

# For Lease

## The Venue at Dinkytown

1320 5th St SE  
Minneapolis, MN



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# Prime Turnkey Restaurant Space

- Suite 1320: 1,500 sf
- Lease Rate: Negotiable
- 2026 CAM/Tax: \$13.75 psf



## Demographic

Radius	1 Mile	3 Mile	5 Mile
Population	37,261	114,890	220,602
Median HH Income	\$51,014	\$65,489	\$67,844
Average HH Income	\$84,434	\$98,778	\$97,577
Daytime Population	35,896	284,610	414,359

## Highlights & Features

- Located in the heart of Dinkytown
- Steps from the University of Minnesota campus
- Heavy foot traffic
- Surrounded by high-density student housing, and local businesses
- Well-designed and modern restaurant space
- Fully Built-Out Kitchen
- Includes existing commercial kitchen infrastructure, venting, hood system, and walk-in cooler/freezer
- Contemporary Interior Finishes
- Stylish build-out with modern design elements

## Traffic Counts

- 5th Street SE: 3,357 vehicles per day
- 4th St SE: 12,365 vehicles per day
- 14th Ave SE: 3,452 vehicles per day

## Area Tenants

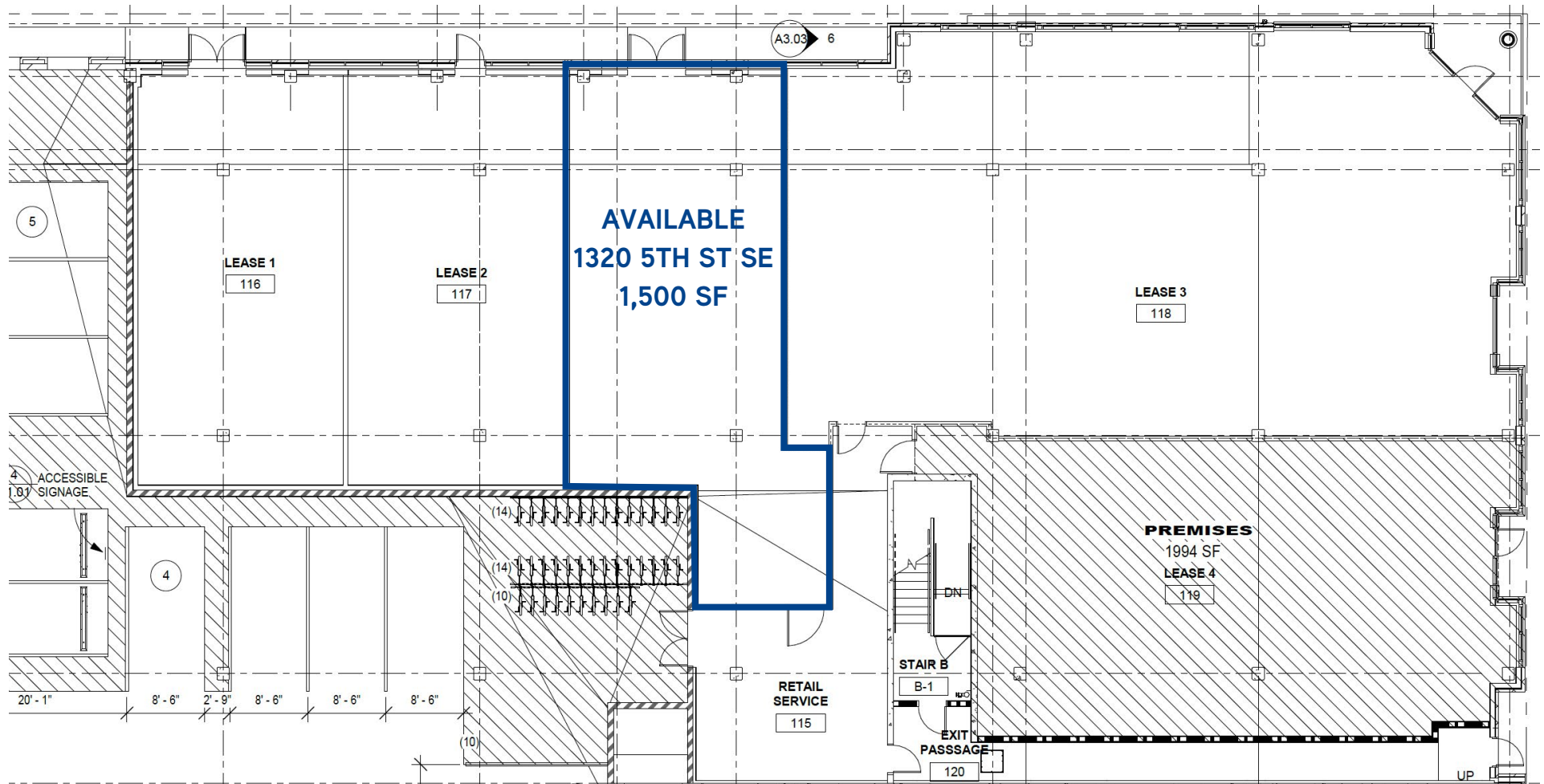


5th St SE

13th Ave SE

14th Ave SE

4th St SE



# Interior Images

Colliers

Accelerating success.





Huntington

Starbucks

Great Clips

PROFESSIONAL BOWLING

FOODS SWIMMING

Wally's

CRISPO GREEN

CrunCheese

Mesa Pizza By The Slice

BOBER

mochi dough

Blarney Pub & Grill

GOLDY'S

El Maguey

Insomnia Cookies

Sweetee Cafe

Bon Bon Ch

**VARSITY**

ERIK'S

Chatime

GRAY'S

COFFEE • DRINKS • SCRATCH FOOD

REFINERY

Qdoba

Poibelly

TIGER SUGAR

Caré's

D.P. Dough

