

Thomas J. Radio

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").

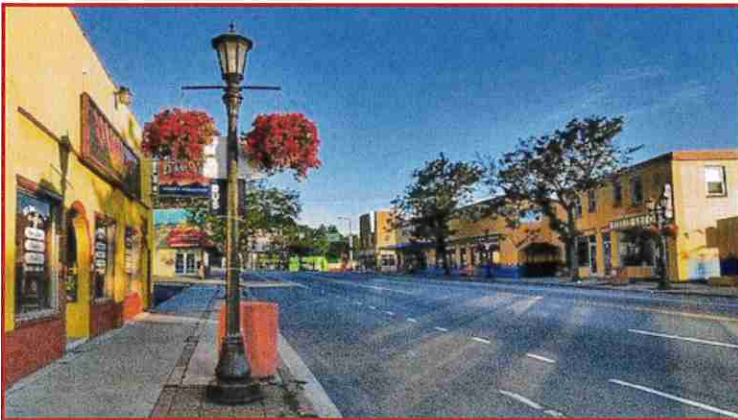
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This Confidential Memorandum has been prepared by WCA based upon information pertaining to the Property and any information obtained from WCA to assist interested parties in making their own evaluation of the Property is offered on a no representation 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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This Confidential Memorandum does not constitute an offer to accept any purchase proposal but is merely a solicitation of interest with respect to the asset described herein. The Confidential Memorandum does not constitute an offer of security. The asset described herein may be financed or withdrawn from the market, without prior notice. By accepting this Confidential Memorandum you agree to release WCA and hold it harmless from any kind of claim, expense, or liability arising out of your discovery or purchase of the Property. WCA reserves the right to request the return of Materials at any time. Ownership of the Property reserves the right to negotiate with one or more buyers at any time.

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.

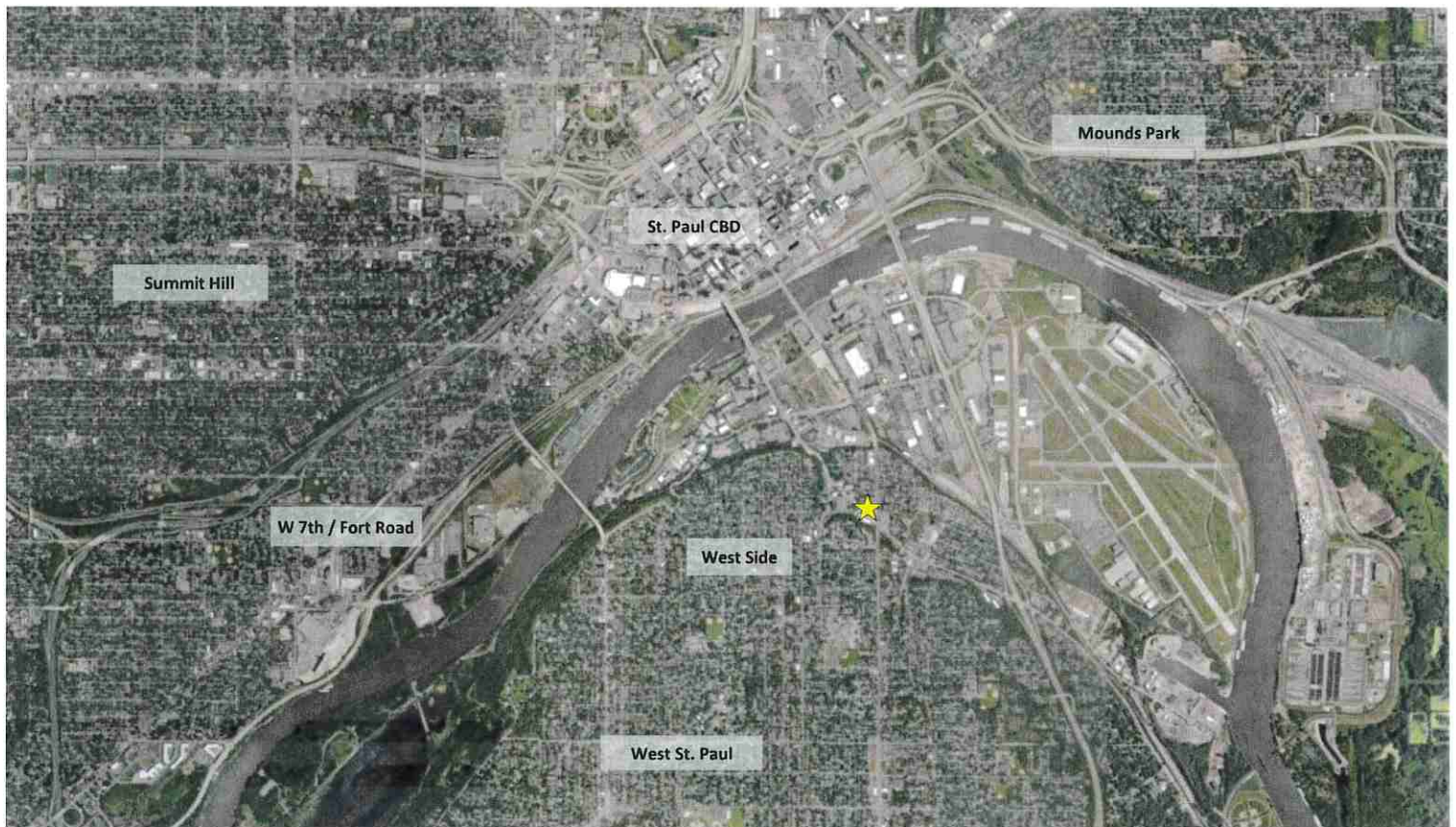
Other old-time neighborhood landmarks include Our Lady of Guadalupe Church (Concord and Highway 52) and Neighborhood House, the once humble settlement house for Eastern European Jews, transformed now into the magnificent new Wellstone Center. The church and Neighborhood House have been instrumental in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

The Property: Salient Facts

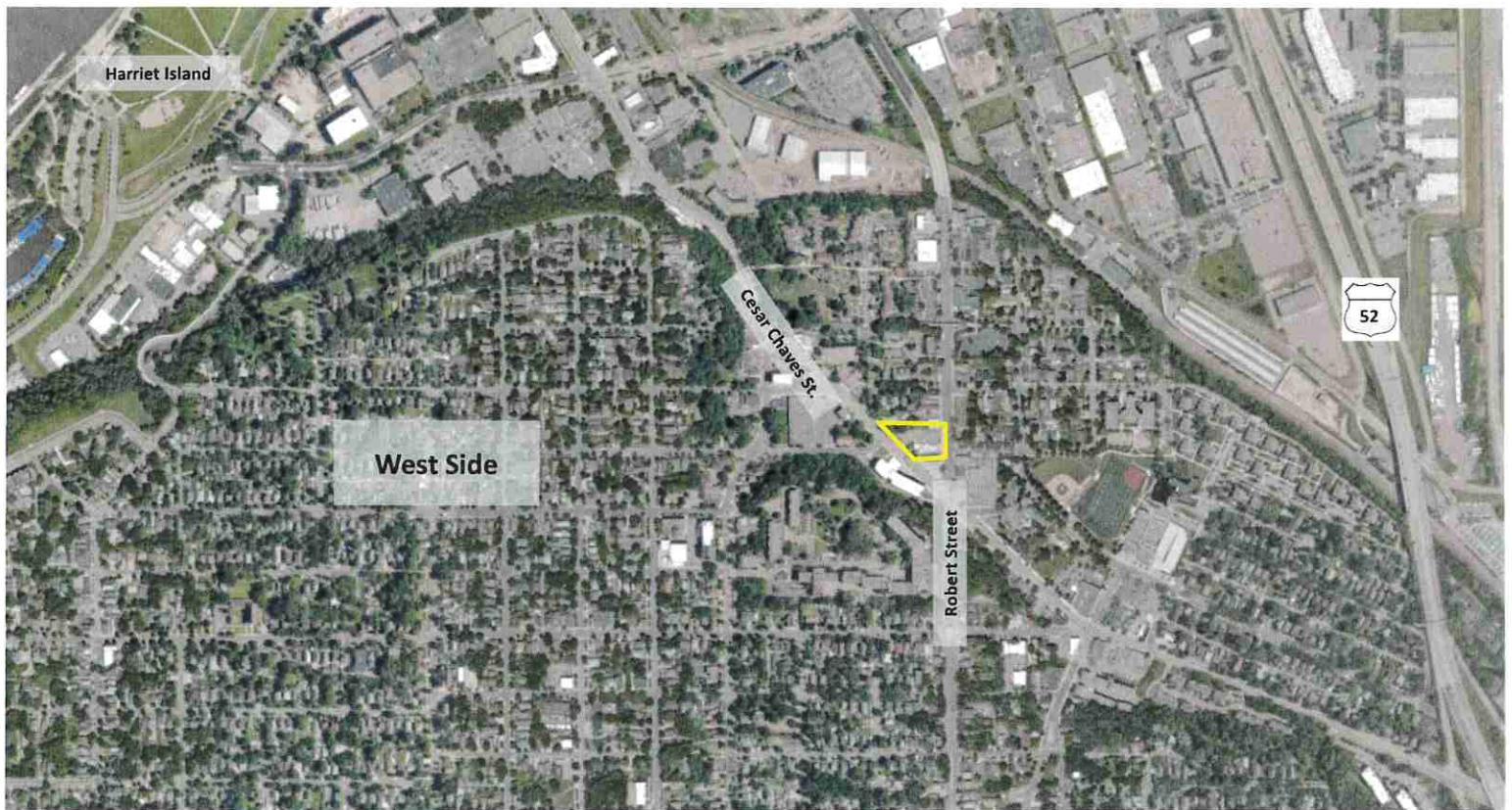
455 South Robert Street, Saint Paul, MN 55107	
ASKING PRICE:	\$900,000
PID #:	08-28-22-22-0094
LEGAL DESCRIPTION:	WEST ST PAUL BLOCKS 1-99 SUBJ TO CONCORD ST & ALL OF VAC...7 & ALL OF LOTS 5 & 6 BLOCK 51
LEGAL ADDRESS:	455 Robert Street S
YEAR BUILT:	1988
LAND AREA:	0.624 acres or 27,181 SF
GROSS BLD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



The Property: Aerial Photo



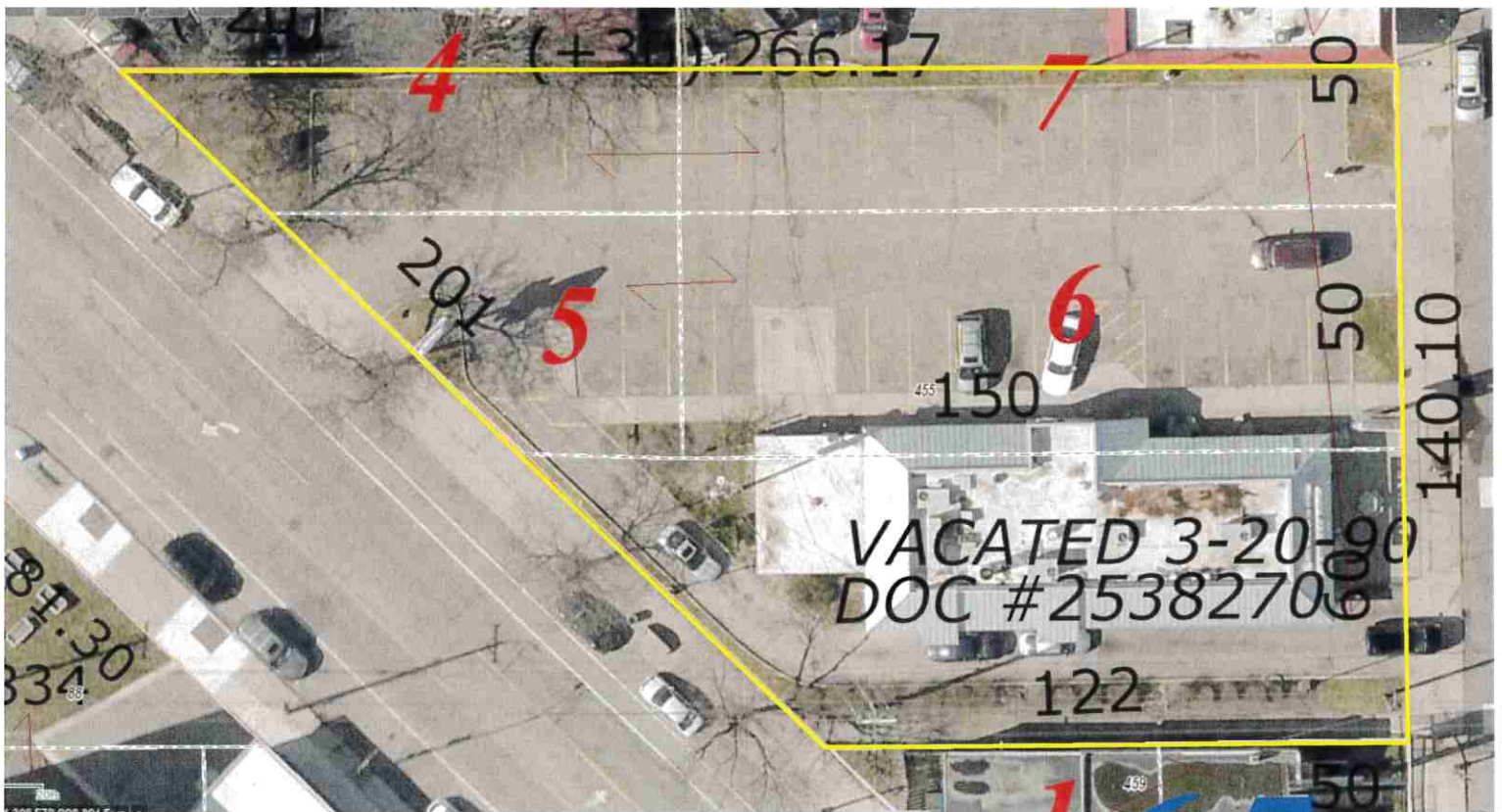
The Property: Aerial Photo



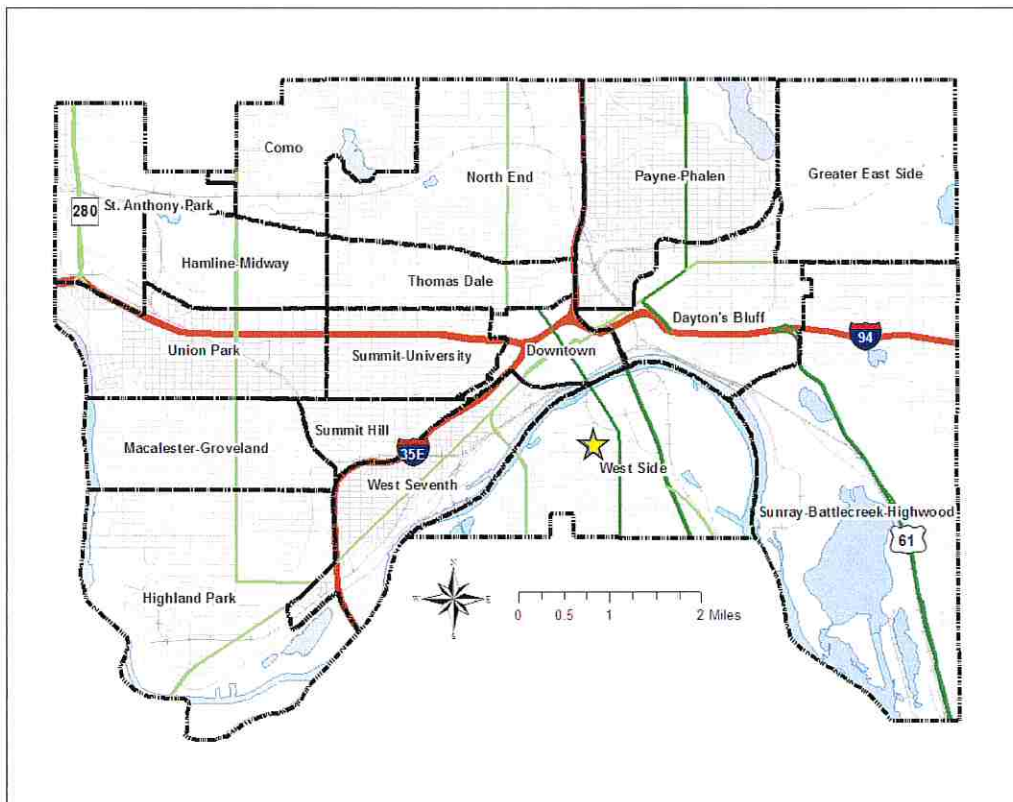
The Property:
Bird's Eye Photo



The Property:
County Plat Map



The Location: Maps



The Location: Zoning Map and Definition



The Location: Demographics

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 455 Robert St. St. Paul, MN 55107-2217

CITY, STATE

St. Paul, MN

POPULATION

146,990

AVG. HHSIZE

2.57

MEDIAN HH INCOME

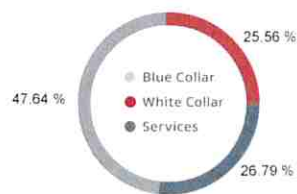
\$51,435

HOME OWNERSHIP

Renters: **29,193**

Owners: **29,759**

EMPLOYMENT



46.87 %
Employed

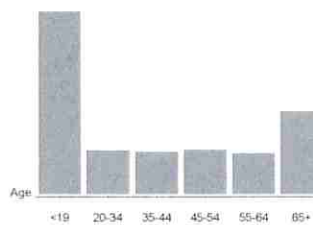
2.49 %
Unemployed

EDUCATION

High School Grad: **28.74 %**
Some College: **21.66 %**
Associates: **7.34 %**
Bachelors: **25.90 %**

GENDER & AGE

49.23 % **50.77 %**

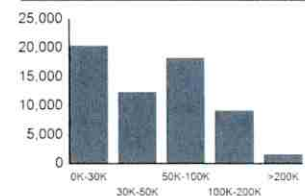


RACE & ETHNICITY

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

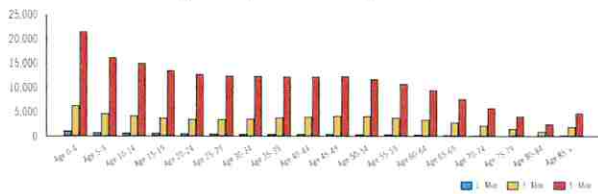


The Location: Demographics

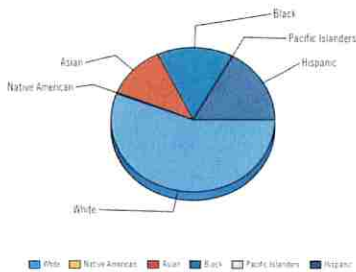
Wakota Commercial Advisors

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

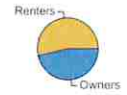
Population by Distance and Age (2020)



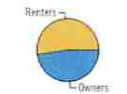
Ethnicity within 5 miles



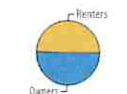
Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	1,629	270	4.96%
3-Mile	30,249	1,645	4.11%
5-Mile	91,591	3,009	4.67%

Jeff Mudge
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612-490-1555

Moody's
Analytics

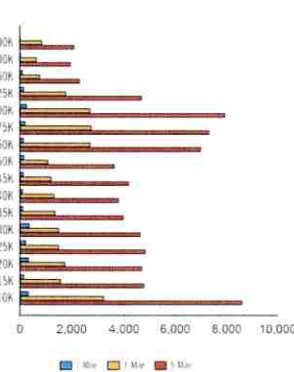
Wakota Commercial Advisors

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

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	5	5	299	422	61	382	138	64	293	861	548	120	294
3-Mile	243	71	1,426	3,123	789	3,471	1,252	1,036	2,813	7,273	3,118	1,631	1,943
5-Mile	868	211	4,341	10,848	2,424	10,380	3,709	2,554	9,435	21,683	9,640	4,385	6,430

Household Income



Radius	Median Household Income
1-Mile	\$39,873.00
3-Mile	\$45,969.42
5-Mile	\$49,857.83

Radius	Average Household Income
1-Mile	\$50,534.30
3-Mile	\$59,962.24
5-Mile	\$57,817.21

Radius	Aggregate Household Income
1-Mile	\$139,293,695.70
3-Mile	\$1,566,267,121.77
5-Mile	\$4,137,835,825.06

Education

	1-Mile	3-Mile	5-Mile
High School Grad	4,636	42,341	116,605
Some College	1,280	10,833	32,950
Associates	565	4,379	24,806
Bachelors	247	2,633	7,721
Masters	735	7,376	15,254
Prof Degree	111	1,081	5,999
Doctorate	75	1,337	3,511
	45	422	1,239

Tapestry

	1-Mile	3-Mile	5-Mile
Vacant Homes for Rent	51%	61%	54%
Teen's	85%	71%	60%
Expensive Homes	0%	7%	8%
Mobile Homes	0%	2%	3%
New Homes	6%	14%	14%
New Households	85%	90%	90%
Military Households	0%	7%	9%
Households with 4+ Cars	19%	46%	54%
Public Transportation Users	11%	44%	107%
Young Healthy Households	0%	14%	26%

This Tapestry information compares this selected market against the average of a tapestry is over 100% it is above average for that statistic, if a tapestry is under 100% it is below average.

455 Robert St S

Moody's
ANALYTICS

CRE

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

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 Hougé

612-490-5551

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*****@kwcommercial.com	✓ Opened



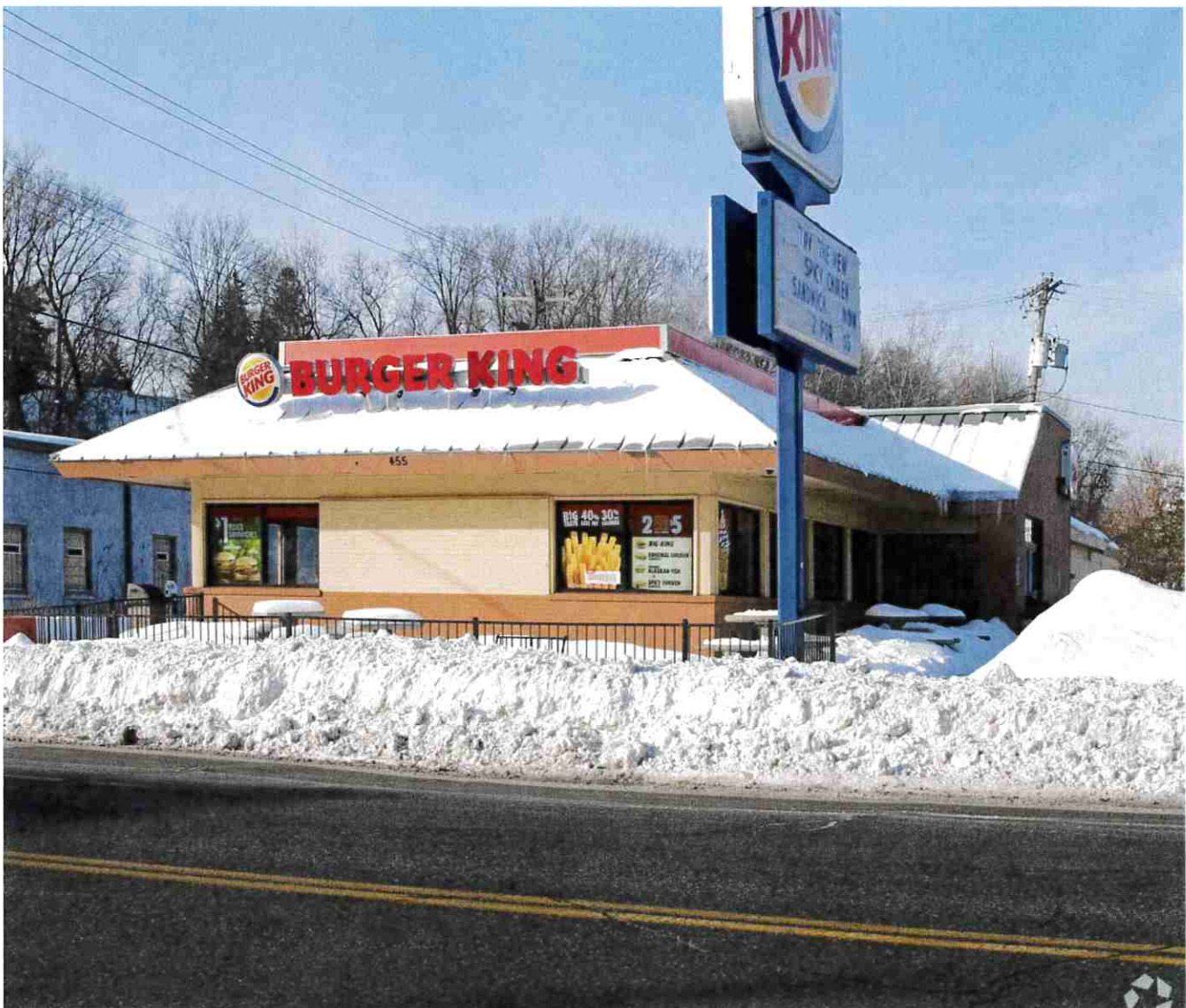
Jeff Houghe
6513304286



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.

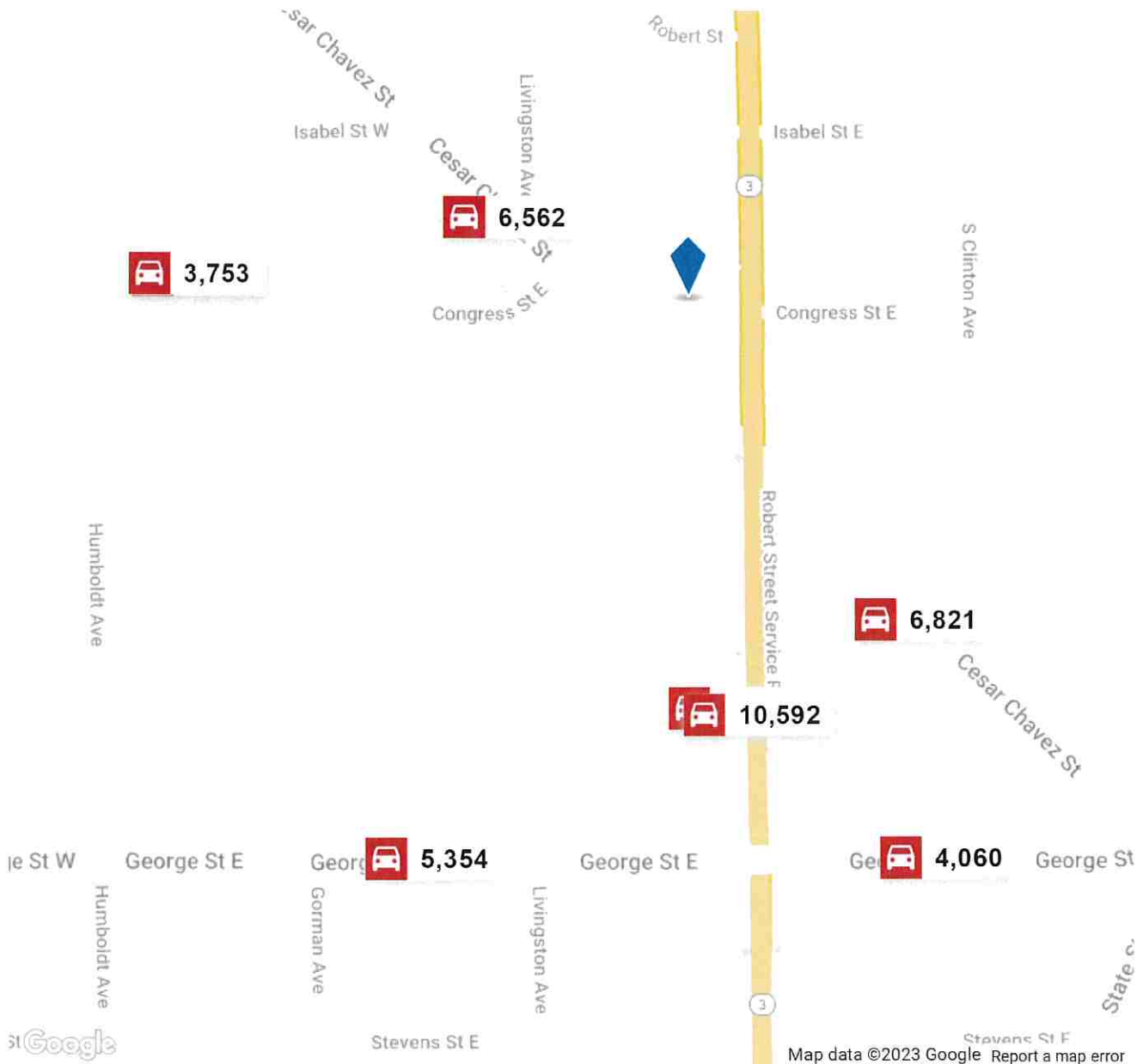
PROPERTY FACTS

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



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



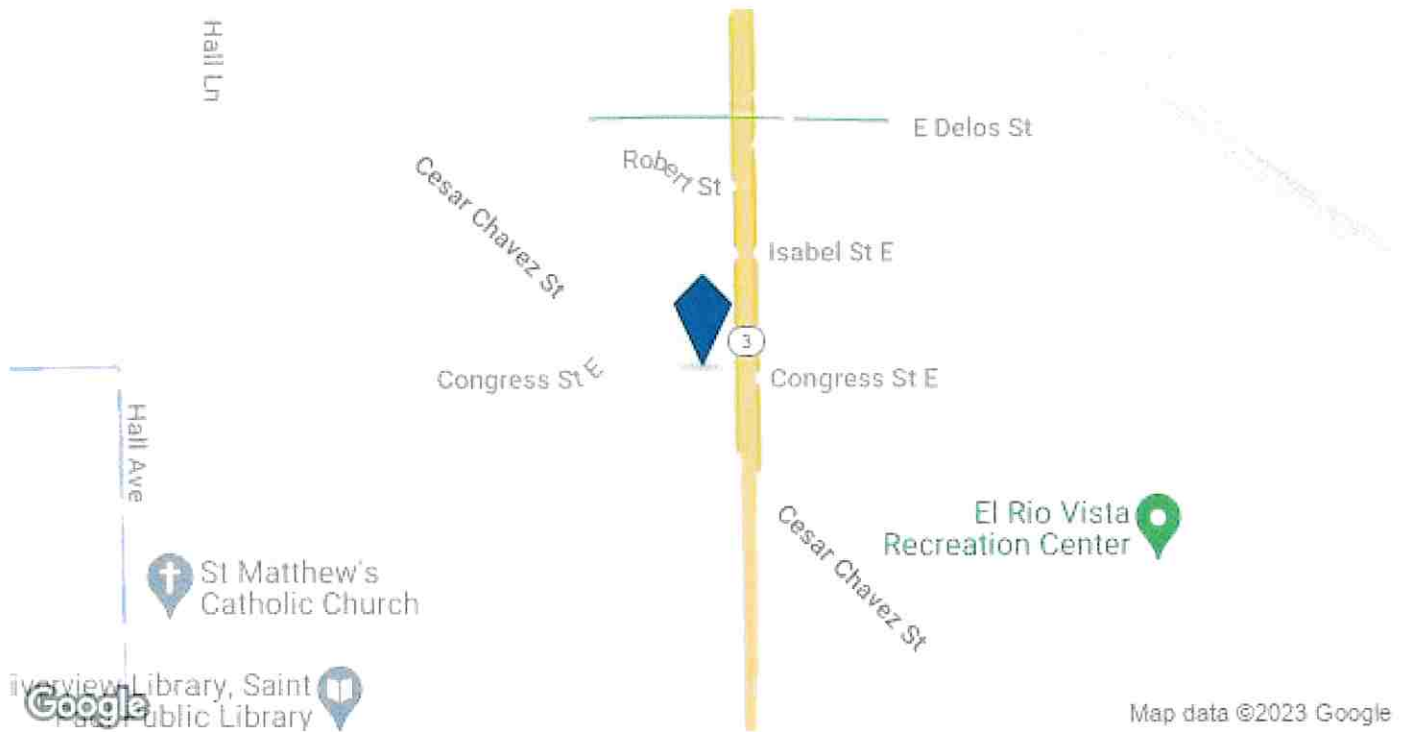
AIRPORT

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

The LoopNet service and information provided therein, while believed to be accurate, are provided "as is". LoopNet disclaims any and all representations, warranties, or guarantees of any kind.

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

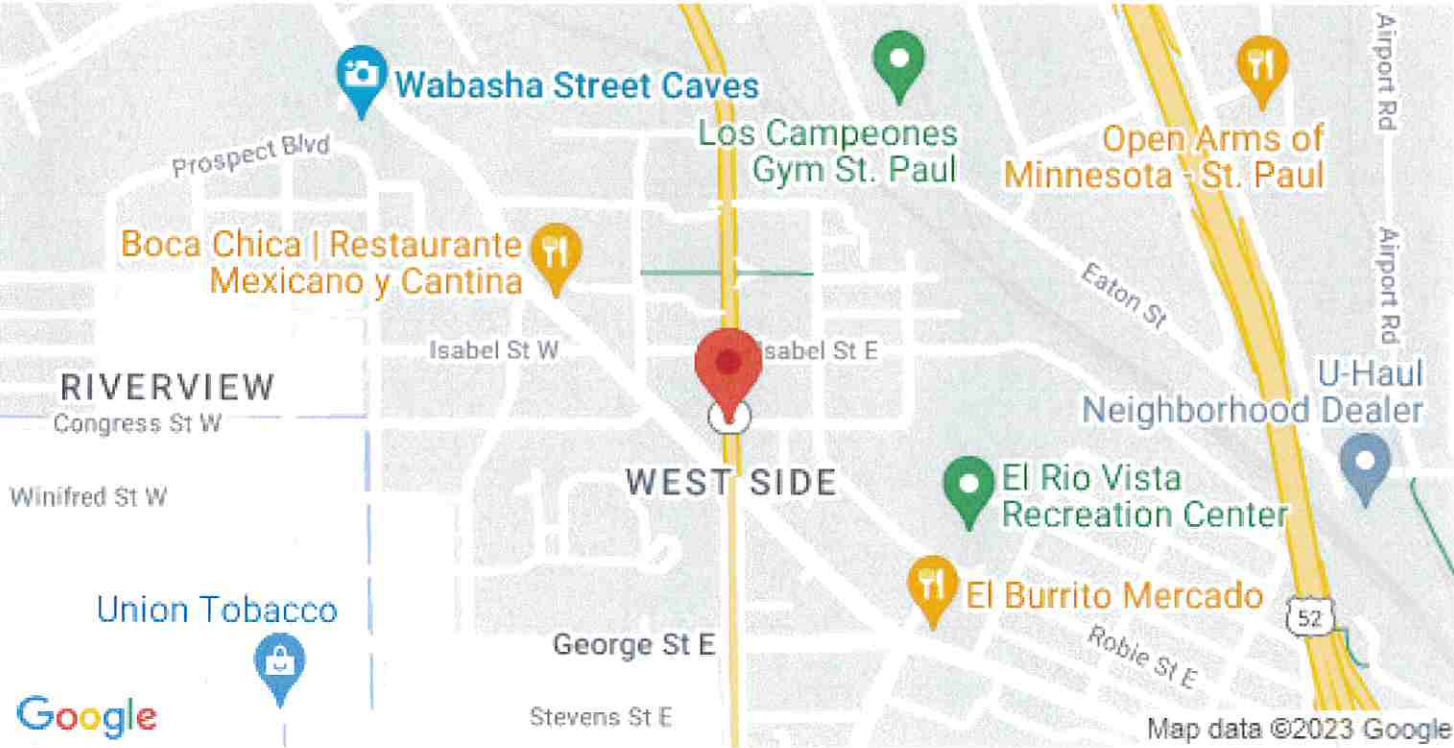
 WAKOTA
REAL ESTATE

Details			
Asking Price	\$900,000	Property Type	Retail
Subtype	Restaurant	Tenancy	Vacant
Brand/Tenant	Burger King	Square Footage	3,767
Price/Sq Ft	\$238.92	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.

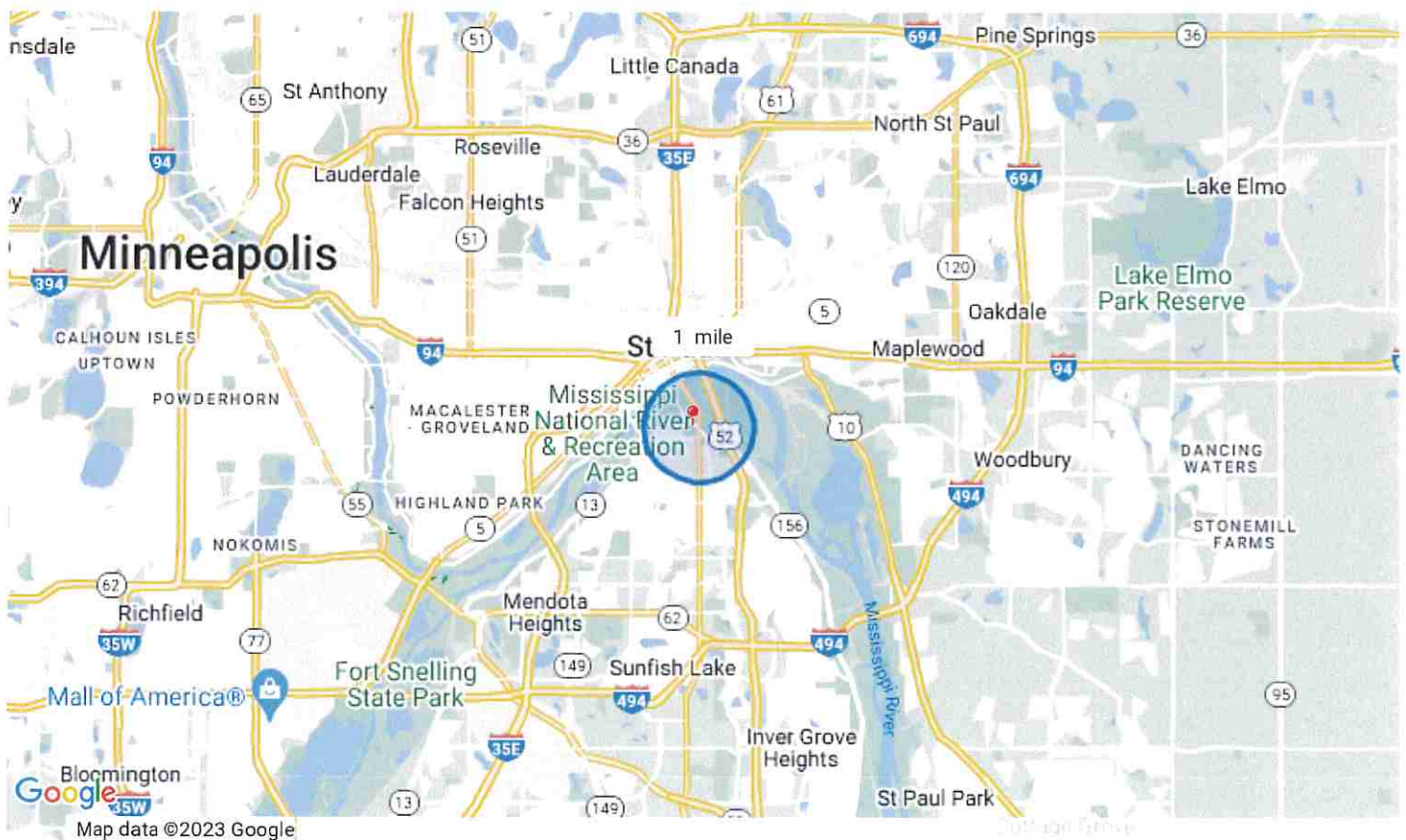
Location (1 Location)



 INTELLIGENCE

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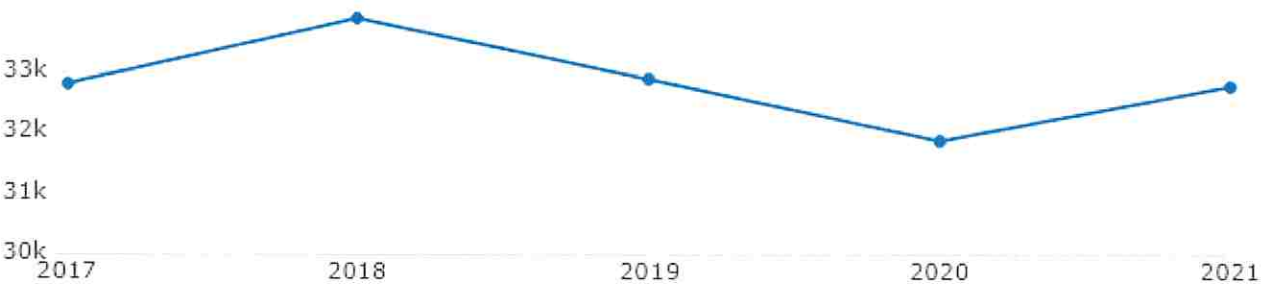


Population

32.7k

↑ 2%
Compared to 31.8k in 2020

0%
Compared to 32.7k in 2017

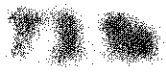


Household Income

Age Demographics



Number of Employees



Number of Employees

Number of Employees

Number of Employees

Number of Employees

Number of Employees

Number of Employees

Housing Occupancy Ratio



Housing Occupancy Ratio

Housing Occupancy Ratio

Housing Occupancy Ratio

Renter to Homeowner Ratio



Renter to Homeowner Ratio

Renter to Homeowner Ratio

Renter to Homeowner Ratio