

PRIME RETAIL FOR LEASE

SIGNAL HILLS SHOPPING CENTER

1201 South Robert Street, West Saint Paul, MN 55118



OFFERING SUMMARY

AVAILABLE SF:	1,270 - 15,519 SF
LEASE RATE:	\$12.00 - 20.00 / RSF (NNN)
ESTIMATED CAM/TAXES:	\$ 5.45 / RSF
YEAR BUILT (RENOVATED):	1956 (2006)
PARKING SPACES:	1400+

[CLICK HERE TO VIEW VIDEO](#)

PROPERTY OVERVIEW

Signal Hills Shopping Center is a longstanding & proven retail center that is servicing the West St. Paul and surrounding areas.

The center is anchored by multiple national credit retailers; including, Dollar Tree, Harbor Freight, and Caribou Coffee. In addition to the strong traffic counts entering this development, you will be able to find anything on your shopping list with the variety of retailers at your disposal!

Other well-known retailers and service providers at Signal Hills include GNC Nutrition, Subway, Rainbow Clothing, Taco Libre, Tokyo 23, PeopleReady, and Sarpino's Pizza.

PROPERTY HIGHLIGHTS

- Wide variety of spaces & uses are possible within this development
- Bus line located in front of Signal Hills
- Vehicles Per Day: Robert Street (18,600) & Butler Ave (8,250)
- NEW DEVELOPMENT coming soon next door!
- MORELAND AVE SHOPS EXPANSION - Call for details !

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2680 Snelling Avenue North, Suite 100
Roseville, MN 55113

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LEASE TYPE: NNN **LEASE TERM:** -

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 14A		\$12.00 - 17.00 SF/yr	NNN	4,200 SF	Negotiable	
Suite 15		\$12.00 - 17.00 SF/yr	NNN	2,563 SF	Negotiable	
Suite 19		\$12.00 - 17.00 SF/yr	NNN	2,190 SF	Negotiable	
Suite 20		\$12.00 - 17.00 SF/yr	NNN	15,519 SF	Negotiable	
Suite M3		\$12.00 - 15.00 SF/yr	NNN	1,957 SF	Negotiable	
Suite M4		\$12.00 - 15.00 SF/yr	NNN	2,007 SF	Negotiable	
Suite M5		\$12.00 - 15.00 SF/yr	NNN	1,167 SF	Negotiable	

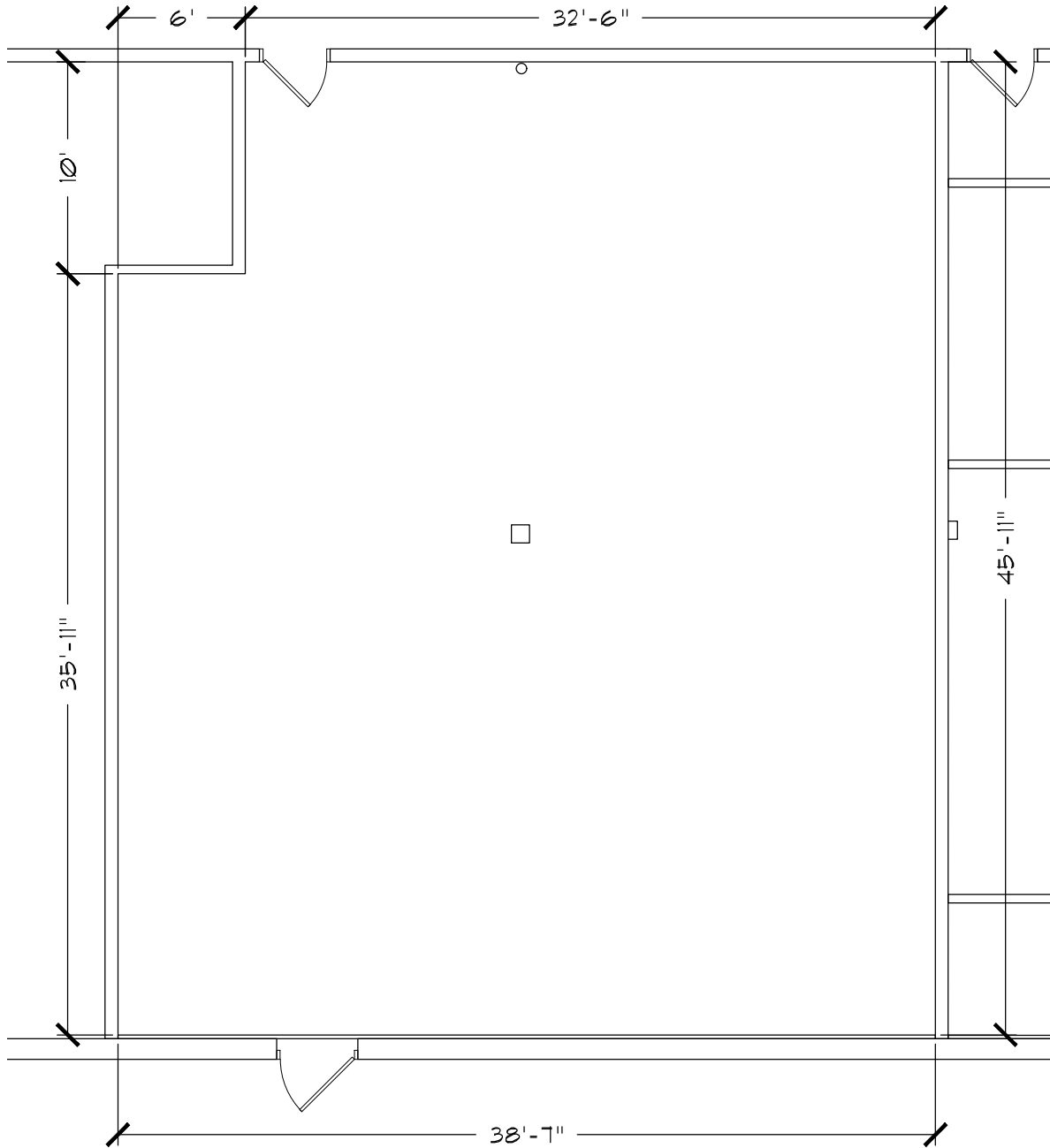
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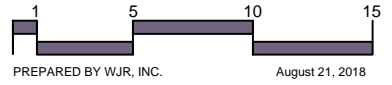
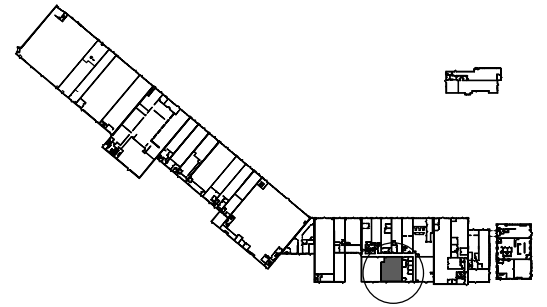
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KEY PLAN - 1ST FLOOR



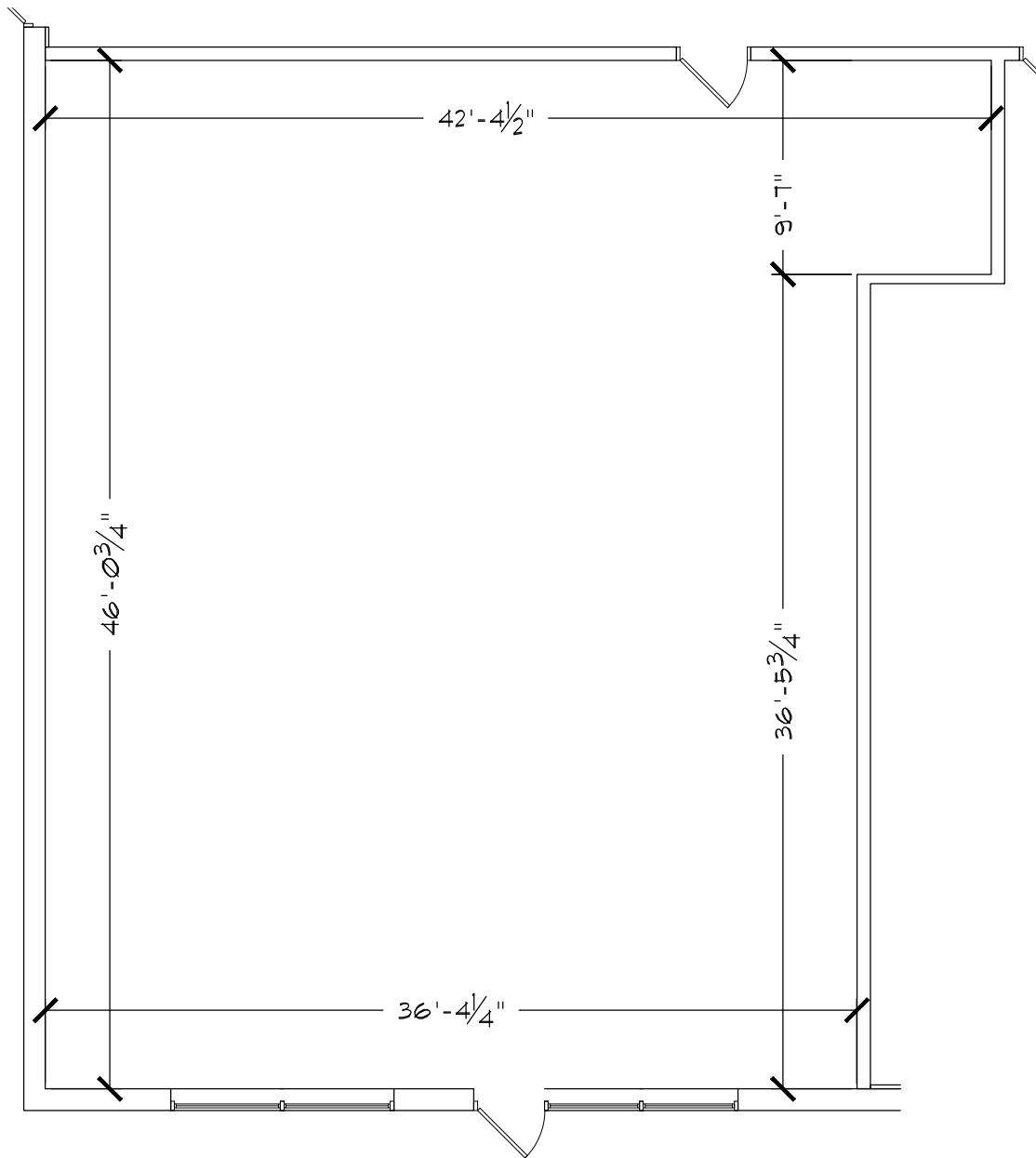
SUITE M3 - 1,957 RSF

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Architects+Designers
8175-B Lewis Road
Golden Valley, Minnesota 55427
Tel: 763-398-0452 Fax: 763-398-0455

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Shopping Center
1201 South Robert Street
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RPS Legacy
2935 Country Drive Suite 100
Little Canada, Mn. 55117
Rental Office (651)248-8624
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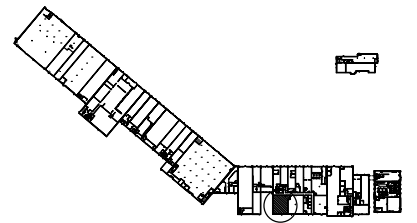
RPS Legacy
Multi-Family • Commercial • Development



KEY PLAN - 1ST FLOOR



NORTH



SUITE M4 - 2,007 RSF*

* RSF = MEASURING LINES TAKEN FROM EXTERIOR OF EXTERIOR WALLS,
CENTER OF DEMISING WALLS, TENANT SIDE OF MECHANICAL ROOMS



PREPARED BY WJR, INC.

March 28, 2016



Winther Johnson Robinson
Architects-Designers

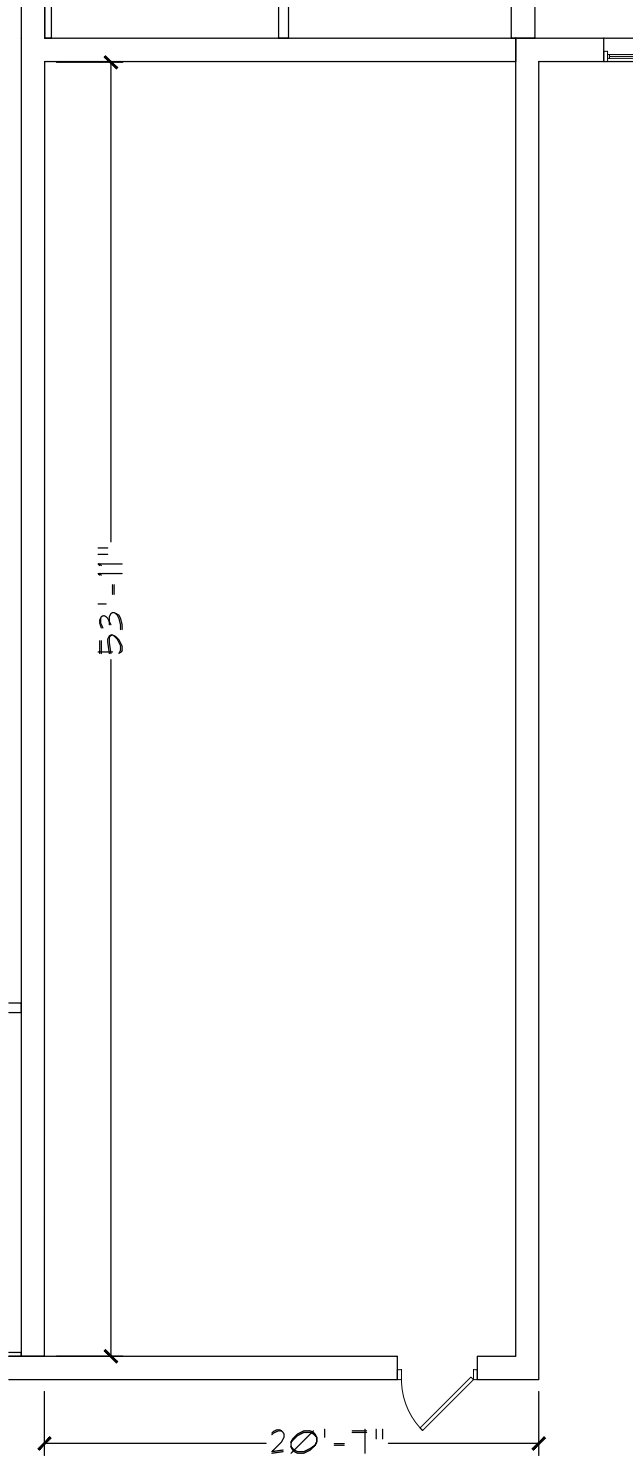
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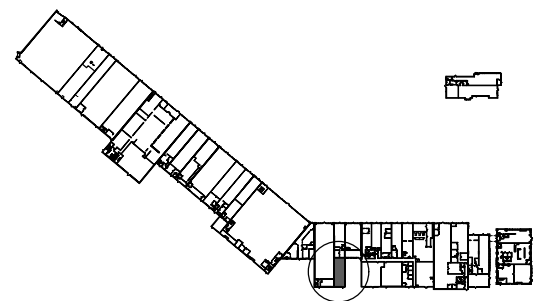
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KEY PLAN - 1ST FLOOR



SUITE M5 - 1,167 RSF



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Signal Hills
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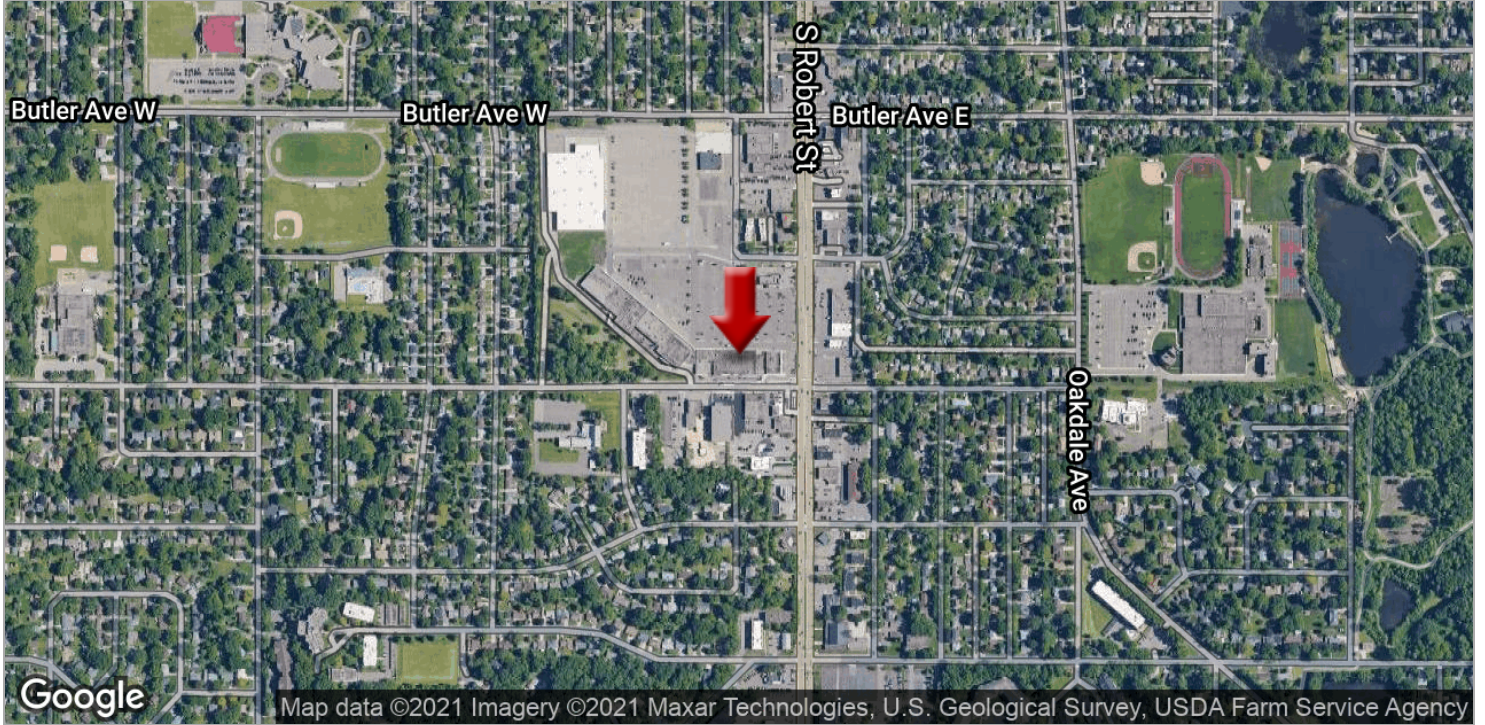
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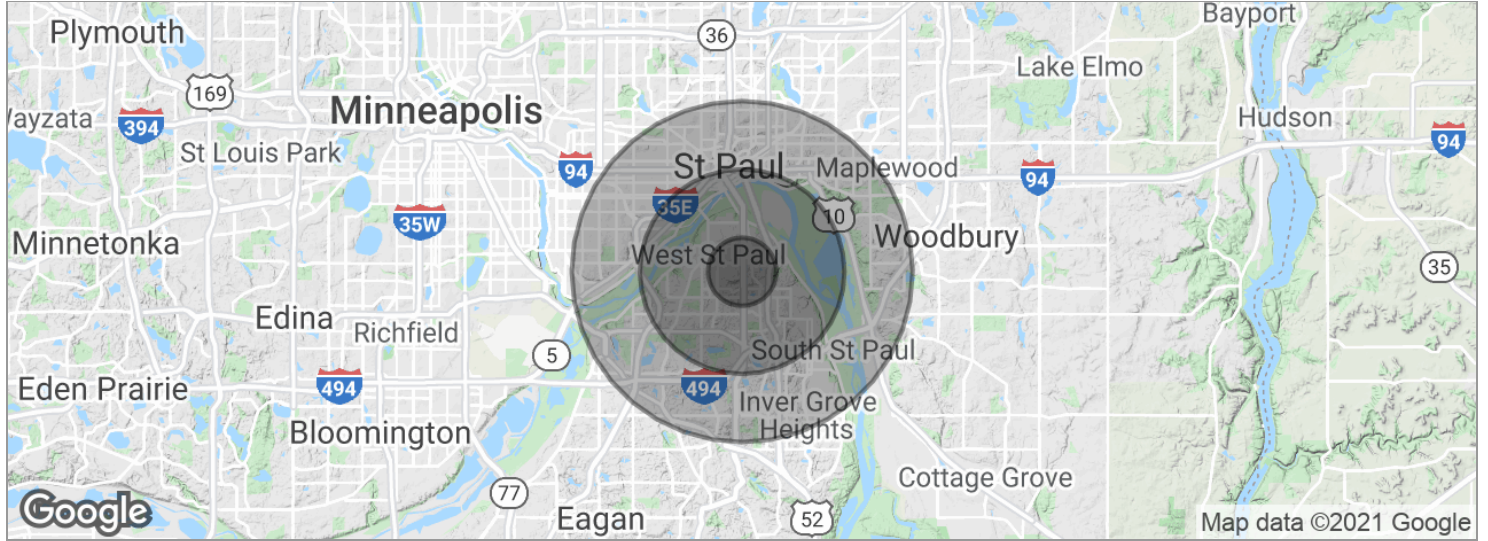
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,525	85,342	258,393
Median age	39.2	37.2	33.8
Median age (male)	36.7	35.3	32.6
Median age (Female)	40.1	38.2	34.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,311	35,639	103,465
# of persons per HH	2.3	2.4	2.5
Average HH income	\$61,418	\$67,809	\$63,536
Average house value	\$241,033	\$236,082	\$263,919

** Demographic data derived from 2010 US Census*

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