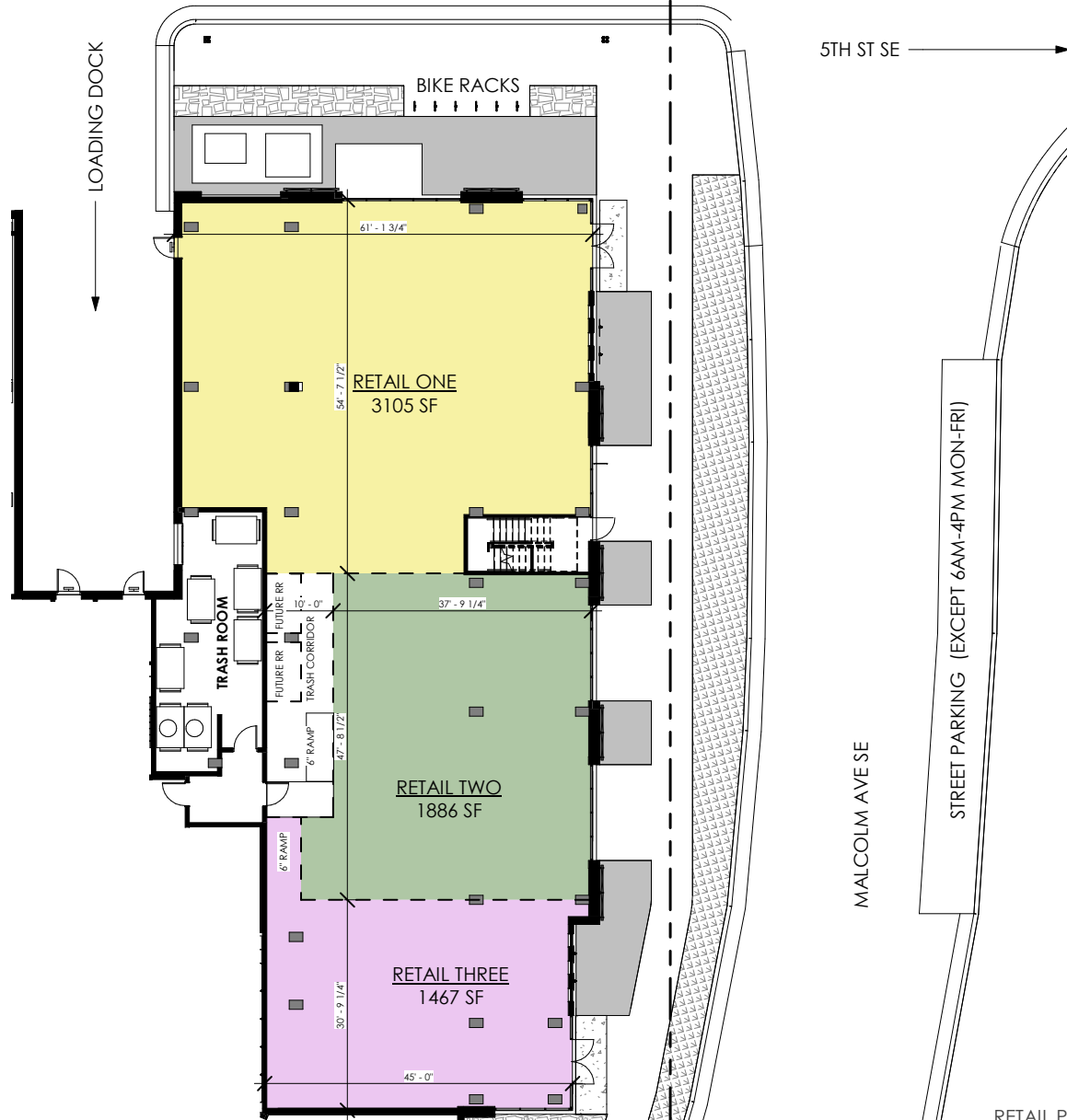
TUSHIE MONTGOMERY
ARCHITECTS



Malcolm Station
495 Malcolm Ave. SE, Minneapolis, MN 55414

RETAIL PLAN | P18
01/01/2023

TUSHIE MONTGOMERY
ARCHITECTS



Malcolm Station
495 Malcolm Ave. SE, Minneapolis, MN 55414

RETAIL PLAN | P18
01/01/2023

TUSHIE MONTGOMERY
ARCHITECTS



UPLAND

REAL ESTATE GROUP, INC.

50 South 6th Street
Suite 1418
Minneapolis, MN
612.332.6600

ROB KOST, CCIM
612.465.8530
ROB@UPLAND.COM

KIRBY PIERI
612.465.8523
KIRBY@UPLAND.COM

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. BUYER MUST VERIFY THE INFORMATION AND BEARS ALL RISK FOR ANY INACCURACIES.