

## Thomas J. Radio

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**From:** Jeff Houge <jeff@wakota.com>  
**Sent:** Monday, September 11, 2023 11:05 AM  
**To:** Thomas J. Radio  
**Subject:** 455 S. Robert Street, St Paul - Email #2  
**Attachments:** MNCAR Listing Report.pdf; MNCAR Broadcast Email.pdf; Broadcast Email Sent Weekly.pdf; Costar Loopnet Listing Info.pdf; CREXI Listing Info.pdf

Final Email.

The information I've sent area as follows:

- 1) Picture of Building Signage
- 2) Our Marketing Package
- 3) MNCAR Listing Report – Most widely used platform for brokers in the Upper Midwest. MNCAR (Commercial Exchange) is also widely utilized in the Upper Midwest by Public users.
- 4) MNCAR Broadcast Email – This platform allows us to send a broadcast email to the brokerage community. We send emails weekly.
- 5) Example of what the broadcast email looks like when it appears in a broker's inbox.
- 6) The report we receive after a broadcast email is sent.
- 7) The Costar/Loopnet Listing Report. Costar / Loopnet is the most popular search platform nationwide.
- 8) CREXI Listing Report – CREXI is the most popular search platform for Investment properties on the market, but also reaches a massive audience for brokers and general public nationwide.

Jeff Houge  
Wakota Commercial Advisors  
612.490.5551  
jeff@wakota.com

①





### Former Burger King

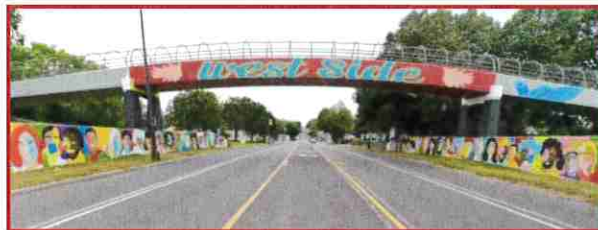
455 S. Robert Street  
Saint Paul, Minnesota 55107

# FOR SALE

Restaurant Property with Drive-Thru

Prominent West Side St. Paul Location

- Located on busy intersection of S. Robert Street and Cesar Chavez Street.
- One of the only restaurant properties on the West Side, with drive-thru capabilities.
- Extremely densely populated area of Saint Paul, MN.
- T2—Traditional Neighborhood Zoning District, allows for a wide range of commercial uses. See separate Zoning Section within this marketing package.



Exclusively Offered By:

Jeff Houge:  
612.490.5551  
jeff@wakota.com

Dana Dose:  
612.978.4576  
dana@wakota.com





# Confidential Disclaimer

This Confidential Memorandum has been prepared by Wakota Commercial Advisors ("WCA") and is being furnished to you solely for the purpose of your review of the commercial property located at 455 S. Robert St, St Paul Minnesota (the "Property"). The material contained in this Offering Memorandum shall be used for the purposes of evaluating the Property for acquisition and shall not be used for any purpose or made available to any other person without the express written consent of Wakota Commercial Advisors ("Broker").

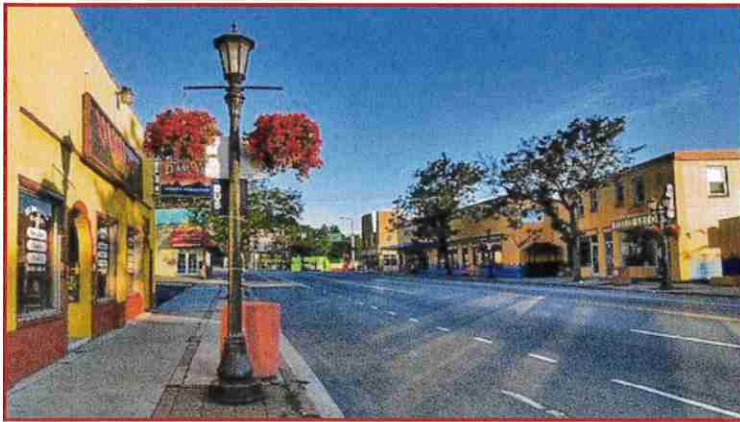
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This Confidential Memorandum has been prepared by WCA based upon information pertaining to the Property and any information obtained from WCA to assist interested parties in making their own evaluation of the Property is offered on a no representation or warranty provision and is sold on an "as-is, where-is" basis with all faults. The material and transaction does not purport to be all inclusive. This Confidential Memorandum contains descriptive materials, and other data compiled for the convenience of parties interested in the Property. The Materials are being delivered by WCA to prospective buyers with the understanding that it is not all inclusive and that it is qualified in its entirety by independent investigation by prospective investors of those matters which they deem appropriate in evaluating this offering without reliance upon WCA or any of the information set out in the Materials. WCA has not independently verified any of the information contained herein or in any of the Materials, and no representations or warranties as to the accuracy or completeness thereof or of any kind whatsoever are made or intended and none should be inferred.

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455 South Robert Street  
Purchase Price: \$900,000



**The West Side**

Home to Saint Paul's most active Latino community, Saint Paul's West Side is filled with fantastic restaurants and the best river views in town.

Across the Mississippi River from Downtown Saint Paul, the West Side is known for long-established Mexican eateries in the vibrant District del Sol, which hosts exuberant annual Cinco de Mayo celebrations. Sightseeing cruises depart from riverside Harriet Island Regional Park, site of regular summer events. At nearby Wabasha Street Caves, visitors can tour limestone caverns used by Prohibition-era gangsters.

After the destruction of commercial buildings on the flats in the early 1960s, the intersections of Concord with State and Robert Streets became the retail center of the West Side. It also became progressively more Mexican. Some businesses, such as El Burrito Mercado and Boca Chica Restaurant, have prospered long enough to become city landmarks and have paved the way for the many other "mom and pop" restaurants, bakeries, and shops along the corridor.

Other old-time neighborhood landmarks include Our Lady of Guadalupe Church (Concord and Highway 52) and Neighborhood House, the once humble settlement house for Eastern European Jews, transformed now into the magnificent new Wellstone Center. The church and Neighborhood House have been instrumental in holding the social and spiritual community together over the years.

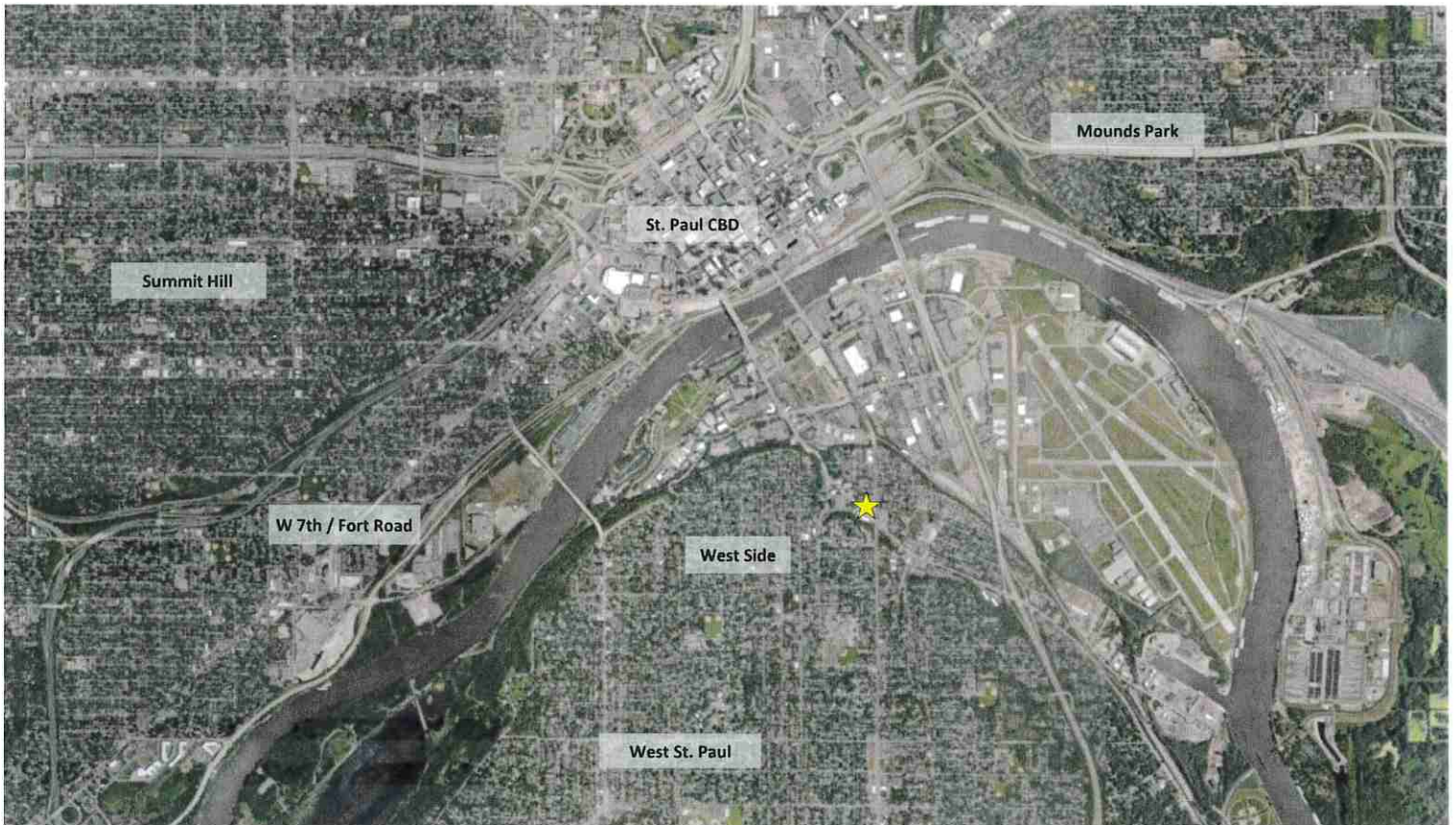
## The Property: Salient Facts

455 South Robert Street, Saint Paul, MN 55107	
<b>ASKING PRICE:</b>	<b>\$900,000</b>
<b>PID #:</b>	08-28-22-22-0094
<b>LEGAL DESCRIPTION:</b>	WEST ST PAUL BLOCKS 1-99 SUBJ TO CONCORD ST & ALL OF VAC...7 & ALL OF LOTS 5 & 6 BLOCK 51
<b>LEGAL ADDRESS:</b>	455 Robert Street S
<b>YEAR BUILT:</b>	1988
<b>LAND AREA:</b>	0.624 acres or 27,181 SF
<b>GROSS BLD AREA:</b>	3,767 square feet
<b>PREVIOUS USE:</b>	Burger King Restaurant
<b>ZONING:</b>	T-2, Traditional Neighborhood (See Zoning Info in later section)
<b>PARKING:</b>	Private Parking Lot with 41 striped stalls.
<b>2023 REAL ESTATE TAXES PAYABLE:</b>	\$32,818.00
<b>SIGNAGE:</b>	Two Existing Pylon Signs (Robert St and Cesar Chaves) Bldg. Signage

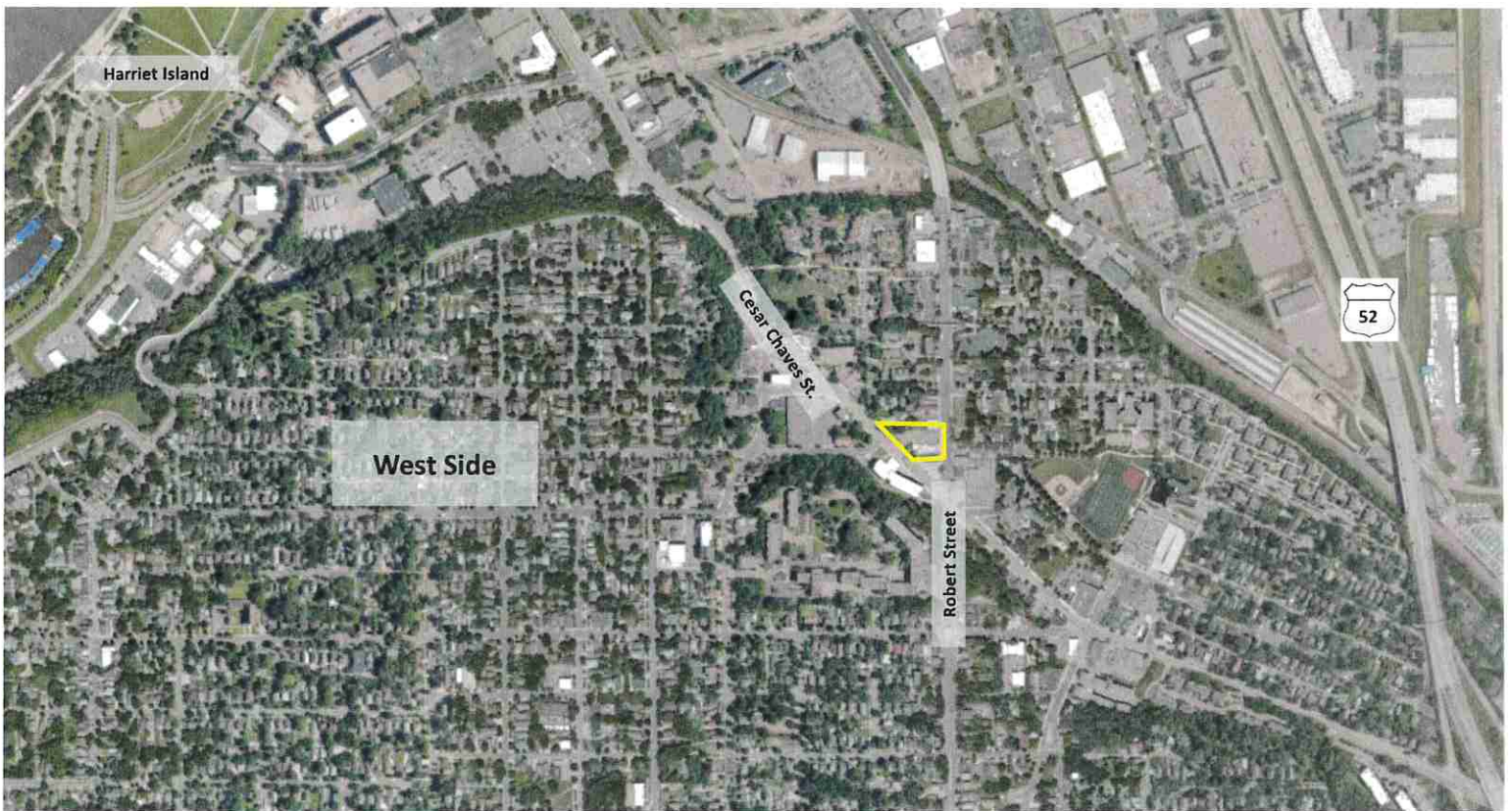




The Property:  
Aerial Photo

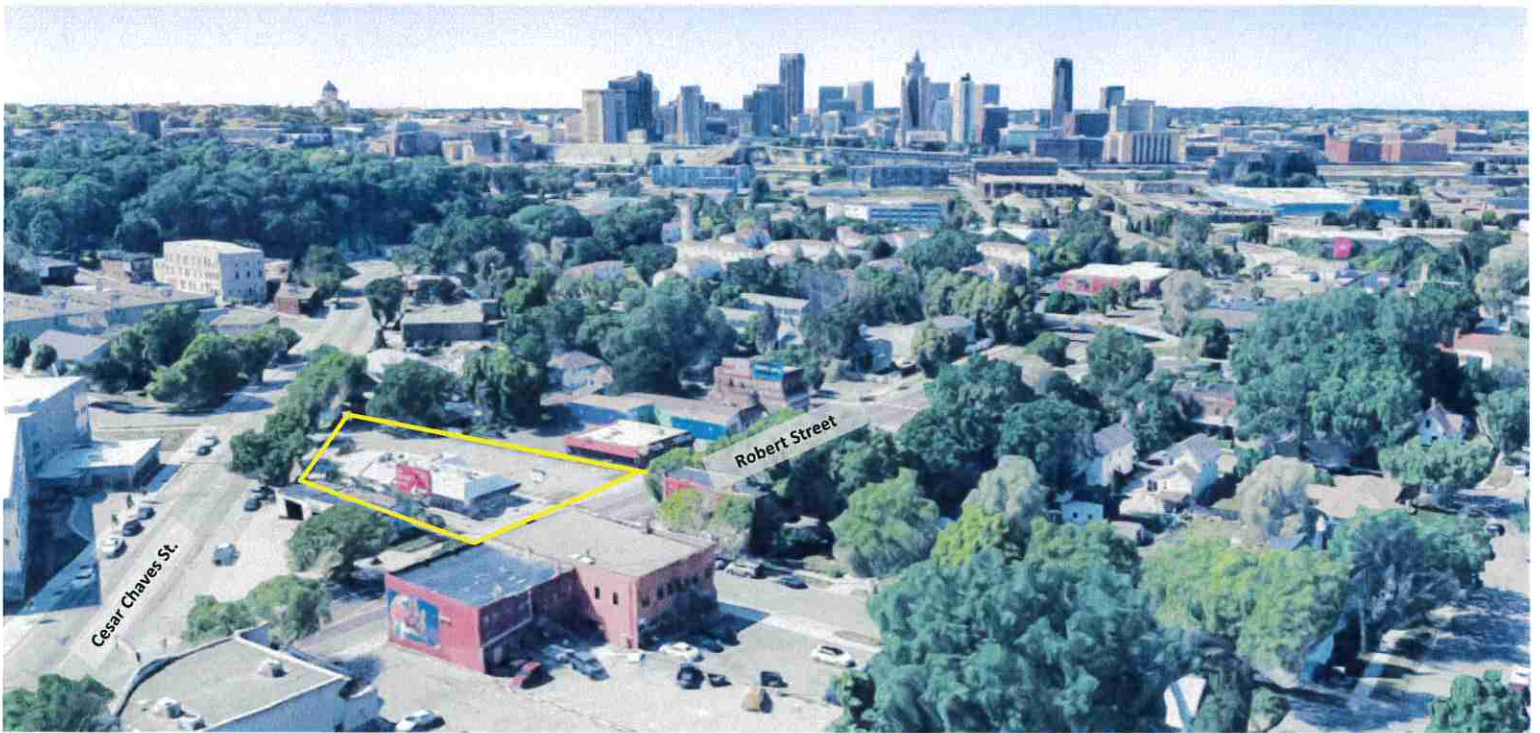


The Property:  
Aerial Photo

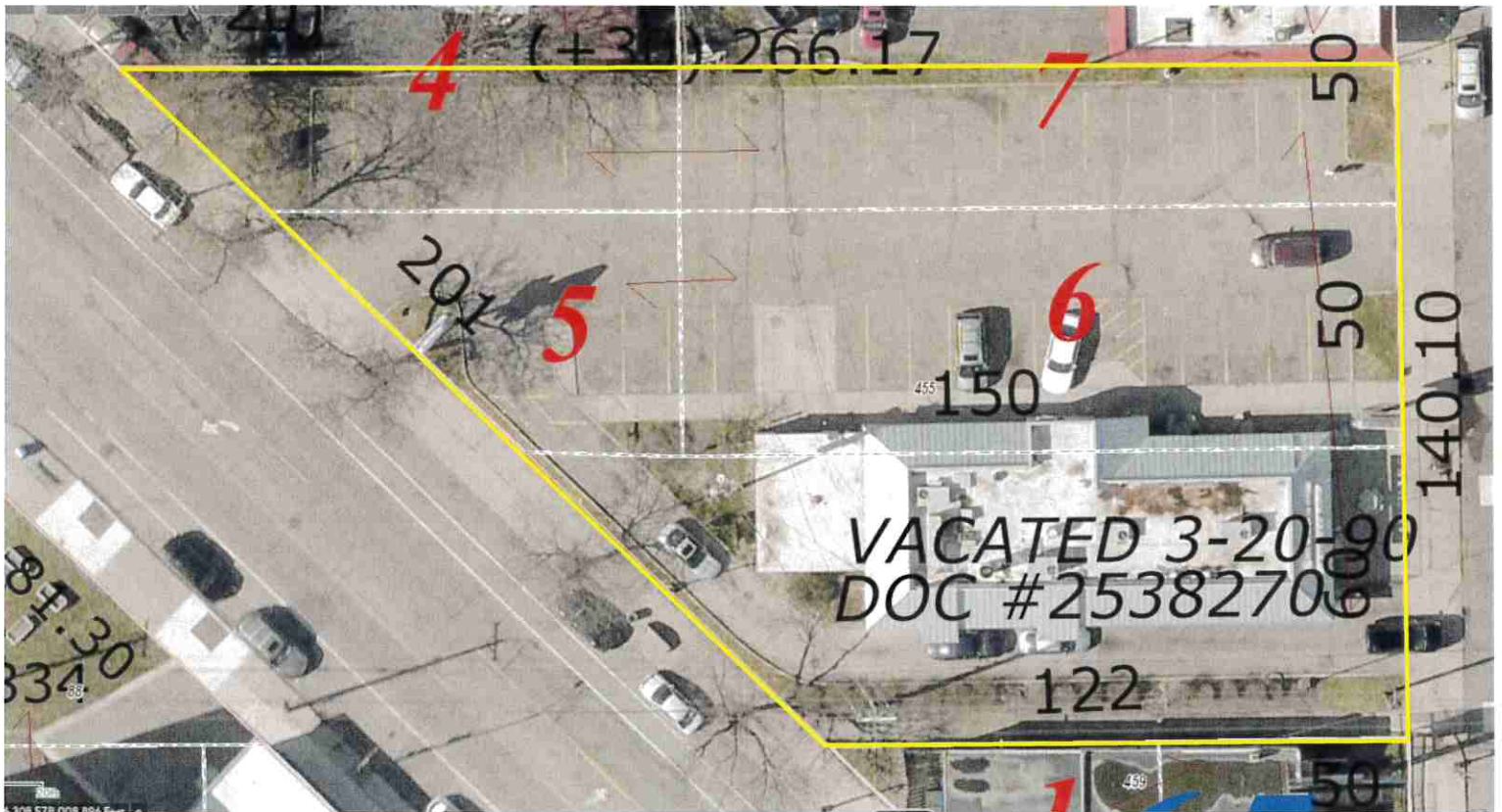




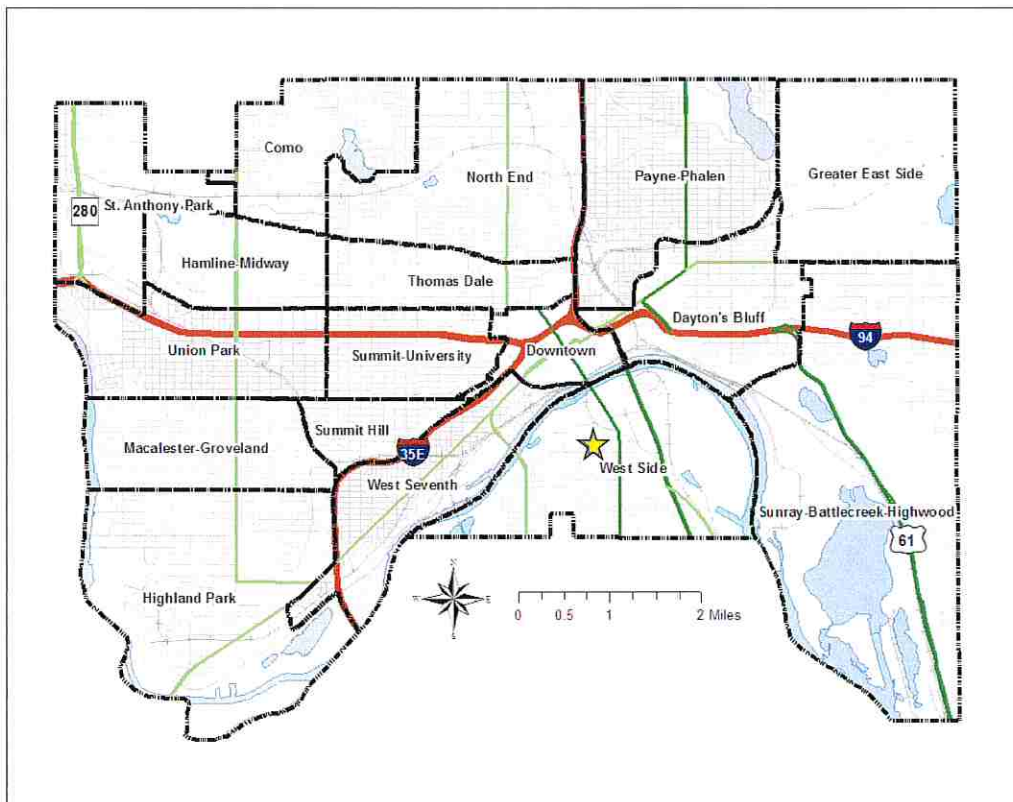
The Property:  
Bird's Eye Photo



The Property:  
County Plat Map



## The Location: Maps





## The Location: Zoning Map and Definition



**T2 traditional neighborhood district.**

The T2 traditional neighborhood district is designed for use in existing or potential pedestrian and transit nodes. Its intent is to foster and support compact, pedestrian-oriented commercial and residential development that, in turn, can support and increase transit usage. It encourages, but does not require, a variety of uses and housing types, with careful attention to the amount and placement of parking and transitions to adjacent residential neighborhoods.



## The Location: Demographics

### Location Facts & Demographics

Demographics are determined by a 10-minute drive from 455 Robert St St Paul, MN 55107 221\*

CITY, STATE

**St. Paul, MN**

POPULATION

**146,990**

AVG. HHSIZE

**2.57**

MEDIAN HH INCOME

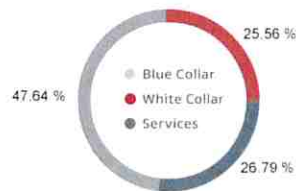
**\$51,435**

HOME OWNERSHIP

Renters: **29,193**

Owners: **29,759**

EMPLOYMENT



**46.87 %** Employed

**2.49 %** Unemployed

EDUCATION

High School Grad: **28.74 %**

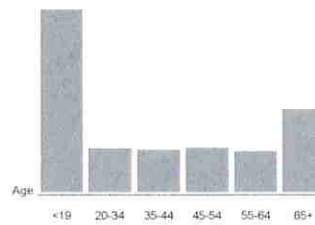
Some College: **21.66 %**

Associates: **7.34 %**

Bachelors: **25.90 %**

GENDER & AGE

**49.23 %** **50.77 %**



RACE & ETHNICITY

White: **49.71 %**

Asian: **3.26 %**

Native American: **0.20 %**

Pacific Islanders: **0.02 %**

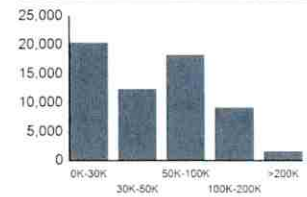
African-American: **7.21 %**

Hispanic: **24.50 %**

Two or More Races: **15.09 %**

Catylist Research

INCOME BY HOUSEHOLD

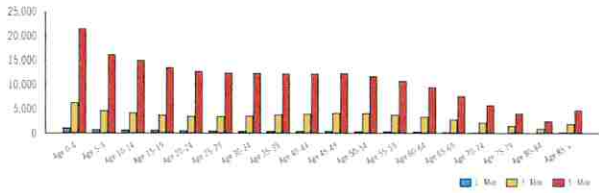


HH SPENDING

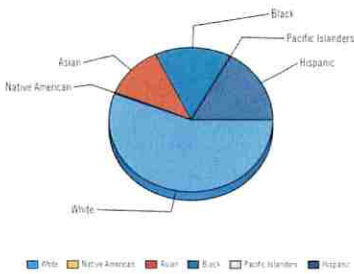


# The Location: Demographics

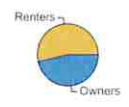
Population by Distance and Age (2020)



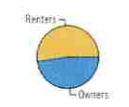
Ethnicity within 5 miles



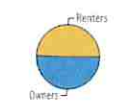
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,629	272	4.90%
3-Mile	30,248	1,640	4.11%
5-Mile	91,356	3,009	4.67%

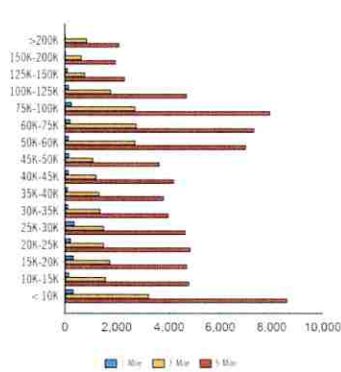
Jeff Hugg  
jrh@wakota.com  
612-490-1555

Moody's  
ANALYTICS  
catalyst

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	5	5	299	422	91	382	138	64	293	861	558	120	294
3-Mile	243	71	1,406	3,123	789	3,471	1,252	1,036	2,811	2,273	3,118	1,631	1,583
5-Mile	868	211	4,341	10,848	2,424	10,380	3,709	2,554	9,435	21,682	9,640	4,381	4,430

Household Income



Radius	Median Household Income
1-Mile	\$39,873.00
3-Mile	\$45,969.42
5-Mile	\$49,827.83

Radius	Average Household Income
1-Mile	\$50,334.30
3-Mile	\$59,982.24
5-Mile	\$57,817.21

Radius	Aggregate Household Income
1-Mile	\$139,293,890.10
3-Mile	\$1,566,267,231.71
5-Mile	\$4,137,835,825.36

Education

	1-Mile	3-mile	5-mile
Pop > 25	4,836	42,541	218,805
High School Grad	1,284	10,833	32,952
Some College	565	4,378	24,808
Associates	247	2,453	7,721
Bachelors	735	7,376	18,254
Masters	111	1,981	5,999
Prof Degree	75	1,137	3,511
Doctorate	45	422	1,238

Tapstry

	1-Mile	3-mile	5-mile
Vacant Ready for Rent	51%	61%	64%
Teen's	85%	71%	62%
Expensive Homes	0%	2%	8%
Mobile Homes	0%	2%	3%
New Homes	4%	14%	14%
New Homeholds	85%	90%	94%
Minority Homeholds	0%	2%	9%
Homeholds with 4+ Cars	19%	46%	54%
Public Transportation Users	11%	14%	17%
Young Healthy Households	0%	14%	26%

This Tapstry information compares this selected market against the average of a tapstry in over 100% of its 4000 average for that statistic. If a tapstry is under 100% it is below average.





# 455 Robert St S

Wakota Commercial Advisors

287 E 6th St St Paul, MN 55101 | 612-490-5551

## 455 Robert St S

455 Robert St S, St Paul, MN, 55107

Retail: Restaurant

Prepared on September 11, 2023

0



### Property Features

#### Location Details

Address	455 Robert St S, St Paul, MN 55107	Parcels	082822220094
Zoning	T2 - Traditional Neighborhood	In Opportunity Zone	Yes
Submarket	MN - Southeast	Name	455 Robert St S
County	Ramsey	Cross Street	Cesar Chaves St

#### Building Details

Sub Type	Restaurant	Percent Occupied	0%
Building Status	Existing	Parking Spaces	41
Building Size	3,767 SF	Parking Ratio	-
Land Size	0.62 Acres / 27,007 SF	In Opportunity Zone	Yes
Number of Buildings	1	Floor Size	3,767 SF
Number of Floors	1	Air Conditioned	Yes
Year Built	1988	Heated	Yes
Occupancy Type	Single Tenant	Natural Gas	Yes

#### Listings

1 Listing | 3,767 SF | \$900,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	Former Quick Serve Rest...	-	3,767 SF	\$900,000	Now

## Additional Photos



## Contact



**Jeff Houge**  
612-490-5551  
jeff@wakota.com

Wakota Commercial Advisors

## Jeff Houge

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**From:** Jeff Houge <noreply@catylist.com>  
**Sent:** Monday, September 11, 2023 10:54 AM  
**To:** Jeff Houge  
**Subject:** Retail for Sale in St Paul (3,767 SF) - Catylist Broadcast

### Retail for Sale in St Paul (3,767 SF)



[455 Robert St S, St Paul, MN 55107](#)

#### **Retail for Sale in St Paul (3,767 SF)**

- Located on busy intersection of S. Robert Street and Cesar Chavez Street.
- One of the only restaurant properties on the West Side, with drive-thru capabilities.
- Extremely densely populated area of Saint Paul, MN.
- T2—Traditional Neighborhood Zoning District, allows for a wide range of commercial uses. See separate Zoning Section within the attached marketing package.

[Download Flyer](#)





## **455 S Robert St**

Retail For Sale  
3,767 SF  
\$900,000  
[View Listing](#)

### **Wakota Commercial Advisors**

287 E 6th St  
St Paul, MN 55101

#### **Jeff Hogue**

612-490-5551  
[jeff@wakota.com](mailto:jeff@wakota.com)



7 World Trade Center, 250 Greenwich Street, New York, NY 10007

6

## Retail for Sale in St Paul (3,767 SF) - Former BK Restaurant for Sale - West Side St. Paul - Catylist Broadcast

Sent at 12:41 PM on Sep. 7, 2023

### Email Preview

**664**  
Recipients

**281**  
Opens

**42%**  
Open Rate

### Recipients

b*****@midamericagr.com	✓ Opened
j*****@caibert.com	✓ Opened
j*****@midamericagr.com	✓ Opened
m*****@cbre.com	✓ Opened
t*****@midamericagr.com	✓ Opened
a****@elementmn.com	✓ Opened
a****@thegold.group	✓ Opened
a*****@colliers.com	✓ Opened
a*@thepetersenchoice.com	✓ Opened
a*****@klwcommercial.com	✓ Opened



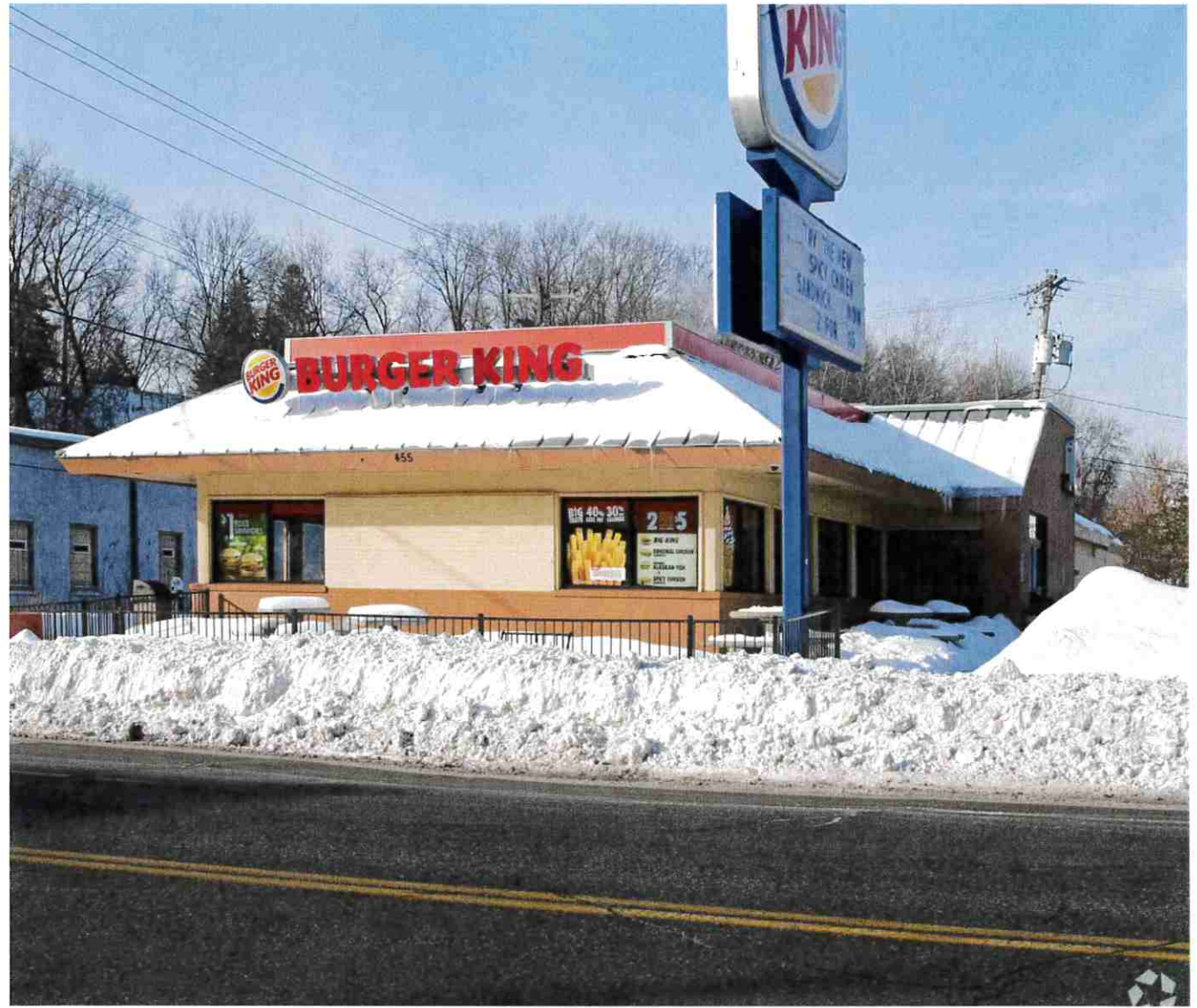
Jeff Houge  
6513304286



Dana Dose  
6129784576



**Burger King | 455 Robert St S**  
3,767 SF | Retail Building | Saint Paul, MN | \$900,000 (\$239/SF)





## INVESTMENT HIGHLIGHTS

- Located on busy intersection of S. Robert Street and Cesar Chavez Street.
- Extremely densely populated area of Saint Paul, MN.
- One of the only restaurant properties on the West Side, with drive-thru capabilities.
- T2—Traditional Neighborhood Zoning District, allows for a wide range of commercial uses. See separate Zoning Section within this marketing package.

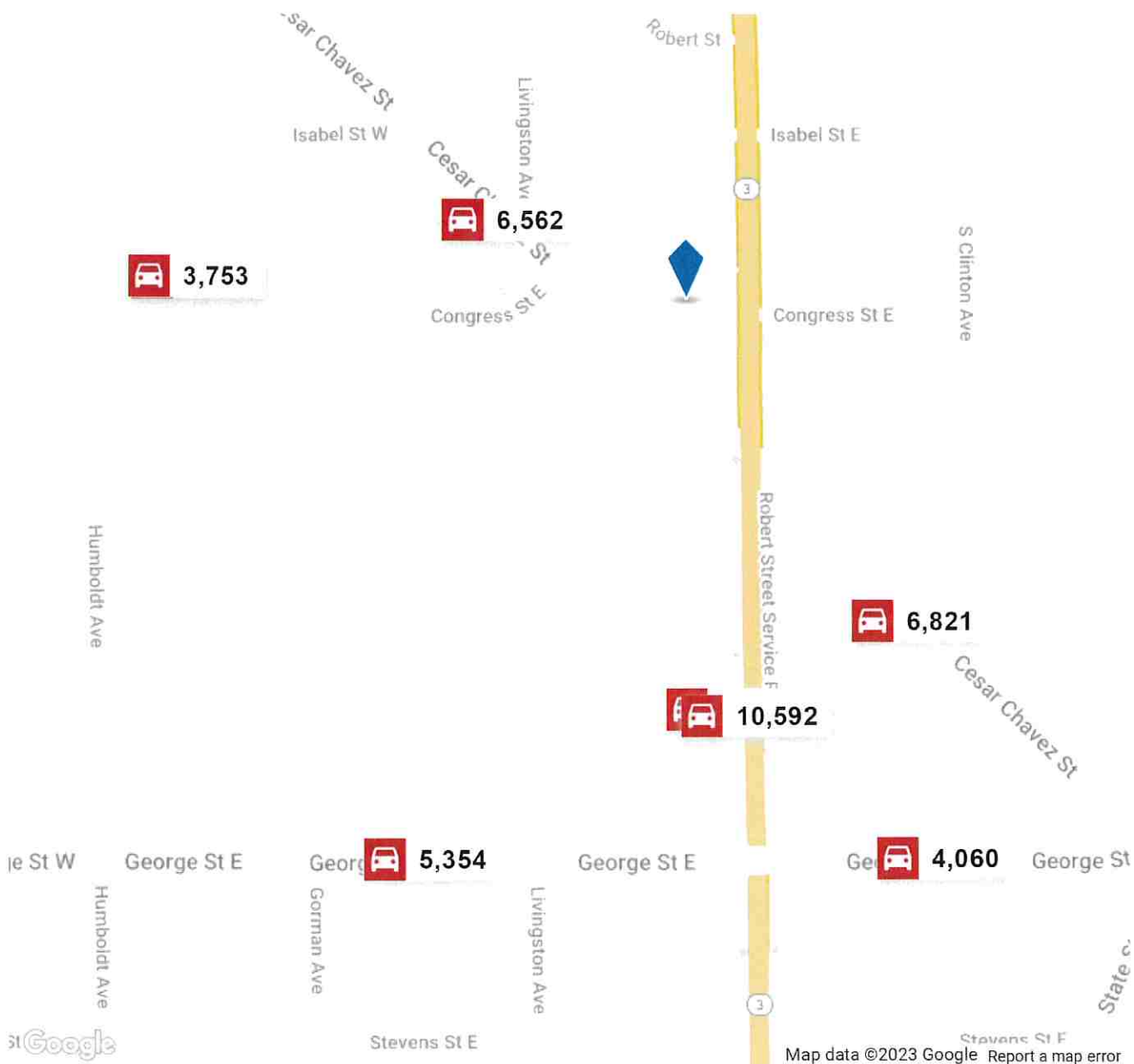
## PROPERTY FACTS

Sale Type	Investment or Owner User
Property Type	Retail
Property Subtype	Fast Food
Building Size	3,767 SF
Building Class	B
Year Built	1988
Price	\$900,000
Price Per SF	\$239
Tenancy	Single
Building Height	1 Story
Building FAR	0.14
Land Acres	0.62 AC
Opportunity Zone	Yes ⓘ
Zoning	T-2 - Traditional Neighborhood
Parking	41 Spaces (10.88 Spaces per 1,000 SF Leased)
Frontage	49 FT on Robert St

## AMENITIES

- Bus Line
- Signage
- Pylon Sign
- Drive Thru

TRAFFIC



Map data ©2023 Google Report a map error

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
Concord St	Livingston Ave, SE	6,562	2022	0.06 mi
Concord St	Winifred St E, NW	6,821	2022	0.13 mi
Robert St Svc Rd	E George St, S	10,200	2017	0.13 mi
S Robert St	E George St, S	10,200	2019	0.14 mi
Robert St S	E George St, S	10,592	2022	0.14 mi
Wabasha St S	W Congress St, SW	4,600	2016	0.16 mi






COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
Wabasha St S	E Congress St, SW	3,753	2022	0.16 mi
S Wabasha St	E Congress St, SW	3,550	2019	0.16 mi
E George St	Livingston Ave S, E	5,354	2022	0.20 mi
E George St	Robert St Svc Rd, W	4,060	2022	0.20 mi

WALK SCORE ®  
Very Walkable (83)



## TRANSPORTATION

### TRANSIT/SUBWAY

Fort Snelling Station  (Hiawatha Line)	14 min drive	8.7 mi
50th Street/Minnehaha Park Station  (Hiawatha Line)	16 min drive	10.1 mi
46th Street Station  (Hiawatha Line)	19 min drive	11.7 mi
VA Medical Center Station  (Hiawatha Line)	14 min drive	9.1 mi
Lindbergh Terminal Station  (Hiawatha Line)	15 min drive	9.4 mi

### COMMUTER RAIL

Target Field Station Commuter Rail (Northstar Corridor) 	21 min drive	11.8 mi
Fridley Station Commuter Rail (Northstar Corridor) 	25 min drive	18.1 mi
Coon Rapids-Riverdale Station Commuter Rail (Northstar Corridor) 	35 min drive	26.2 mi
Anoka Station Commuter Rail (Northstar Corridor) 	36 min drive	27.9 mi
Elk River Station Commuter Rail (Northstar Corridor) 	48 min drive	38.1 mi

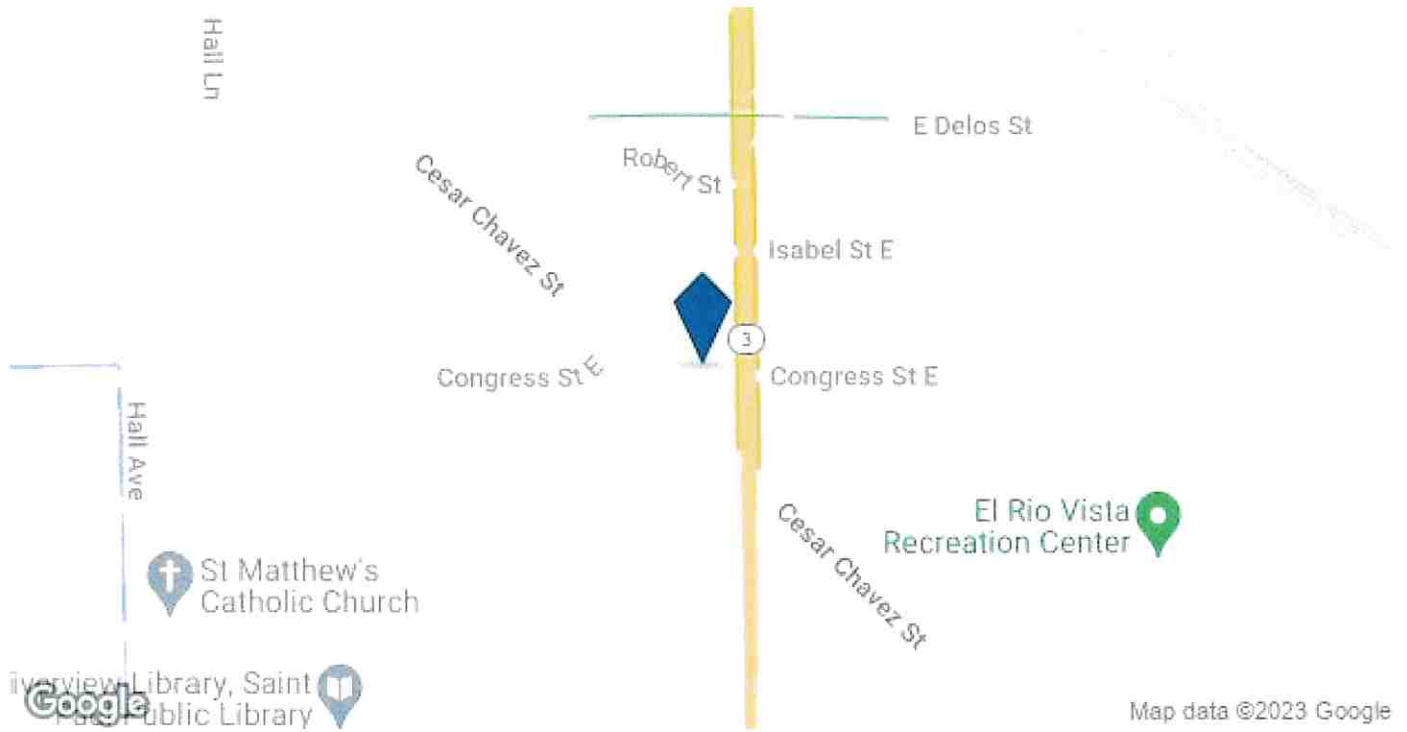
### AIRPORT

Minneapolis–Saint Paul International Airport	17 min drive	10.4 mi
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## PROPERTY TAXES

Parcel Number	08-28-22-22-0094	Improvements Assessment	\$1,038,900
Land Assessment	\$190,300	Total Assessment	\$1,229,200

## MAP OF 455 ROBERT ST S SAINT PAUL, MN 55107



## ADDITIONAL PHOTOS



Building Photo



Building Photo

**Listing ID:** 29410357

**Date Created:** 8/31/2023

**Last Updated:** 8/31/2023

**Address:** 455 Robert St S, Saint Paul, MN

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8



455 S Robert St, Saint Paul, MN 55107

**\$900,000**

Former Burger King

Former Burger King - St. Paul's West Side Neighborhood



Jeff Houge  
MN 40196314  
612.490.5551

Listing Added: 08/29/2023

Listing Updated: 08/29/2023

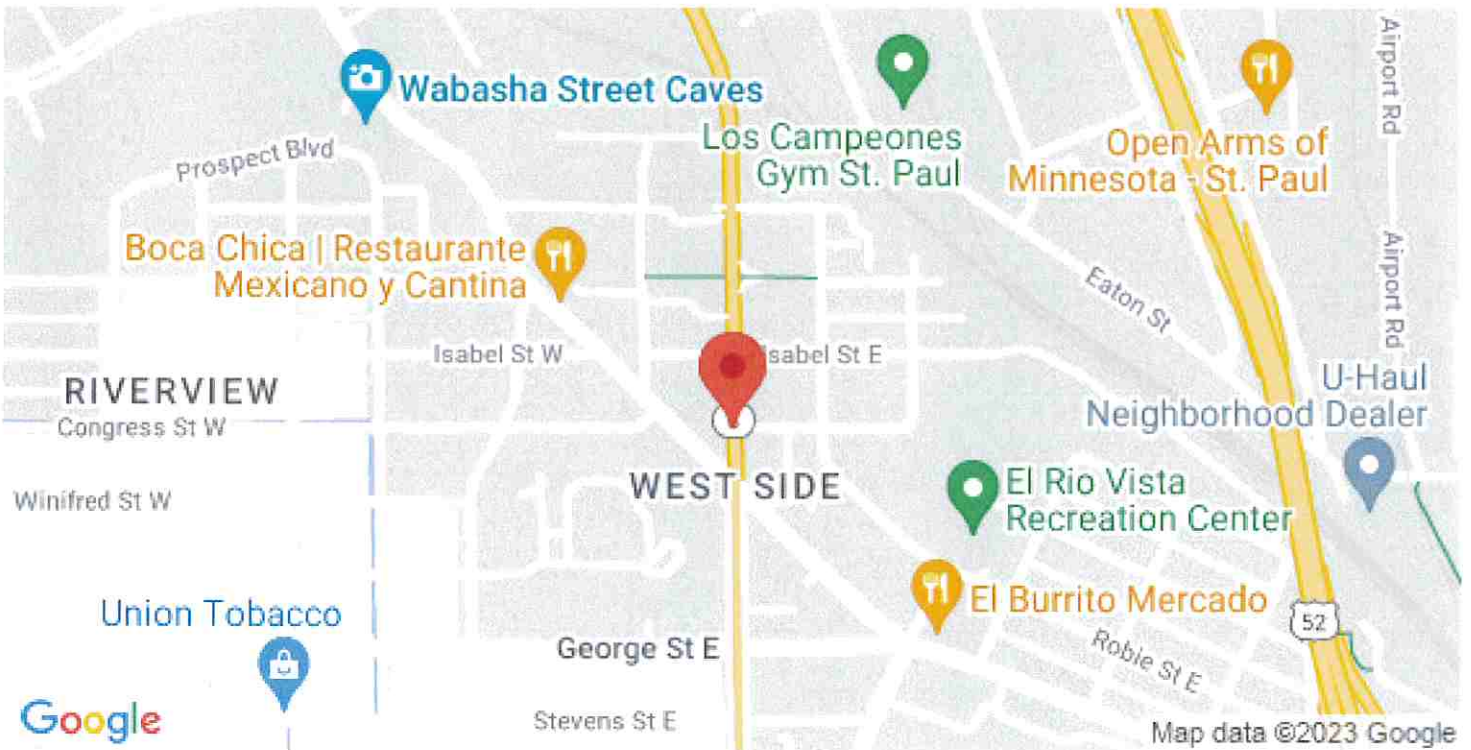
**Details**

Asking Price	<b>\$900,000</b>	Property Type	Retail
Subtype	Restaurant	Tenancy	Vacant
Brand/Tenant	Burger King	Square Footage	3,767
Price/Sq Ft	<b>\$238.92</b>	Year Renovated	1988
Buildings	1	Stories	1
Permitted Zoning	T2	Lot Size (sq ft)	27,181
Broker Co-Op	Yes		

**Marketing Description**

- Located on busy intersection of S. Robert Street and Cesar Chavez Street.
- One of the only restaurant properties on the West Side, with drive-thru capabilities.
- Extremely densely populated area of Saint Paul, MN.
- T2—Traditional Neighborhood Zoning District, allows for a wide range of commercial uses. See separate Zoning Section within this marketing package.

**Location (1 Location)**





Property Photos (4 photos)



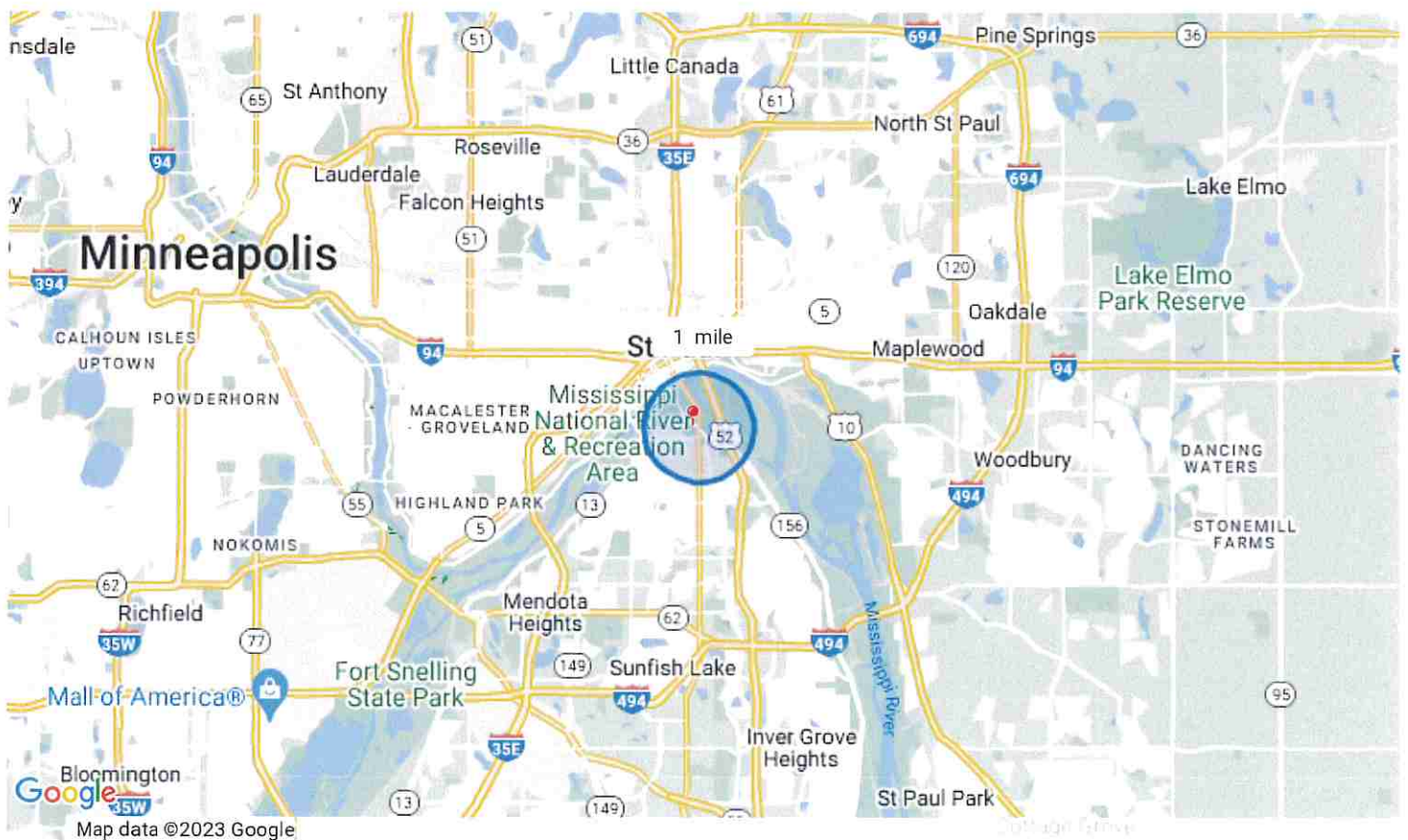
## Demographic Insights



Unlock full access to Insights

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Subscribe





### Population

# 32.7k

↑ 2%

Compared to 31.8k in 2020

0%

Compared to 32.7k in 2017



### Household Income

### Age Demographics



