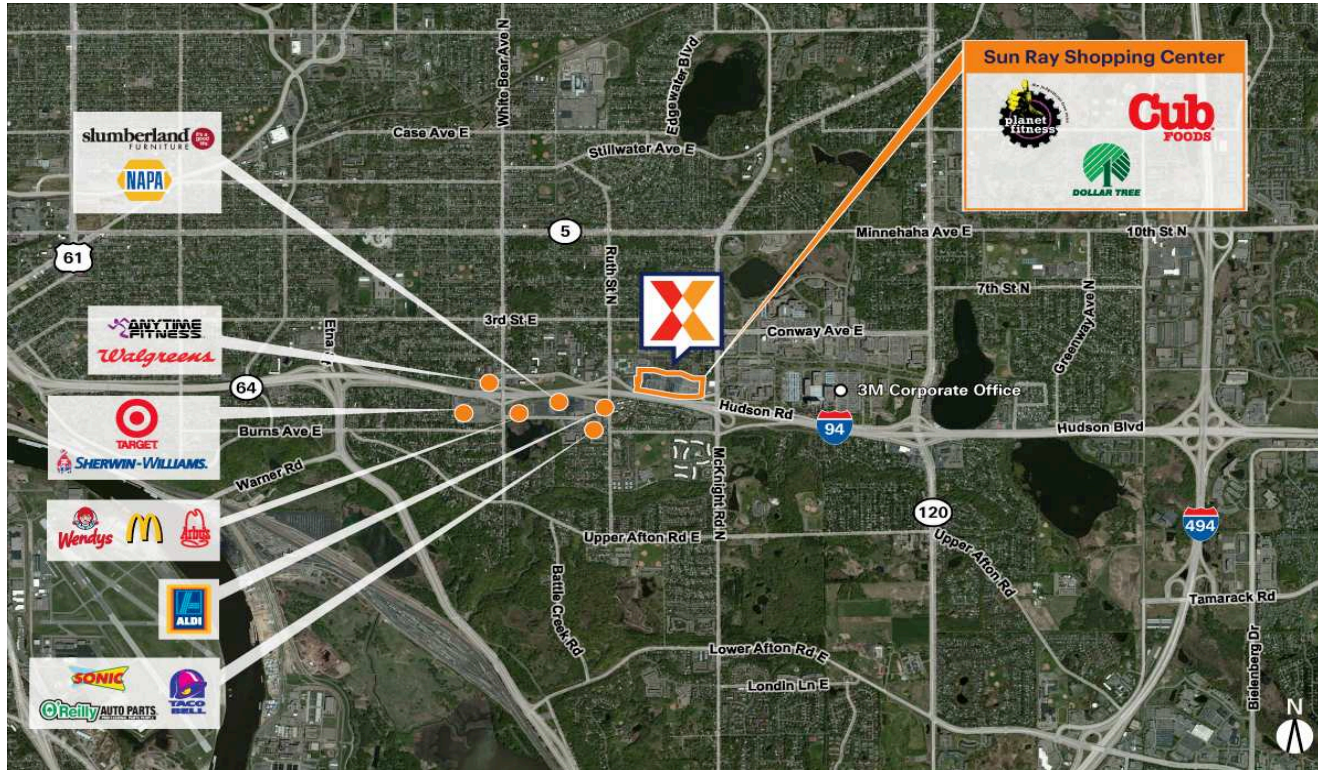


Sun Ray Shopping Center

Minneapolis-St. Paul-Bloomington, MN-WI

44.9517, -93.0092
2089-2215 Old Hudson Road | St. Paul, MN 55119-4406



Center Size: 290,897 SF



| Demographics | 1 Mile | 3 Mile | 5 Mile |
|--------------|----------|----------|----------|
| | 14,681 | 107,226 | 272,083 |
| | 5,460 | 37,753 | 101,631 |
| | \$65,725 | \$72,834 | \$82,483 |

Anchored by 65,808 Sq Ft Cub Foods, along with strong national brands such as Ross Dress for Less, Burlington, Five Below & Planet Fitness

Surrounded by a dense population of 166K+ within a 3-mile radius

High visibility from 93K+ vehicles daily on I-94 and 19K+ on N McKnight Rd with convenient accessibility to the east side of St. Paul (Kalibrate 2022)

Less than one mile from 3M corporate headquarters

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Available Space

| | |
|---------|----------|
| 19B | 5,807 SF |
| 25B | 5,141 SF |
| 25E&25D | 7,344 SF |
| 26 | 2,550 SF |
| 28/29 | 3,864 SF |
| 30 | 425 SF |
| 31 | 2,343 SF |
| 37C | 1,549 SF |

Current Retailers

| | | |
|-------|----------------------------------|-----------|
| 4 | Cub Foods | 65,808 SF |
| 011 | Cub Liquor | 22,184 SF |
| 15 | Planet Fitness | 26,256 SF |
| 16 | Dollar Tree | 13,800 SF |
| 19 | Ross Dress for Less | 21,449 SF |
| 19A | Five Below | 11,645 SF |
| 22&23 | Citi Trends | 13,730 SF |
| 22B | Rainbow | 7,040 SF |
| 24 | Jimmy John's | 3,430 SF |
| 25A | Chicago Nails | 4,220 SF |
| 25C | DTLR | 5,658 SF |
| 27 | T-Mobile | 1,903 SF |
| 27A | Smokes Vapor Zone | 2,050 SF |
| 32 | SouthEast Community Organization | 1,176 SF |
| 36 | BioLife | 19,329 SF |
| 37A | Tiffany's Barbershop | 1,762 SF |
| 37B | Sally Beauty Supply | 1,521 SF |
| 38 | Burlington | 31,955 SF |
| 39A | LeAnne Chin | 3,200 SF |
| 39B | Domino's Pizza | 1,500 SF |
| 39C | Bruegger's Bagels | 2,400 SF |

4185