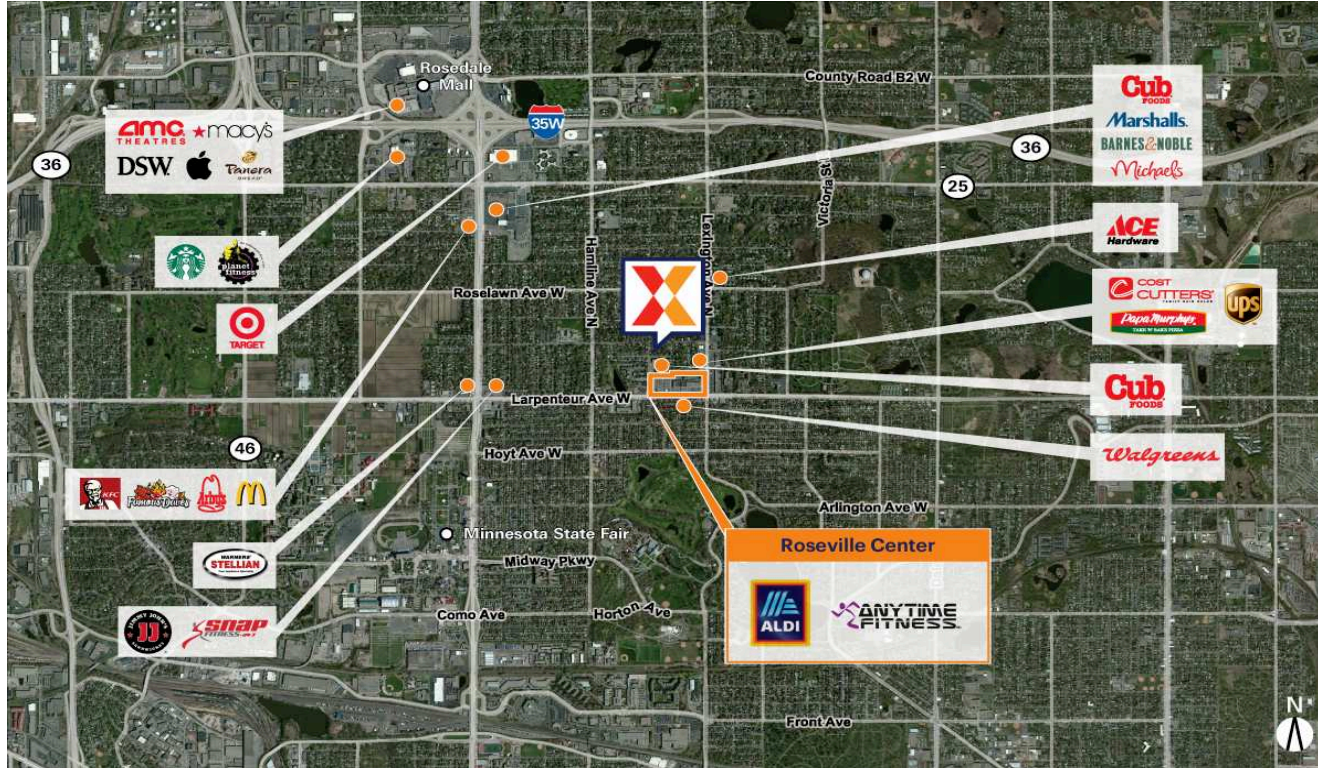


# Roseville Center

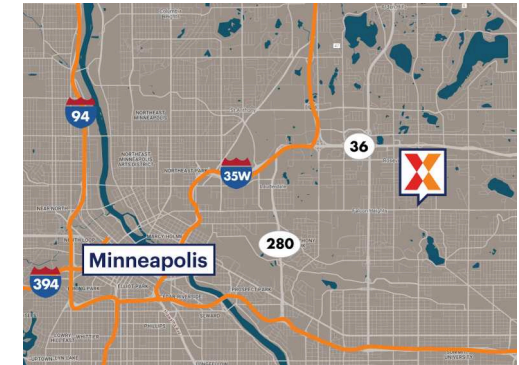
Minneapolis-St. Paul-Bloomington, MN-WI

44.9926, -93.1495

1135 Larpenteur Avenue W | Roseville, MN 55113-6335



**Center Size:** 82,576 SF



Demographics	1 Mile	3 Mile	5 Mile
	13,082	119,935	376,576
	5,568	48,043	152,686
	\$100,513	\$84,402	\$90,428

Anchored by a 22,418 Sq Ft ALDI grocer, with a strong lineup of national tenants including Caribou Coffee Company, Anytime Fitness & Sherwin-Williams

Highly trafficked center drawing an estimated 7K+ daily visits and 2.5M+ annually (Placer.ai 2024)

Surrounded by a highly educated, dense population of 120K+ with 47% of residents holding a college degree within 3 miles

Strong daytime population of 165K+ within 3 miles

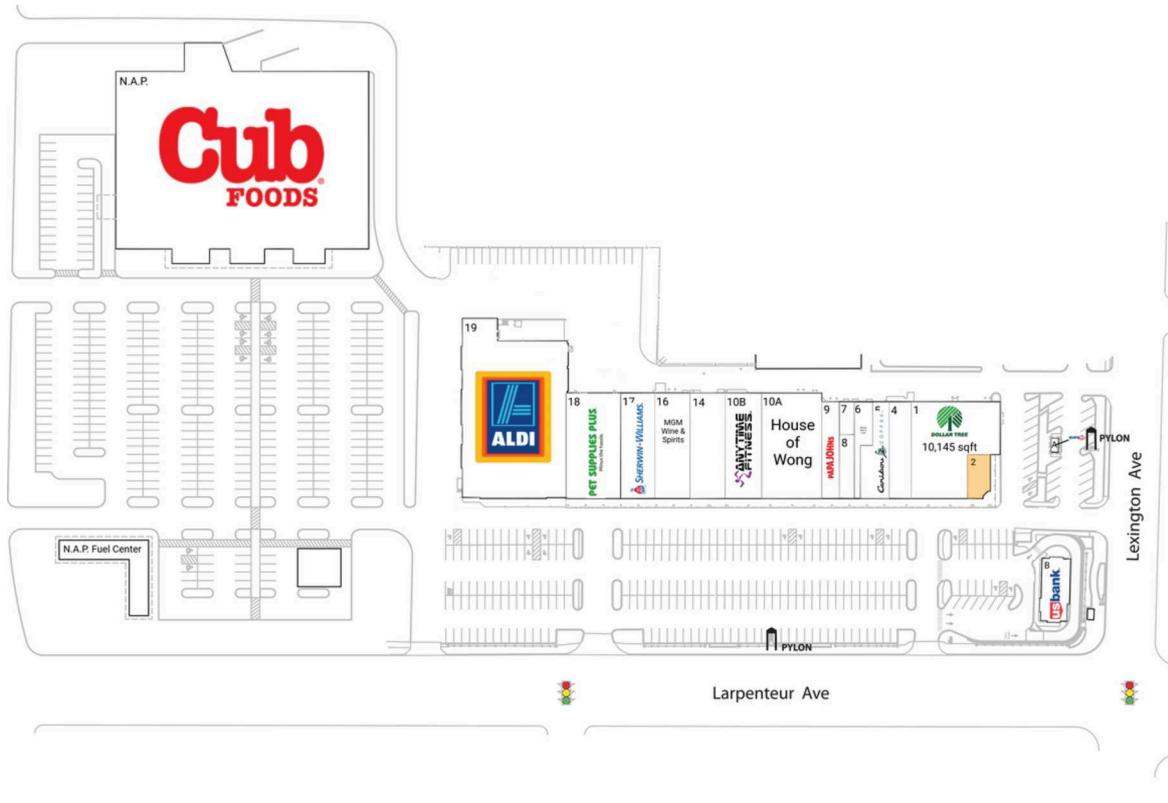
High visibility from the intersection of Larpenteur Ave W with 16K+ vehicles daily & Lexington Ave N with 17K+ (Kalibrate 2022)

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## Available Space

2 1,000 SF

## Current Retailers

A	US Bank	400 SF
B	US Bank	2,200 SF
N.A.P.	Cub Foods	0 SF
1	Dollar Tree	10,145 SF
4	The Original Malt Shop	2,750 SF
5	Caribou Coffee Company	3,313 SF
6	Moore Hair to Love	1,070 SF
7	Art's Barber Shop	860 SF
8	Expert Nails	1,013 SF
9	Papa John's	2,200 SF
10A	House of Wong	7,000 SF
10B	Anytime Fitness	5,000 SF
14	Dreamers Vault Games	4,800 SF
16	MGM Wine & Spirits	4,800 SF
17	Sherwin-Williams	4,722 SF
18	Pet Supplies Plus	7,147 SF
19	ALDI	22,418 SF

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