

# Gaviidae



651 NICOLLET MALL | MINNEAPOLIS, MN 55402

## RETAIL SPACE FOR LEASE



CITYVIEW  
Commercial, LLC

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# 651 NICOLLET MALL MINNEAPOLIS, MN 55402

- Located with frontage on Nicollet Mall
- Skyway connected to Wells Fargo Tower, IDS Center, City Centre and RBC Plaza
- Highlighted retailers; Silber Fine Jewelers, Coronado Crêpe & Macaron Company, Lontis Day Spa & Salon, Fixology, Freshii, Uniquely Global, Dunn Brothers Coffee, Downtown Improvement District (DID), YMCA, Planet Smoothie, Spring Daycare, Burgers Enterprise, AY Novo, City Market

## PROPERTY DETAILS

Total Retail Available	12,550 sq. ft. (excluding kiosks)
Available Street Level	3,992 SQ. FT.
Available Skyway Level	8,560 SQ. FT.
Maximum Contiguous	5,618 SF
Minimum Divisible	488 SF
Lease Rate	TBD
2025 Taxes and Operational Expenses	TBD

## TRAFFIC COUNTS

S 6th Street	16,838 VPD
Nicollet Mall	Bus and Pedestrian Traffic Only

## DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
2024 Population	46,544	257,309	476,429
Average Age	39	35	37
Median HH Income	\$71,406	\$59,519	\$70,340
Daytime Population	171,402	343,250	480,948
College Degree or Higher	55.20%	45.80%	49.80%



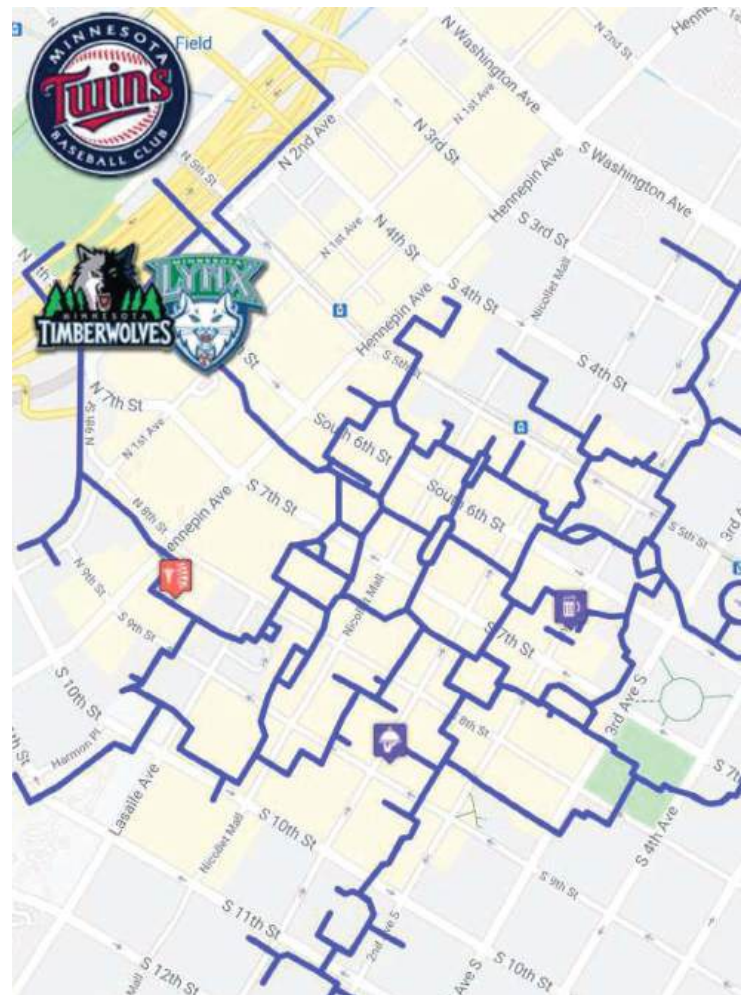




# AERIAL

## SKYWAY MAP

- Minneapolis is home to an expansive skyway system that is 11 miles long and connects various downtown buildings within a full 80 city block area. It is known to be one of the largest indoor systems in the world.
- The Minneapolis skyways connect the second and third floors of various office towers, hotels, banks, corporate and government offices, restaurants, and retail stores to the Nicollet Mall shopping district, the Block E Entertainment District, and the sports facilities at Target Center, Target Field and U.S. Bank Stadium. Several condominium and apartment complexes are skyway-connected as well, allowing residents to live, work, and shop downtown without having to leave the skyway system.
- **Gaviidae has four skyway connections; RBC Plaza (North), City Centre (West), IDS Center (South), and Wells Fargo Tower (East).**







Nicollet Mall has long been downtown's core shopping and entertainment artery. Its comprehensive remodel has enhanced the experience for visitors, workers and the area's growing residential population. With motor vehicles restricted to buses and taxis, this mile-long, go-to pedestrian oasis is lined by bar and restaurant sidewalk seating, art, bountiful greenery and many shopping options.



# SITE PLAN - SKYWAY LEVEL



## AVAILABILITIES

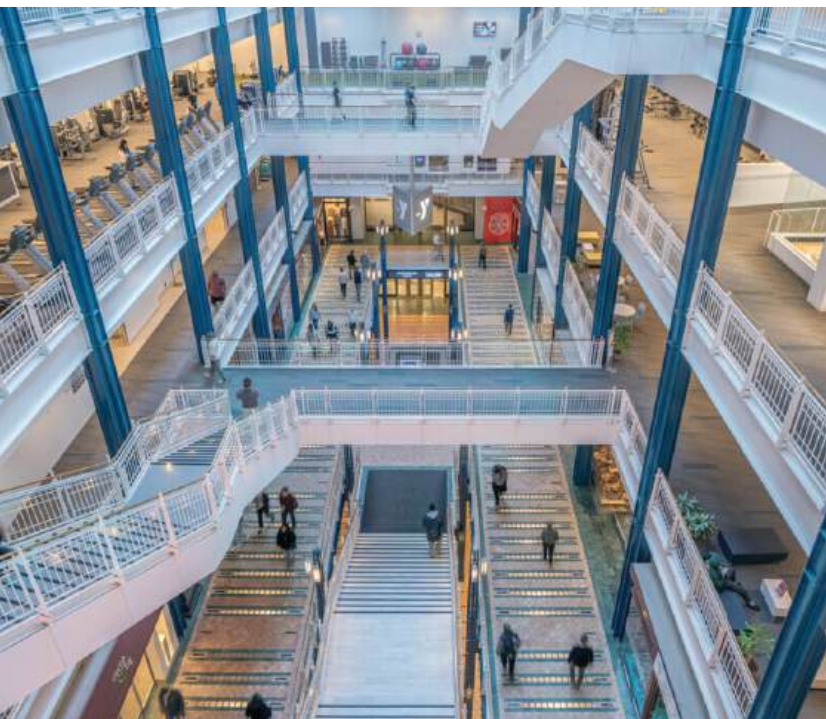
Suite 203	2,686 SQ. FT.
Suite 207	1,669 SF
Suite 213	527 SQ. FT.
Suite 221	3,302 SQ. FT.
Suite 231	693 SQ. FT.
Suite 227	1352 SF

# SITE PLAN - STREET LEVEL



## AVAILABILITIES

Suite 119	1,015 SF
Suite 125	2,197 SF
Suite 130	780 SF



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