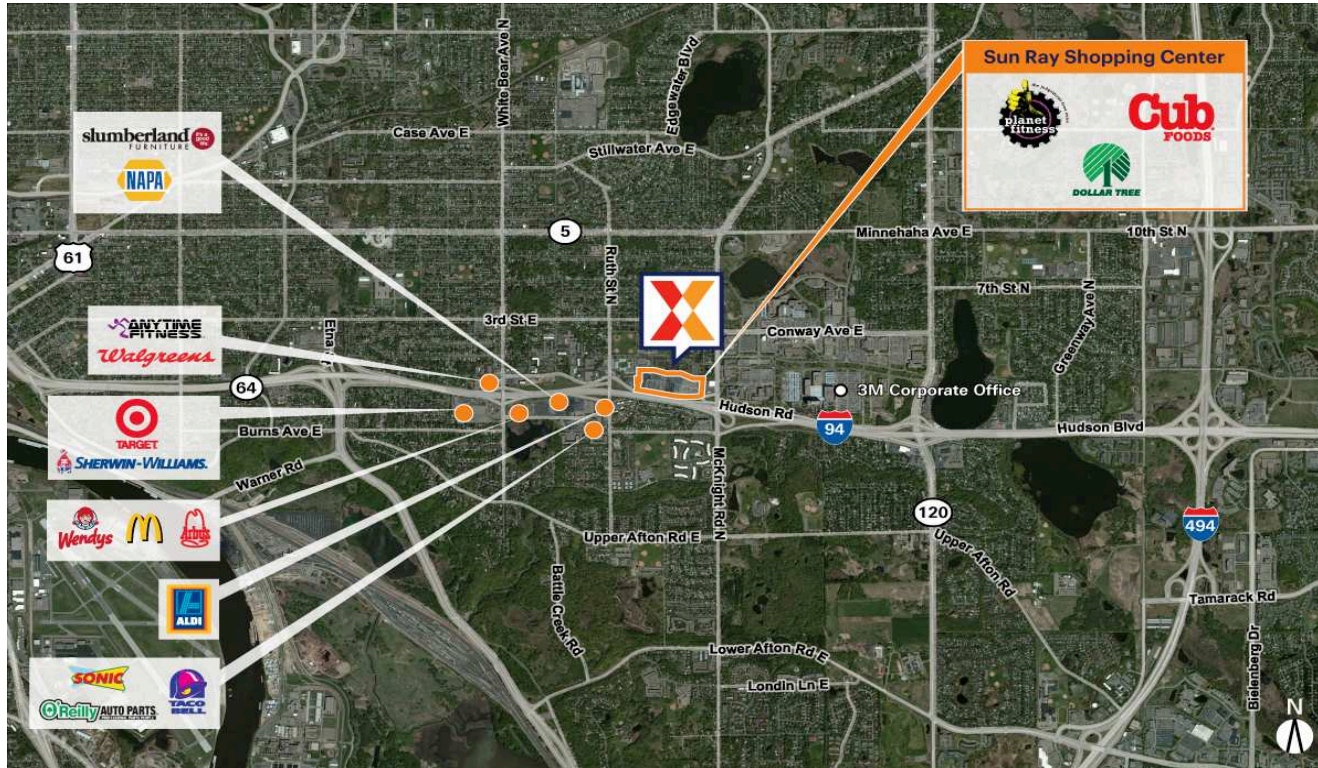


Sun Ray Shopping Center

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
	15,585	102,846	262,521
	6,080	38,130	99,742
	\$68,124	\$74,666	\$83,841

Well located with excellent visibility from I-94 with 82,000+ vehicles daily and convenient accessibility to the east side of St. Paul

Close proximity to 3M global headquarters and Maplewood Mall anchored by JCPenney, Kohl's & Macy's

Surrounded by a dense population of 102,000+ residents within 3 miles

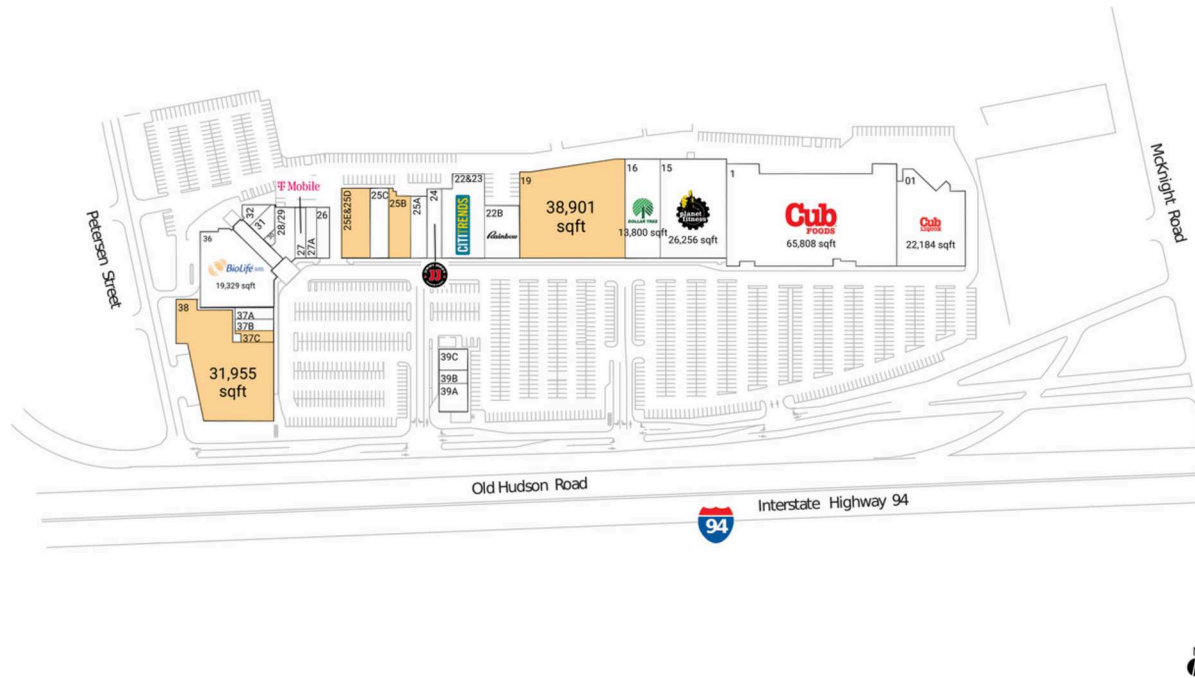
Cub Foods-anchored center with national retailers including Planet Fitness, Rainbow & Sally Beauty Supply, drawing an estimated 5,000 visits/day and 1.8M+ visits/year (based on Placer.ai)

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Available Space

19	38,901 SF
25B	5,141 SF
25E&25D	7,344 SF
37C	1,549 SF
38	31,955 SF

Current Retailers

01	Cub Liquor	22,184 SF
1	Cub Foods	65,808 SF
15	Planet Fitness	26,256 SF
16	Dollar Tree	13,800 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	Villa Join the Movement	5,658 SF
26	Kenny's Fish & Chicken	2,550 SF
27	T-Mobile	1,903 SF
27A	Smokes Vapor Zone	2,050 SF
28/29	New Life Women's Center	3,864 SF
30	Street Approved Signs & Custom Apparel	425 SF
31	Back in Black Thrift Shop	2,343 SF
32	District One	1,176 SF
36	BioLife	19,329 SF
37A	Tiffany's Barbershop	1,762 SF
37B	Sally Beauty Supply	1,521 SF
39A	LeAnne Chin	3,200 SF
39B	Domino's Pizza	1,500 SF
39C	Bruegger's Bagels	2,400 SF

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