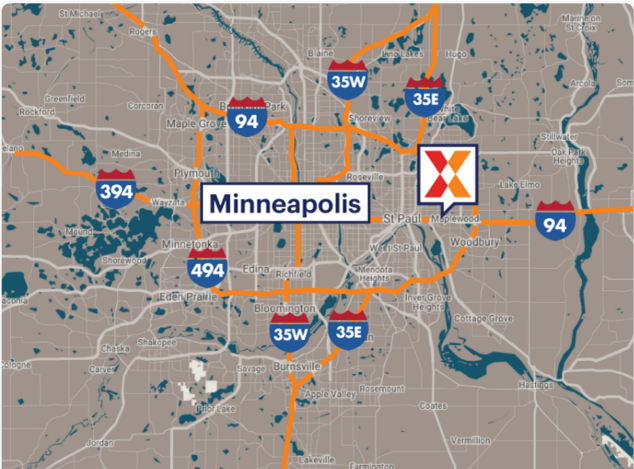
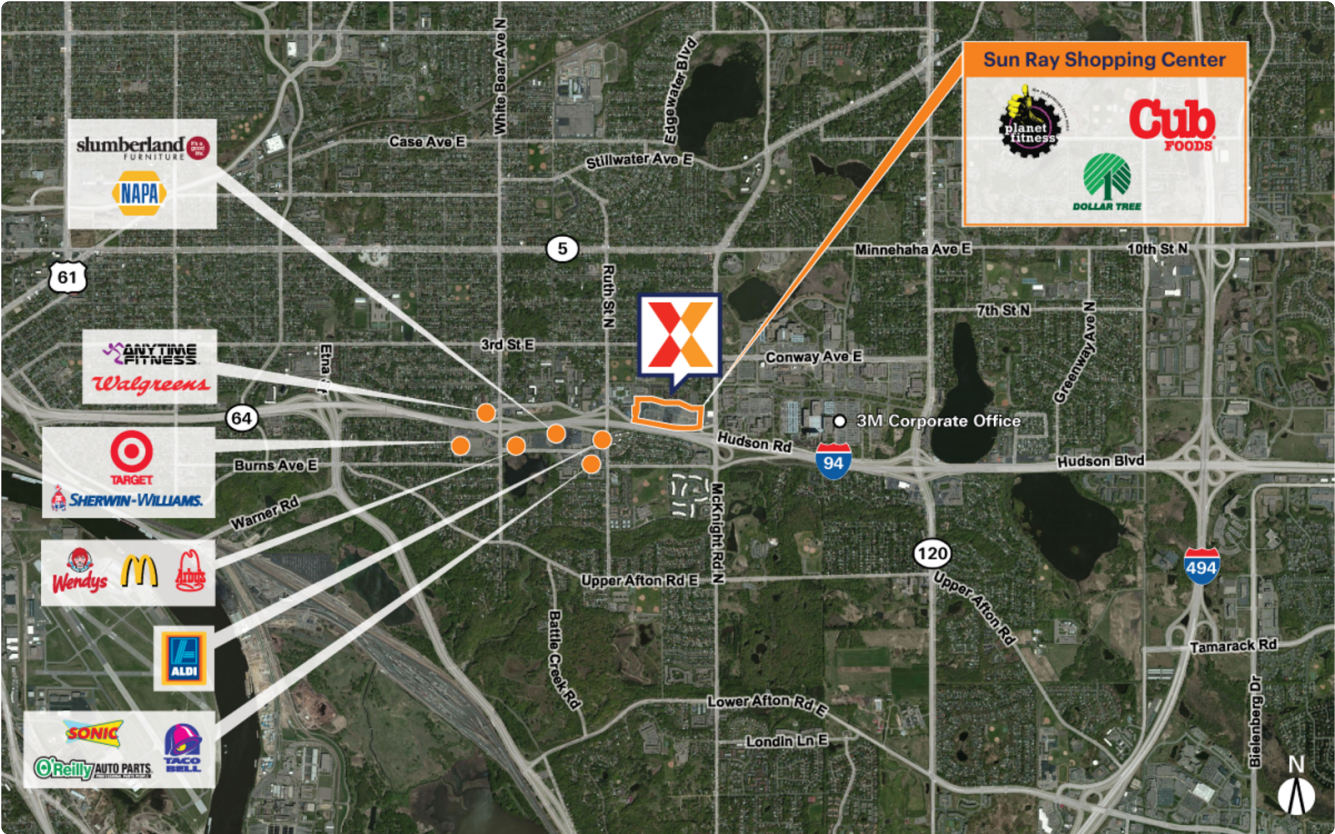


# Sun Ray Shopping Center

2089-2215 Old Hudson Road | St. Paul, MN 55119

44.9521, -93.0096

Ramsey County Minneapolis-St. Paul-Bloomington, MN-WI 290,813 Sq Ft



| Demographics | 1 Mile   | 3 Miles  | 5 Miles   |
|--------------|----------|----------|-----------|
| Population   | 14,949   | 106,187  | 272,093   |
| Daytime Pop. | 9,673    | 92,913   | 329,036   |
| Households   | 5,567    | 37,381   | 101,719   |
| Income       | \$90,318 | \$98,710 | \$107,627 |

Source: Synergos Technologies, Inc. 2024

Anchored by 65,808 Sq Ft Cub Foods, along with strong national brands such as Ross Dress for Less, Burlington, Five Below & Planet Fitness

Highly trafficked shopping center drawing an estimated 7K+ daily visits and 2.7M+ annually (Placer.ai 2025)

Surrounded by a dense population of 106K+ within a 3-mile radius and located less than one mile from 3M corporate headquarters

High visibility from 93K+ vehicles daily on I-94 and 18K+ on N McKnight Rd with convenient accessibility to the east side of St. Paul (Kalibrate 2025)

Proven tenant stability with 55% of tenants maintaining leases for 10+ years



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## Available Spaces

|         |             |      |     |              |      |
|---------|-------------|------|-----|--------------|------|
| 19B     | 5,807 Sq Ft | 360° | 31  | 2,343 Sq Ft  | 360° |
| 25B     | 5,141 Sq Ft | 360° | 32  | 1,176 Sq Ft  | 360° |
| 25E&25D | 7,344 Sq Ft | 360° | 37A | 1,762 Sq Ft  | 360° |
| 28/29   | 3,864 Sq Ft | 360° | 37C | 1,549 Sq Ft  | 360° |
| 30      | 425 Sq Ft   | 360° | 38A | 11,749 Sq Ft |      |

## Current Tenants

Space size listed in square feet

|       |                         |        |
|-------|-------------------------|--------|
| 1     | Cub Foods - Liquor      | 22,184 |
| 4     | Cub Foods               | 65,808 |
| 15    | Planet Fitness          | 26,265 |
| 16    | Dollar Tree             | 13,800 |
| 19    | Ross Dress for Less     | 21,365 |
| 19A   | Five Below              | 11,645 |
| 22&23 | Citi Trends             | 13,730 |
| 22B   | Rainbow Shops           | 7,040  |
| 24    | Jimmy John's            | 3,430  |
| 25A   | Chicago Nails           | 4,220  |
| 25C   | DTLR                    | 5,658  |
| 26    | Wild Fish & Chicken     | 2,550  |
| 27    | T-Mobile                | 1,903  |
| 27A   | Smokes Vapor Zone       | 2,050  |
| 36    | BioLife Plasma Services | 19,178 |
| 37B   | Sally Beauty Supply     | 1,521  |
| 38    | Burlington              | 20,206 |
| 39A   | Leeann Chinn            | 3,200  |
| 39B   | Domino's Pizza          | 1,500  |
| 39C   | Chipotle Mexican Grill  | 2,400  |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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