

1157 Clarence Street
Saint Paul, MN 55106

Phalen Retail Center



RETAIL SPACE FOR LEASE

For information, please visit
www.pinetree.com/phalen-retail-center

FEATURES

- This recently developed neighborhood shopping center is anchored by market-leading Cub Foods and is situated in a well-established community of St. Paul, MN.
- The subject property is the dominant daily needs retail destination in the trade area and is located at the intersection of two key commercial arteries.
- Traffic counts on Maryland Ave exceed 25,000 vehicles per day.

Cub
FOODS®

SUBWAY

metroPCS

View more storefront and aerial photos at:
www.pinetree.com/phalen-retail-center

Leasing Contact

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Pine Tree

Tenant Roster

UNIT	TENANT	SF
Anchor	Cub Foods	59,588
A101	Subway	1,486
A102	Available	1,205
A103	Metro PCS	1,208
A104	Paradise Nails	1,208
A105	Wavemax	2,912
B101	Destiny Cafe	3,229
B103	9999 Gold Jewelry	1,038
C1	Available	1,400
C2	Available	404



Data & Demographics

Data provided by Credintell - Trailing 12-Month Analysis



Total Population	Total Households	Avg Household Income	Total Visits
161.5K	59.3K	\$64K	1.9M

Ethnicity	
Asian	24.72%
Black/African-American	16.77%
Hispanic/Latino	10.7%
White/Caucasian	43%
Other	4.82%

Trade Area | Closest 70% of Visits

Aggregation of closest census blockgroups comprising 70% of the shopping center's visitation. Blockgroups based on where mobile devices visiting the location were most often observed overnight.