



OVERVIEW

# Street Level Commercial Spaces

New Housing Options • New Retail/Office • Great Transportation Options

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## Spaces Overview

- 3,000 sq. ft. street level retail/office space in three separate store fronts
- 1,000 sq. ft. spaces available or combined for up to 2,000 sq. ft.
- 53 apartment units
- Convenient off-street parking at rear
- Enhanced shell build out

## Location Statistics

- On bus line
- Two blocks from 38th Street LRT station

## 1 Mile Radius Statistics

**Population:** 39,402

**Avg Household Income:** \$60,888

## Auto Traffic Counts

38th Street - 8,200 vehicles per day

Hiawatha Ave. - 28,000 vehicles per day

## A New Neighborhood Hub

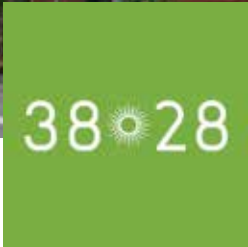
Get in on the ground floor of an emerging new neighborhood hub. 3828 adds to a strong foundation of committed residents and local businesses by providing new smaller-scale retail/office space at this great walkable location adjacent the 38th Street light rail station. Nearby the Northbound Brew Pub and A Cupcake Social have set the tone for an energized neighborhood.

As the first phase of a larger vision for the 38th Street Station neighborhood, 3828 offers new retail/office opportunities along with 53 new housing options. The completed vision includes more than two blocks of great retail frontages on improved streetscapes and capped by a transformed station area and public plaza.

## Transforming Places the Right Way

The 3828 effort recognizes the value of recycling and repurposing land on a high frequency bus line and two blocks from light rail. Newer bike and car share options also service the neighborhood. The three buildings are designed to meet or exceed industry green standards with a high performance building envelope, high efficiency mechanical systems, low water use plumbing fixtures, LED lighting, and roof-mounted solar power.



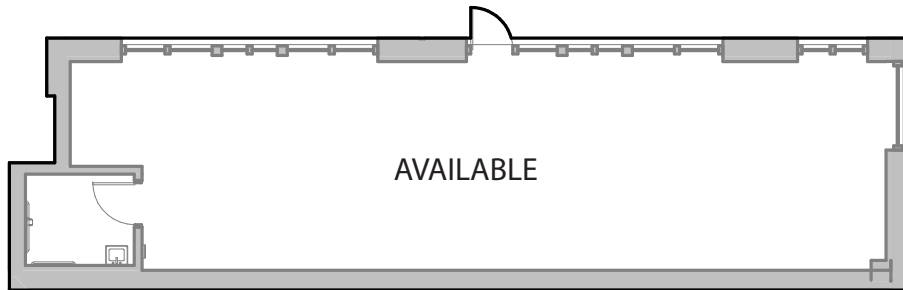


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FLOOR PLANS

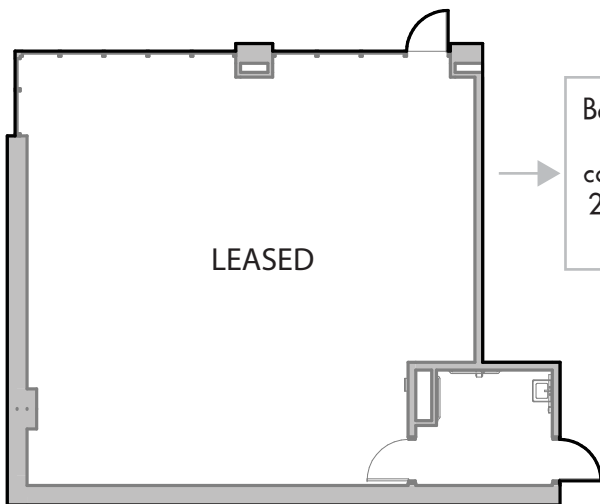
# BAY 1

WEST RETAIL - 1068 SF, C1W  
Approx. 17'x64'



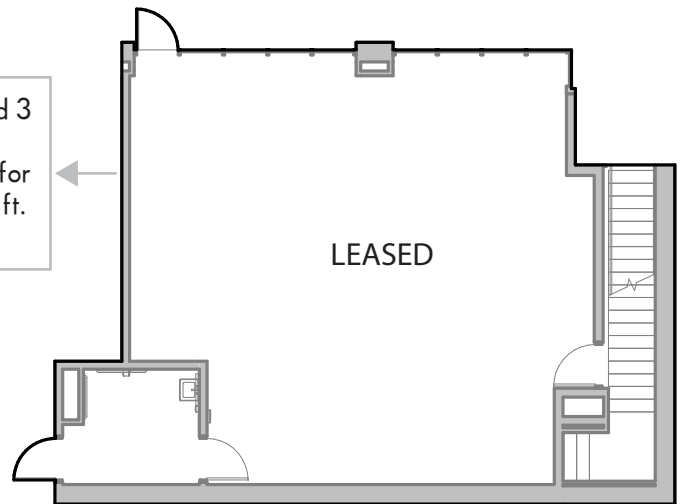
# BAY 2

MIDDLE RETAIL - 1028 SF, C2M  
Approx. 32'x32'



# BAY 3

EAST RETAIL - 1005 SF, C3E  
Approx. 32'x32'

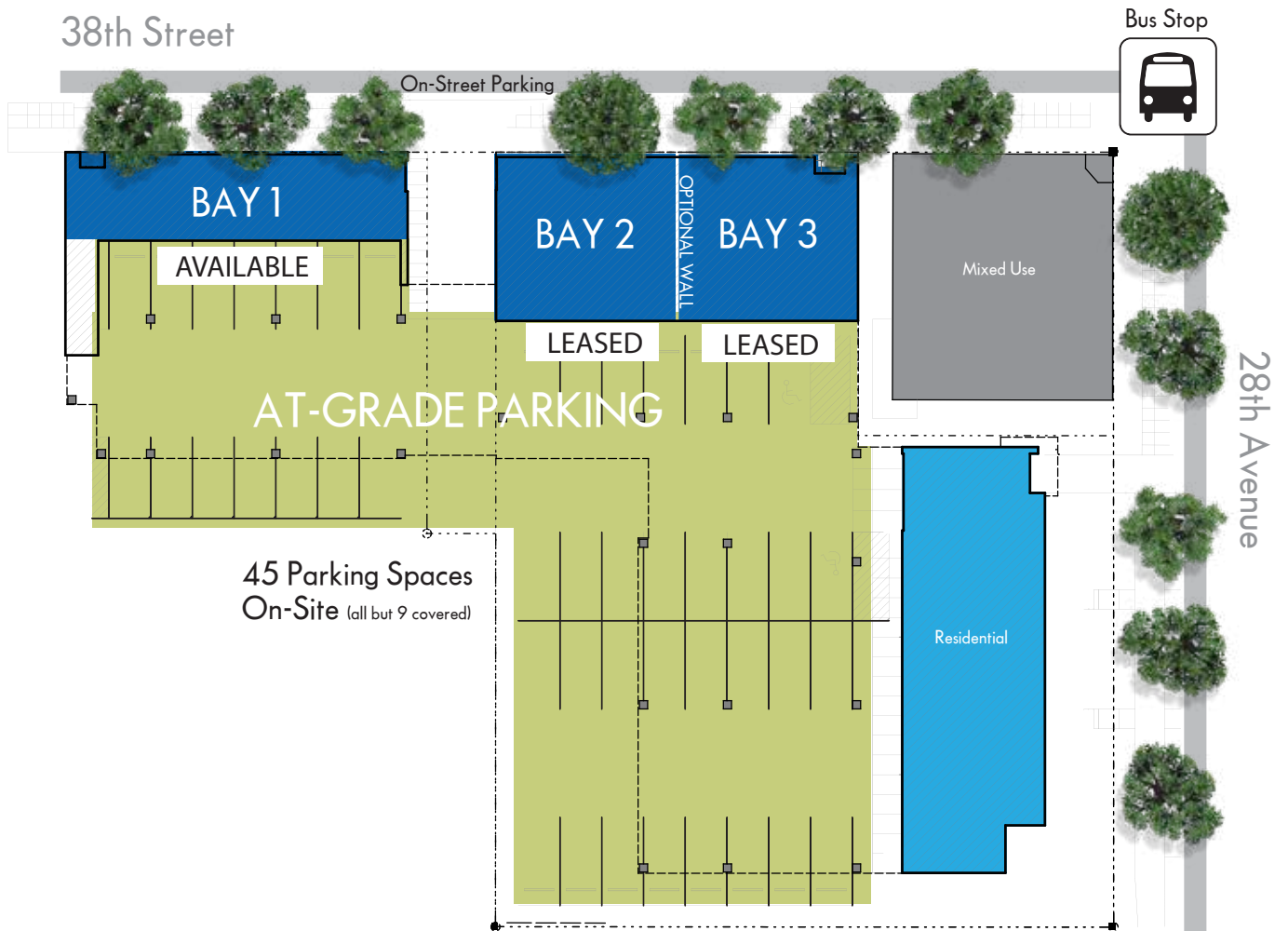


Bays 2 and 3  
may be  
combined for  
2000 sq. ft.  
space



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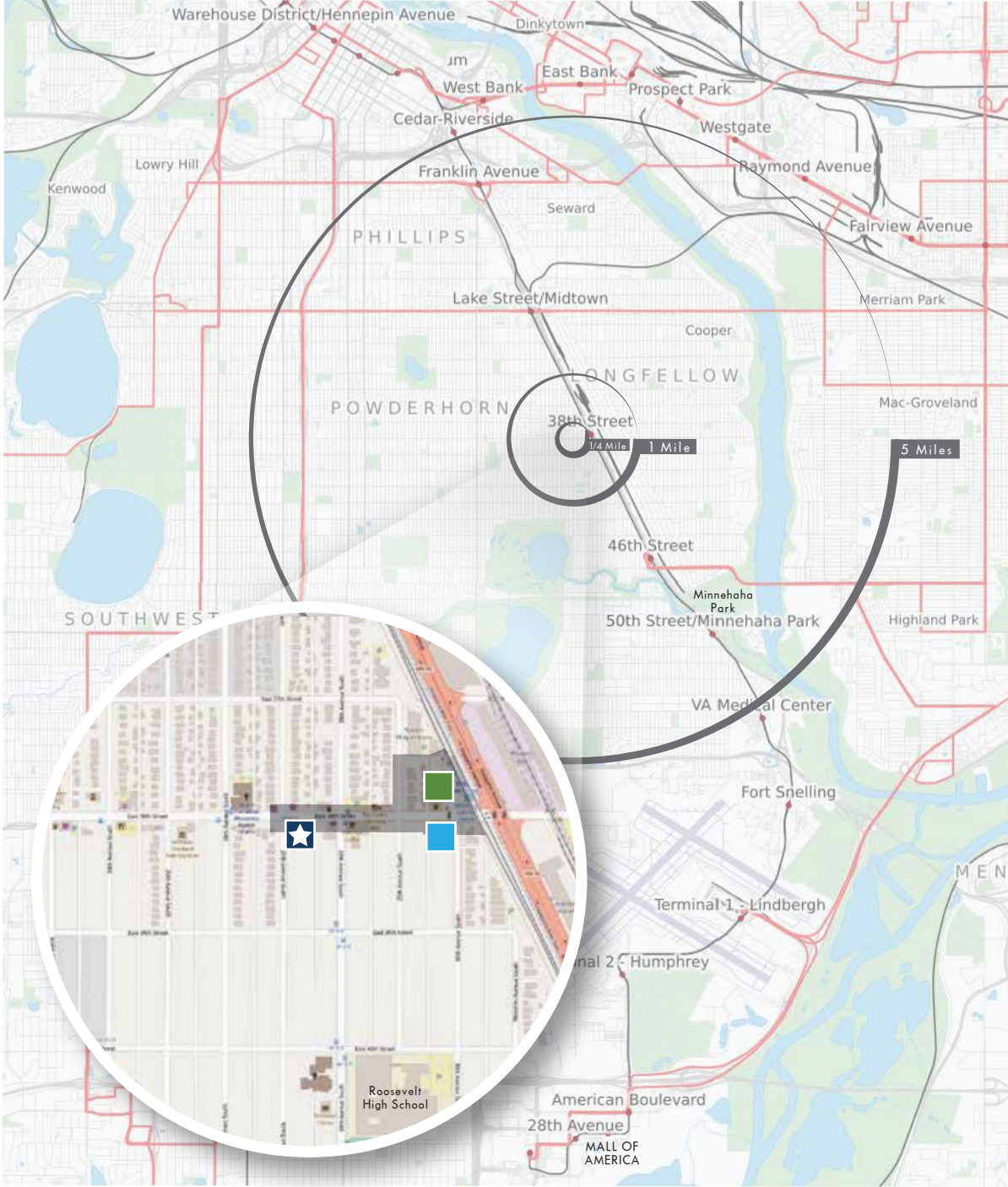
SITE PLAN AND PARKING



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LOCATION



NEARBY (1/2 mile)

- Northbound Smokehouse & Brewpub
- Cardinal Restaurant and Bar
- Buster's On 28th
- Chris & Rob's Chicago's Taste Authority
- McDonald's
- Ted Cook's 19th Hole BBQ
- Keen Eye Coffee
- Cupcake Social
- Dumpling
- Bill's Garden Chinese Gourmet
- The Howe Daily Kitchen & Bar
- Taqueria Mi Guana Juato
- Riverstone Salon Spa
- Jill Seifert-Thiel- CMT
- Angry Catfish Bicycle and Coffee Bar
- A Baker's Wife's Pastry Shop
- Fireroast Cafe
- Natural Built Home
- 555 Studios
- Hudson Hardware
- APA Medical Equipment
- DreamHaven Books & Comics
- Bill St Mane Sporting Goods
- Action Auto Systems
- Hennepin Overland Railway Historical Society
- Alexander's Import Auto Repair
- E's Emporium
- Northland Natural Pet
- Riverstone Salon Spa
- Nature's Roots
- Hair With Flair
- Permanent Solutions
- K & E Nails
- Starrs Hair Designs
- Karizma Kuts
- Hair We Are Beauty Salon
- Junket: Tossed & Found
- A Cupcake Social
- Time Bomb Vintage
- Strange Boutique
- The Roost
- Tom's Superette
- Flag Foods
- Sosa Foods
- Super USA
- Longfellow Family Foods
- Dokken's Superette

38th Street Station ★ PHASE 1- 3828 ■ PHASE 2 ■ PHASE 3




# 38 STREET STATION

NEIGHBORHOOD VISION

## 38th Street Station - Building the Big Picture

Like a strong backbone, the new station area strengthens and supports the revitalized neighborhood along the 38th street corridor. 3828 is the first of at least three building projects, already benefiting from the energy of nearby businesses like Northbound Smokehouse & Brewpub.



 Additional 3-4 story buildings

Once complete, 38th Street Station will boast:

- A new public street better supporting busing needs.
- A new public plaza north of 38th at the station crossing.
- Increased public parking options
- Streetscape improvements along the 38th corridor



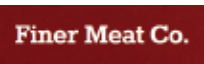
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COMMERCIAL TENANTS

## In Good Company

Whether you are in the service, retail, or professional industry, the Lander Group team has an excellent record in partnering with business owners to create the best environment for success. We think beyond the walls and design neighborhoods which generate the energy that fuels commerce. The Lander Group is proud to partner with local businesses such as:



... and many more.