



514 SF - 3,823 SF  
Available  
**FOR LEASE**

## 3495 NORTHDAL BLVD COON RAPIDS, MN

Class A Luxury Office in the Heart of Riverdale Business and Shopping Hub! Easy to find with great highway access to Highway 10 and Round Lake Blvd. Conveniently located within minutes of Coon Rapids businesses, including the prominent Riverdale dining and shopping areas.

- Stunning two-story glass atrium lobby
- One Block from Riverdale Crossing retail center
- Two blocks from Riverdale Village retail center
- Strategically positioned in a high-traffic location tailored for retail, restaurant, or professional service businesses
- Monument signage on Northdale Blvd
- Off-street parking; fully handicap accessible



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Licensed in Minnesota & Florida

**Ron Touchette** BROKER  
**612.435.7777**  
[ron@rocksolidcos.com](mailto:ron@rocksolidcos.com)

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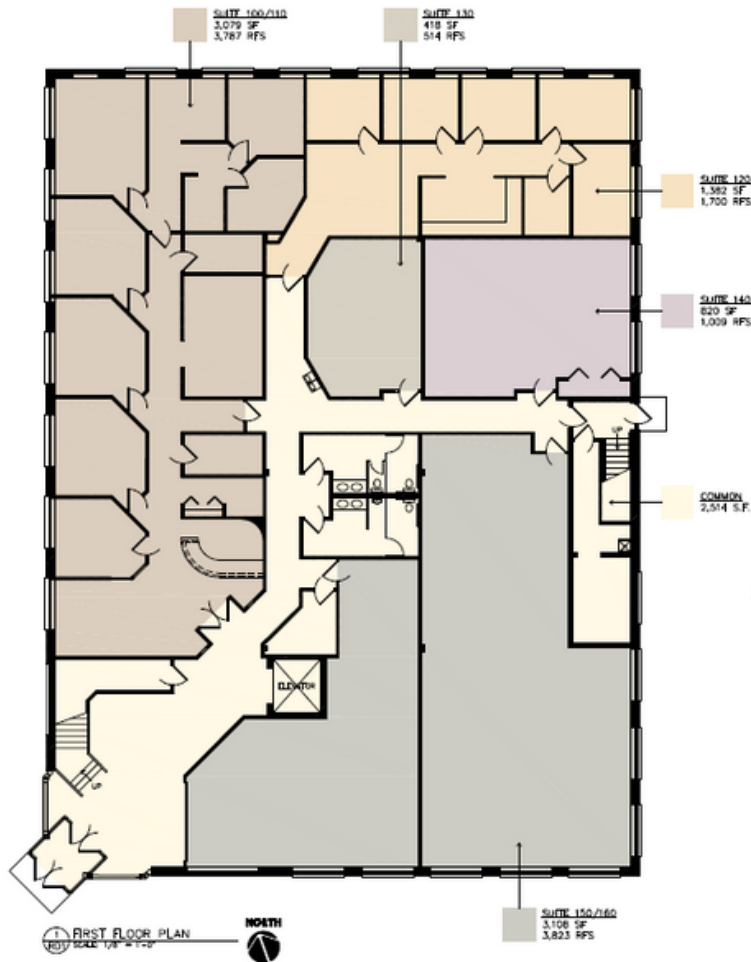
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# 3495 NORTHDAL BLVD COON RAPIDS, MN

## FIRST FLOOR SUITES

Suite:	SF:	Availability:	Rate (NNN):	Est. CAM & TAX:
100/110	3,787 RFS	Leased	Leased	Leased
120	1,700 RFS	Available	\$22/SQFT/YR	TBD
130	514 RFS	Available	\$19/SQFT/YR	TBD
135	1,523 RFS	Available	\$20/SQFT/YR	TBD
140	1,009 RFS	Available	\$22/SQFT/YR	TBD
150/160	3,823 RFS	Available	\$19/SQFT/YR	TBD



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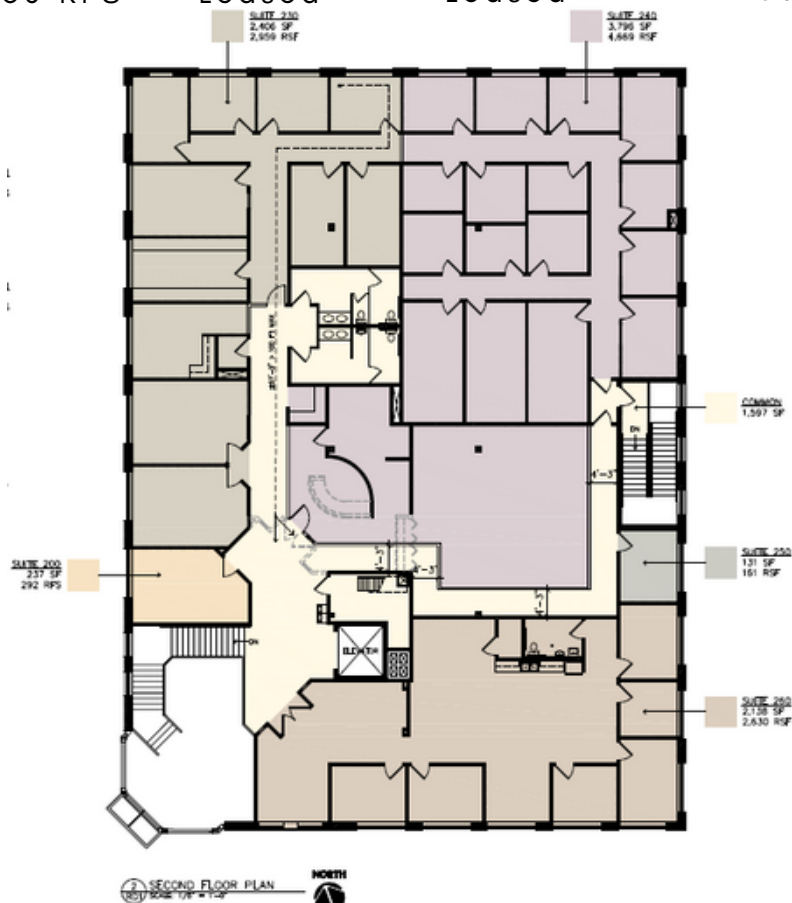
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# 3495 NORTHDAL BLVD COON RAPIDS, MN SECOND FLOOR SUITES

Suite:	SF:	Availability:	Rate (NNN):	Est. CAM & TAX:
200	292 RFS	Leased	Leased	Leased
210	327 RFS	Leased	Leased	Leased
220	347 RFS	Leased	Leased	Leased
230	2,285 RFS	Leased	Leased	Leased
240	4,669 RFS	Leased	Leased	Leased
250	161 RFS	Leased	Leased	Leased
260	2,630 RFS	Leased	Leased	Leased



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# 3495 NORTHDAL BLVD COON RAPIDS, MN

**Price:** SEE CHART

**Location:** 3495 Northdale Blvd Coon Rapids, MN

**Legal Description:** LOT 1 BLK 1 RIVERDALE 5TH ADD, SUBJ TO EASE OF REC

**PID Number:** 05-31-24-13-0045

**Number of Buildings:** 1

**Number of Units:** 1

**Acres:** 1.367

**Year Built:** 2004

**Occupied:** YES

**Zoning:** Business/Commercial

**Utilities:** Water: city water, connected | Sewer: city sewer, connected | Fuel: natural gas | Heat: forced air

**Number of Floors:** 2

**Total SF:** 22,900 SF

**Building Type:** Brick Exterior

**Parking:** 75 Shared Parking Spaces

**Neighboring:** Anoka Hennepin Credit Union, Wedgewood Park, Midas, Fresenius Kidney Care, Riverdale Crossing



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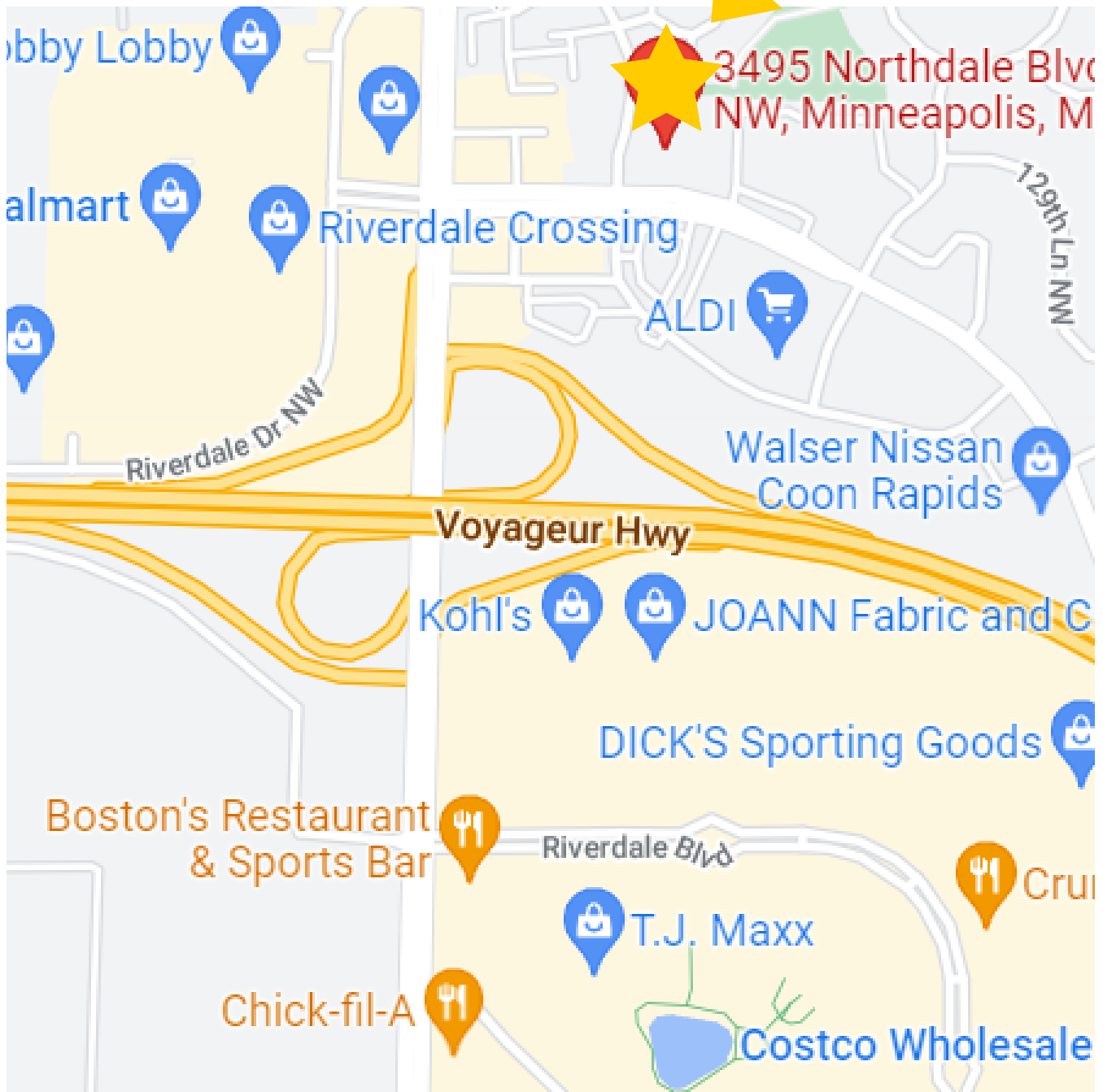
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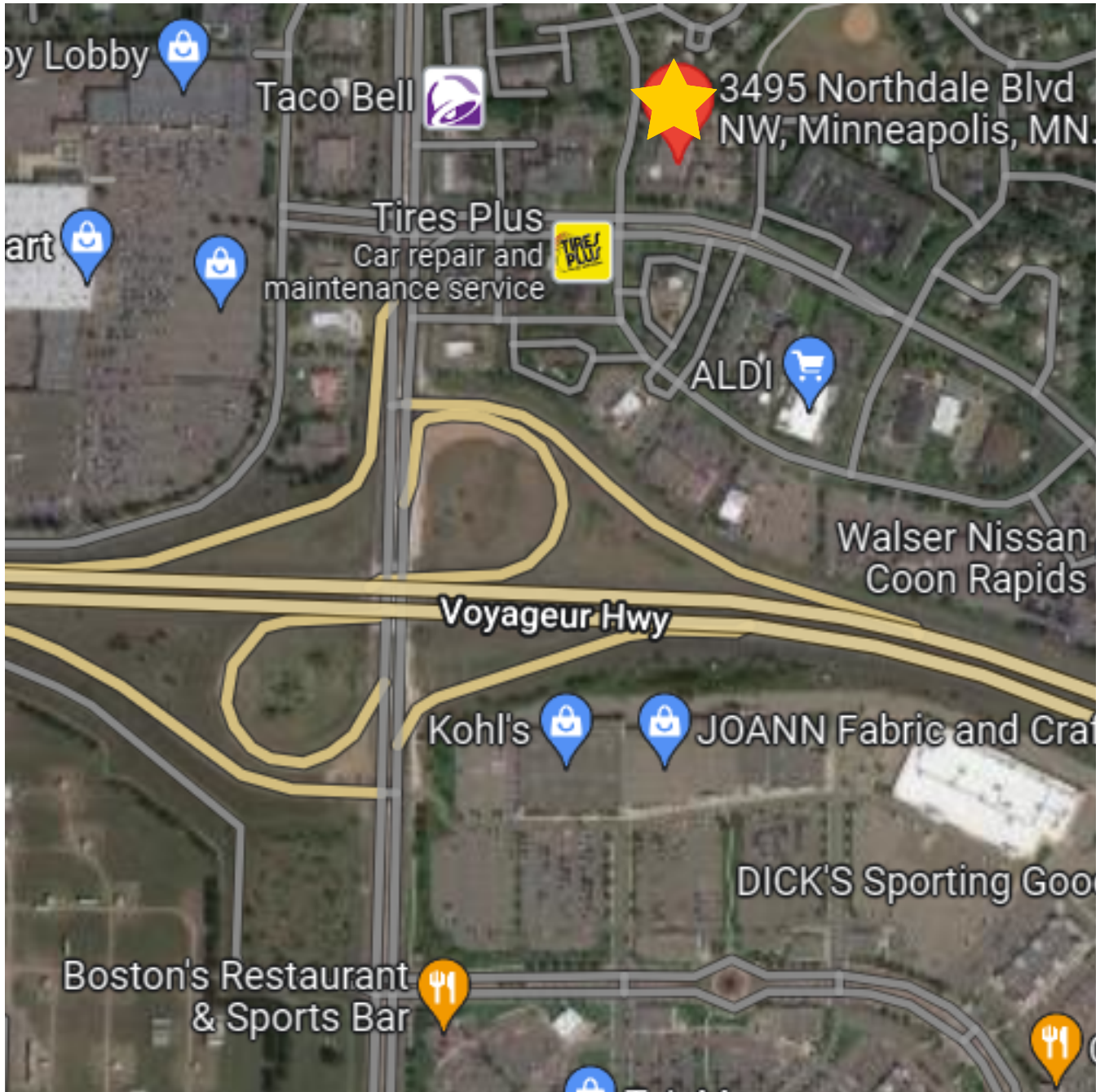
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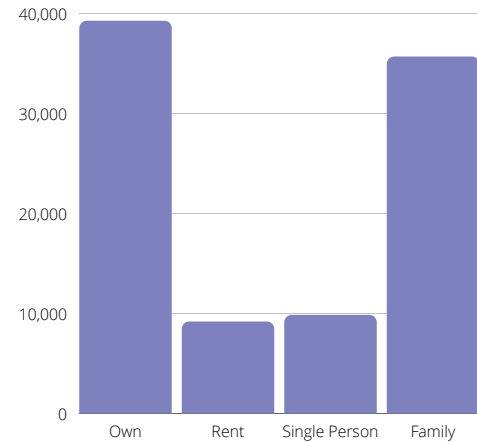


# FACTS & DEMOGRAPHICS

## CITY & STATE COON RAPIDS, MN

POPULATION	AVG. HH SIZE
98,397	2.65

### HOME OWNERSHIP



**MEDIAN HOME VALUE**  
\$216,000

### EDUCATION

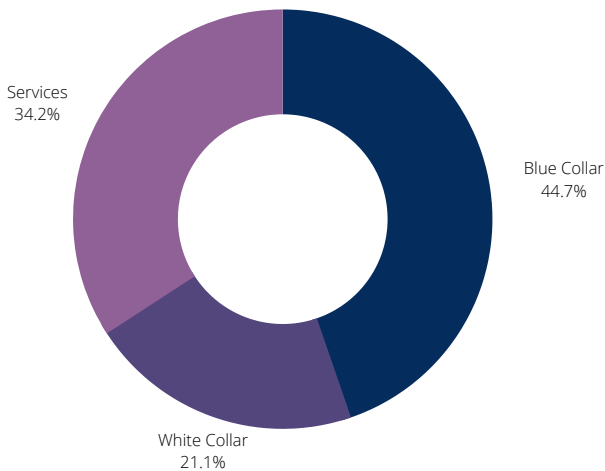
HIGH SCHOOL GRAD: 30.11%  
SOME COLLEGE: 28.76%  
ASSOCIATES: 10.27%  
BACHELORS: 24.90%

### POPULATION >25

1-MILE 2,460  
3-MILE 23,823  
5-MILE 63,033

AVERAGE HH INCOME	MEDIAN HH INCOME
1-MILE \$73,419.07	1-MILE \$73,419.07
3-MILE \$75,247.52	3-MILE \$66,796.66
5-MILE \$77,036.27	5-MILE \$67,309.82

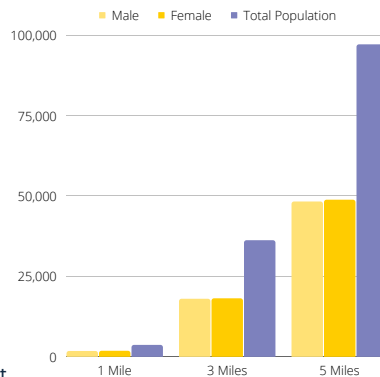
### EMPLOYMENT



53.60% EMPLOYED  
1.63% UNEMPLOYED

**COMMUTE TIME**  
24.9 MINUTES

### GENDER & AGE



\*Data based on 2020 US Census & Moody's Analytics | Catylist



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