



EST. 2014

# THE N NIC

9N5<sup>TH</sup>

## RETAIL SPACE FOR LEASE

465 Nicollet Mall | Minneapolis, MN 55401



**RETAIL LEASING CONTACT**  
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OWNED BY:  
 AEW



253-unit 26-story luxury apartment tower

Featuring two floors of retail space (almost 25,000 sf)

Convenient access to I-94, I-394, I-35W and Hwy 55

Established in 2014

Located on Nicollet Pedestrian Mall

Building is LEED certified

Parking facility with approx. 48 dedicated retail parking stalls

On-site security both electronic and foot patrol

Light Rail access in front of building

## BUILDING TENANTS



# PROPERTY SPECIFICATIONS



## SITE OVERVIEW

**LOCATION:** 465 Nicollet Mall (Minneapolis CBD)  
**DESCRIPTION:** Mixed-Use Retail | Office | Residential  
**BUILDING GLA:** Over 700,000 SF  
**RETAIL GLA:** 25,000 SF  
**AVAILABILITY:** Street Level: 4,016 SF  
 Skyway Level: 4,345 SF | 2,197 SF  
**2020 CAM/TAX:** \$10.98 PSF Total (\$7.25 PSF CAM | \$3.73 PSF Tax)



## DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Population	22,155	218,199	430,263
Median HH Income	\$32,571	\$31,776	\$40,844
Average HH Income	\$85,135	\$50,396	\$60,782

RADIUS	1 BLOCK	2 BLOCKS	3 BLOCKS
Employee Counts	15,806	25,757	44,939
Median HH Income	\$32,571	\$31,776	\$40,844

\* Sources: ESRI 2019 est & MN Dept of Transportation 2019 Study avgs are per day total cars



## TRAFFIC GENERATORS

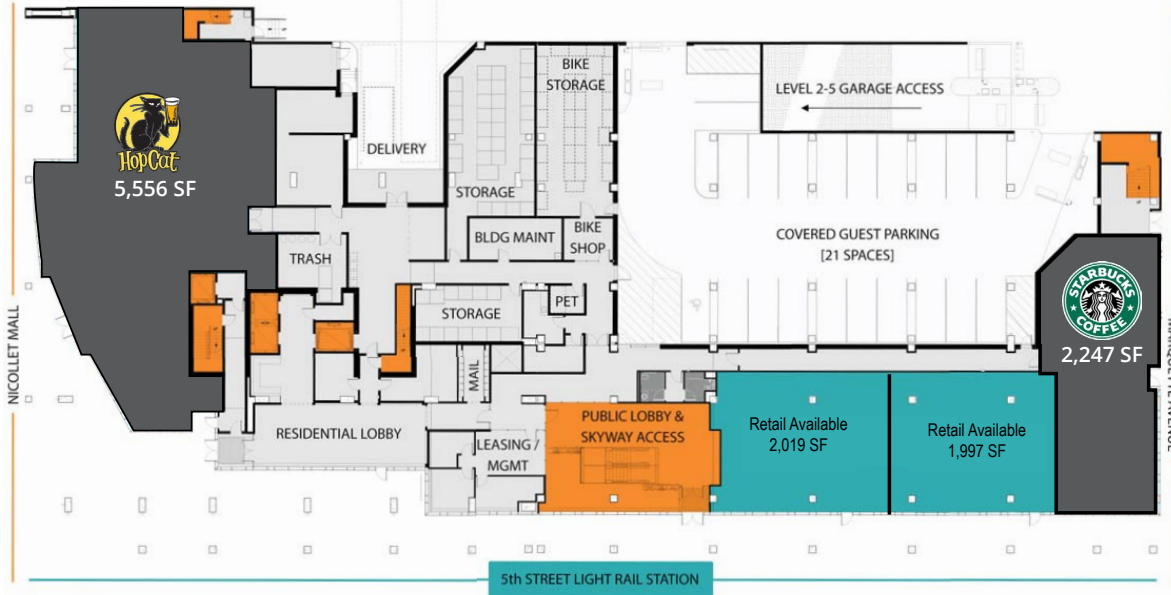
**TARGET FIELD** | 39,504 Capacity | 81 Home Twins Games  
**LIGHT RAIL** | 19 Stops | 10 Million Rides | Avgs 30,500 rides per weekday  
**TARGET CENTER** | Averages 225 event days per year  
**CITIES OF MINNEAPOLIS & ST. PAUL** | 30.9M visitors In 2014 | Spent \$7.4 B  
**SKYWAY CONNECTS** | 80 Blocks | 1,000 Businesses | 200,000 Pedestrians per day  
**HENNEPIN THEATRE TRUST** | 3 Theatres | 5,729 Seats | 230 Event days per year  
**UPSCALE HOTELS** | 8 Within walking distance | 4,100 Rooms  
**US BANK STADIUM** | 73,000 Capacity

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# LOBBY | COMMERCIAL SPACE | GUEST PARKING

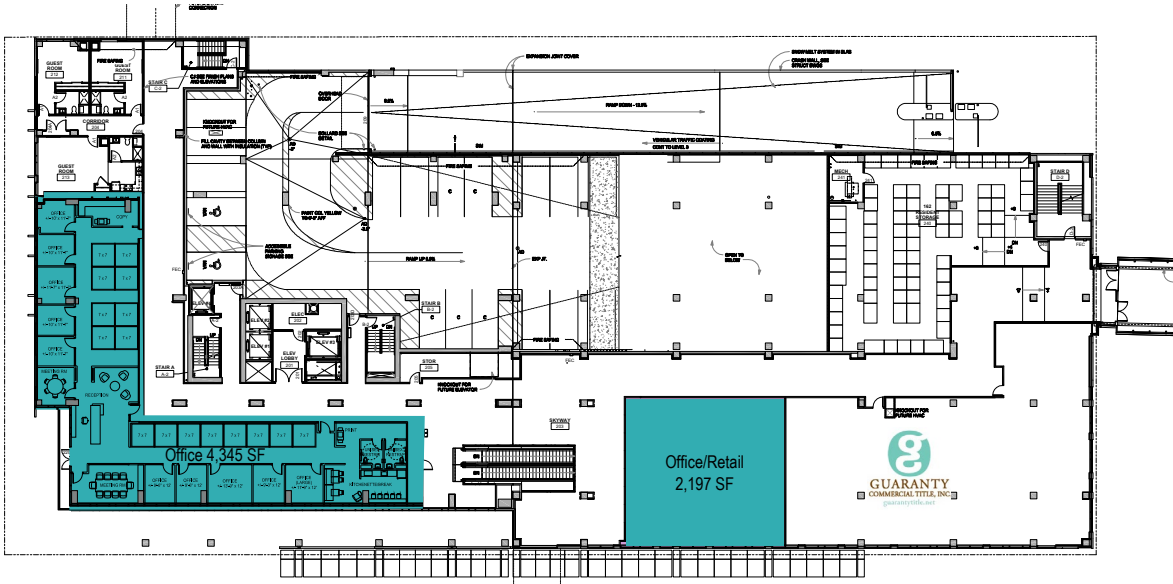
**LEVEL 1**  
5TH STREET:  
4,016 sf Total



# SKYWAY CONNECTION | COMMERCIAL SPACE

**LEVEL 2**  
SKYWAY/OFFICE  
NICOLLET  
SMALL BALCONY  
4,345 sf Total

SKYWAY/OFFICE  
5TH STREET  
INTERIOR  
2,197 sf Total



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