

VÉLO

RETAIL SPACE FOR LEASE



MID-AMERICA[®]
Real Estate-Minnesota, LLC

PRIME LOCATION

Located on N 2nd Street & N 1st Avenue in Minneapolis' North Loop, VELO is a newly constructed urban mixed-use property on an incredible corner. With prime street level retail and an apartment complex tailored to the neighborhood's cycling community, VELO is a one-of-a-kind draw to the North Loop.



PROPERTY HIGHLIGHTS

- In the heart of the North Loop, consistently rated as one of the "Top 25 hottest neighborhoods" in the U.S.
- A rare end-cap opportunity with off street parking and visibility from Washington Avenue
- Former fitness space
- Surrounded by strong daytime and evening demos

HOUSEHOLDS



.5 Mile	5,071
1 Mile	14,296
3 Mile	100,516

POPULATION



.5 Mile	8,313
1 Mile	24,493
3 Mile	232,629

AVERAGE INCOME



.5 Mile	\$118,490
1 Mile	\$106,730
3 Mile	\$68,704

DAYTIME POPULATION



.5 Mile	71,948
1 Mile	163,446
3 Mile	371,458

SITE PLAN



NEIGHBORHOOD NOTABLES



BONOBOS



west elm

RETAIL & ENTERTAINMENT

- | | | |
|-------------------------------|-----------------------|-------------------------|
| 1. Target Field | 14. L'Atelier Couture | 27. Farrell's |
| 2. Whole Foods | 15. Pacifier | 28. Atmosfere |
| 3. ALTR | 16. Russel & Hazel | 29. Loupe Jewelry |
| 4. Bonobos | 17. InVision | 30. Grethen House |
| 5. Aria | 18. D. Nolo | 31. Lappin Lighting |
| 6. Montaggio | 19. Warby Parker | 32. Muse Event Ctr |
| 7. Foundry Home Goods | 20. Askov Finlayson | 33. Jaxon Grey |
| 8. Pedal Pub | 21. Circa Gallery | 34. Mulberry's |
| 9. Brian Graham Salon | 22. Lole | 35. PARC Boutique |
| 10. North Loop Wine & Spirits | 23. Acme Comedy Club | 36. Cook of Crocus Hill |
| 11. Anytime Fitness | 24. Queen Anna | 37. Pixel Farm |
| 12. Love Your Melon | 25. Lululemon | 38. Basecamp |
| 13. Martin Patrick | 26. West Elm (2020) | 39. Fine Line Music |

RESTAURANTS

- | | | |
|-------------------------|---------------------------|---------------------------|
| 1. Inbound Brewing | 23. Modist Brewing | 45. Graze Food Hall |
| 2. Fulton Brewery | 24. Corner Coffee | 46. Paralle Cafe |
| 3. Caribou | 25. Cuzzi's Grill & Bar | 47. 5th Street Station |
| 4. 112 Eatery | 26. Rise Bagel | 48. Number 12 Cider |
| 5. One on One | 27. Smack Shack | 49. First Draft Taproom |
| 6. Red Cow | 28. The Loop | 50. C. McGee's Deli |
| 7. Gori Gori Peku | 29. Black Sheep | 51. Parlour |
| 8. Starbucks | 30. The Freehouse | 52. In the Loop Coffee |
| 9. Kado No Mise | 31. JUN | 53. Brother's Bar & Grill |
| 10. Upstairs Circus | 32. Borough | 54. Cowboy Jack's |
| 11. Red Rabbit | 33. Bunkers Bar | 55. Pizza Luce |
| 12. Spoon & Stable | 34. Snack Bar | 56. Jackson's Hole |
| 13. Marvel Bar | 35. Bar La Grassa | 57. Cobble Social House |
| 14. The Bachelor Farmer | 36. Spyhouse Coffee | 58. Fairgrounds Coffee |
| 15. The Monte Carlo | 37. Club House Jager | 59. Demi |
| 16. Bev's Winebar | 38. Truce Juice | 60. Kaiseki Furukawa |
| 17. JD Hoyt's | 39. Tullibee | 61. Edward's Desserts |
| 18. The Office Pub | 40. Nolo's Kitchen | |
| 19. Moose & Sadie's | 41. The Basement Bar | |
| 20. All Seasons Garment | 42. Crisp & Green | |
| 21. Dunn Bros. Coffee | 43. The Galley North Loop | |
| 22. Darby's Pub & Grill | 44. Thr3 Jack | |

HOTELS & APARTMENTS

- | | | |
|--------------------------|------------------------------|----------------------------------|
| 1. Junction Flats-182 | 14. Itasca Lofts-71 | 27. Renaissance on the River-100 |
| 2. District 600-78 | 15. Copham Apts-120 | 28. Rock Island Lofts-63 |
| 3. 710/720/730 Lofts-250 | 16. Mill City Apts-48 | 29. The Paxton-141 |
| 4. Variant Apts-138 | 17. River Station Condos-348 | 30. Dock Street Flats-185 |
| 5. Bookmen-102 | 18. Nolo Flats-N/A | 31. Hewing Hotel-124 |
| 6. Third North Apts-204 | 19. Creamette Flats-96 | 32. 212 Lofts-55 |
| 7. 801 Washington-60 | 20. Freight Yard TH-97 | 33. Second St Lofts-36 |
| 8. Solhaven Apts-137 | 21. Towne Place Suites-134 | 34. Velo-102 |
| 9. Herschel Lofts-47 | 22. Security Lofts-62 | 35. 222 Hennepin Apts-286 |
| 10. The Nordic-142 | 23. 5th Ave Lofts-136 | 36. Maverik-170 |
| 11. Tower Lofts-138 | 24. Heritage Landing-241 | |
| 12. Soltva Apts-100 | 25. Lindsay Lofts-56 | |
| 13. Vesi North Loop-218 | 26. Riverwalk Lofts-76 | |



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