

Roseville Center

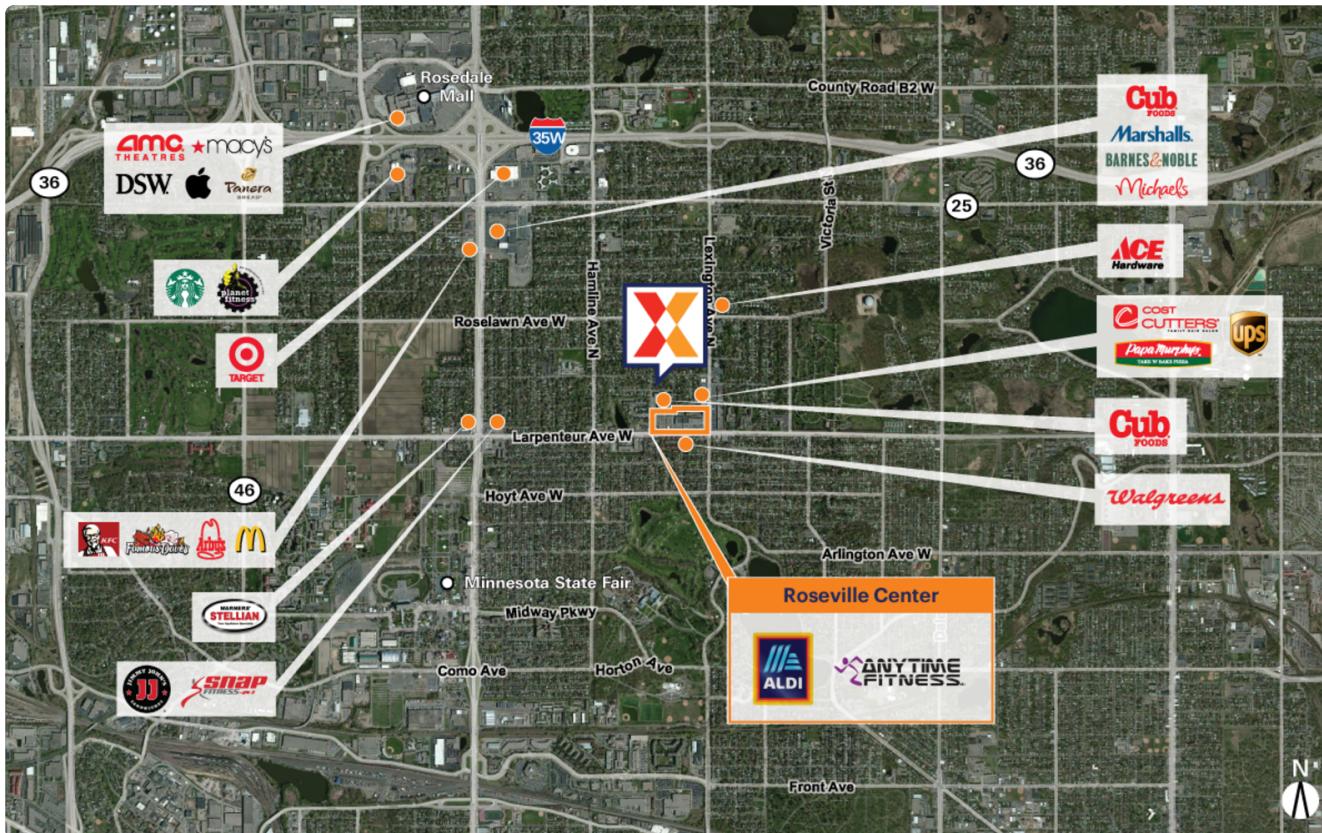
1135 Larpenteur Avenue W | Roseville, MN 55113

Ramsey County

Minneapolis-St. Paul-Bloomington, MN-WI

82,576 Sq Ft

44.9929, -93.1494



Demographics	1 Mile	3 Miles	5 Miles
Population	12,974	118,730	376,199
Daytime Pop.	11,733	167,622	691,175
Households	5,527	47,620	152,692
Income	\$127,392	\$114,452	\$118,048

Source: Synergos Technologies, Inc. 2024

Anchored by a 22,418 Sq Ft ALDI grocer, with a strong lineup of national tenants including Caribou Coffee Company, Anytime Fitness & Sherwin-Williams

Highly trafficked center drawing an estimated 7K+ daily visits and 2.5M+ annually (Placer.ai 2024)

Surrounded by a highly educated, dense population of 120K+ with 47% of residents holding a college degree within 3 miles

Strong daytime population of 165K+ within 3 miles

High visibility from the intersection of Larpenteur Ave W with 16K+ vehicles daily & Lexington Ave N with 17K+ (Kalibrate 2022)



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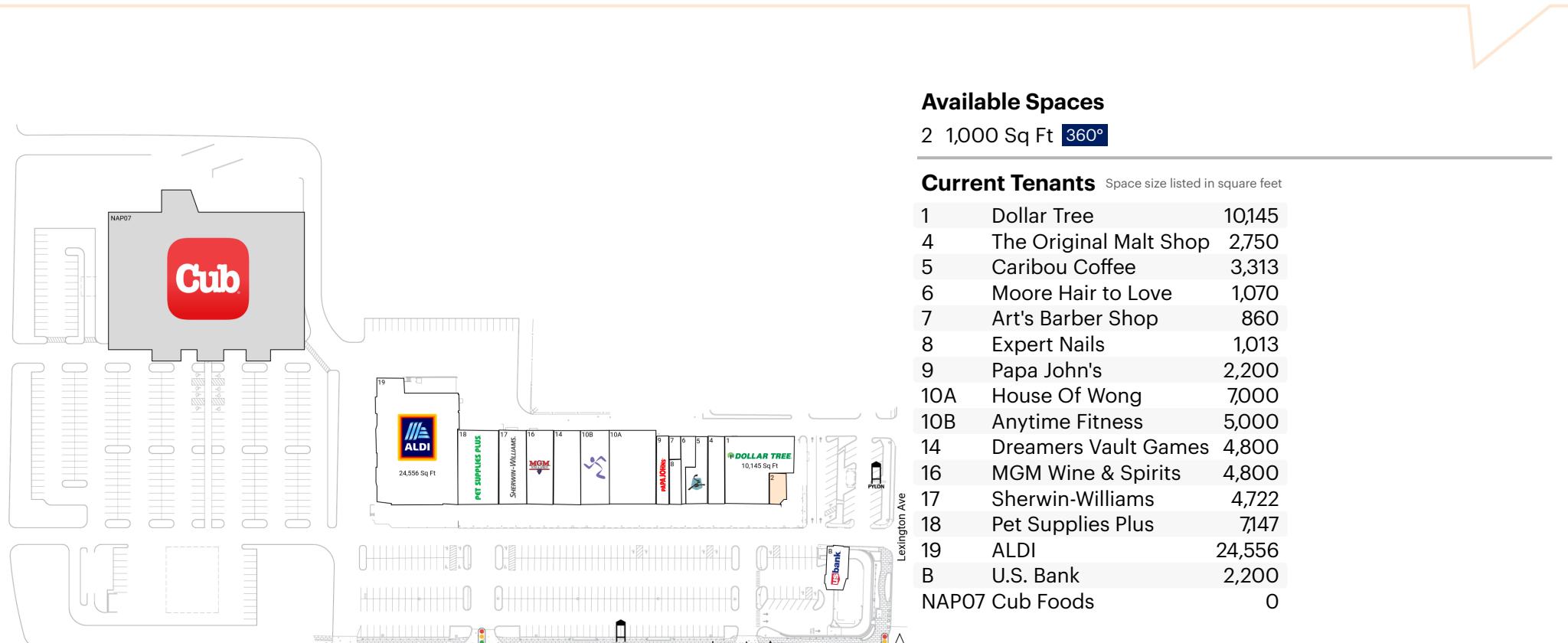
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This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions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

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