



PREMIER
COMMERCIAL
PROPERTIES

FOR LEASE



Retail Space for Lease

11712 Ulysses Street NE Blaine, MN

- Join Vertex Nail Salon in two tenant building
- Former PHO Saigon restaurant
- Turn-Key full-service restaurant includes all seating, all kitchen equipment
- Walk-in ready for business
- Fantastic Blaine location at 117th & Central Ave
- Building and monument signage



Lease Rate
\$25.34 / SF NNN
\$8.62 (2025) CAM / Tax
\$6.03 Equipment rental

FOR MORE INFORMATION, CONTACT:

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Salient facts:

11712 Ulysses St. NE. Blaine, MN

- Turnkey full-service restaurant
- Total building size 7,657
- Total parking stalls 69
- Two tenant building, share with Vertex Nail Salon
- Restaurant Space
 - 3,276 RSF
 - Allocated parking 33 stalls
 - Occupancy load 93
 - Dining area, all tables/chairs
 - Bar area, bar stools and behind bar equipment
 - Full kitchen – cooler, freezer dishwasher, hood, prep line, all fryers, stove and more...
 - Equipment tables, chairs, all included in lease rate (see page one)
- Drive-thru window, order board
- Fantastic demographics & location at 117th Ave & Central Ave





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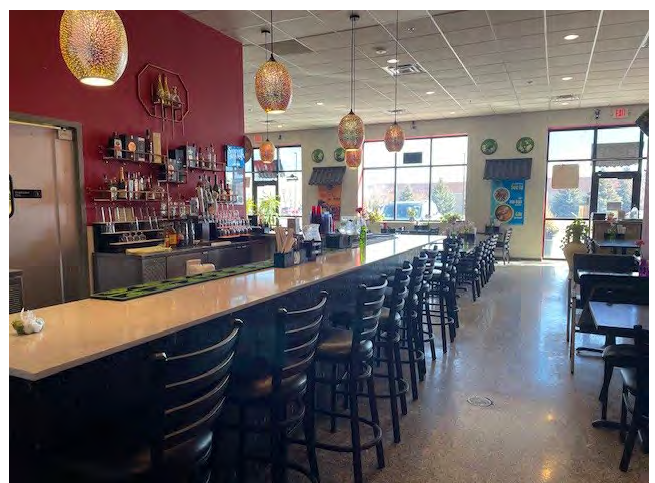
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Dining and Bar Area





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Full-Service Kitchen





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Demographics (2024)	1 Mile	3 Miles	5 Miles
Population	12,450	74,437	157,938
Households	4,616	26,993	57,622
Avg. Household Income	\$125,320	\$115,301	\$110,972



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