

FOR SALE

3430 University Ave SE

3430 University Ave SE, Minneapolis, MN 55414

Highly visible 1.27 acre transit-adjacent mixed-use site for sale, offering developers enhanced access to tax credits, funding programs, and financing tools that strengthen project feasibility.



Building Size

25,734 SF

Year Built

1950

Sale Price

\$2,700,000

3430 University Ave SE

About the Property

3430 University Ave SE is a 25,734 SF mixed-use property on a prominent 55,232 SF site in the Prospect Park neighborhood. The main building along University Ave includes a full basement, main level, and a partial second floor, providing flexible layouts for a variety of users. A separate drive-through building connected via underground tunnel is also part of the site, with surface and underground parking connecting the two structures for seamless access and circulation. The property offers excellent visibility, signage potential, and adaptability for owner-users. For investors or developers, the large parcel also presents a unique redevelopment or repositioning opportunity; located in a Qualified Census Tract (QCT), which can provide advantages and funding programs that support affordable housing and community development, and enhanced feasibility for mixed-use projects.

Location

3430 University Ave SE sits along a high-traffic commercial corridor in Prospect Park, offering prime visibility, walkability, and transit access. Adjacent to the Green Line's Westgate Station and near multiple bus routes, the site ensures seamless connectivity to both Minneapolis and St. Paul. Its proximity to the University of Minnesota makes it especially attractive for education, nonprofit, healthcare, or research users, while ongoing residential and institutional growth supports long-term demand and future redevelopment potential.

- ✓ Large, developable site in QCT that includes active drive through
- ✓ Prime University Avenue visibility with excellent signage opportunities
- ✓ Walking distance to University of Minnesota & transit connections, directly across from Westgate Station
- ✓ Surface parking lot and flexible site layout for multiple uses or redevelopment
- ✓ Ideal for education, nonprofit, healthcare, creative office, affordable housing, or repositioning opportunities



3430 University Ave SE

Site Overview



Address	3430/3410 University Ave SE Minneapolis, MN 55414
Parcel ID	30-029-23-41-0115
Lot Size	1.27 acres 55,232 SF
Gross Building Area	14,104 SF above grade 10,390 SF basement
Zoning	C3A – Community Activity Center District
Uses	Retail, office, education, medical, creative, nonprofit, affordable housing; redevelopment potential
Year Built	1950 + 1975 addition

3430 University Ave SE

Site Features



Parking

73 onsite parking spaces including 13 covered sub-surface spaces

Power

3-phase, 800 amps

Ceiling Height

9'–10' (varies by space)

Fire Protection

Partially sprinkled

Roof

Flat membrane roof, replaced 2006

Heating/Cooling

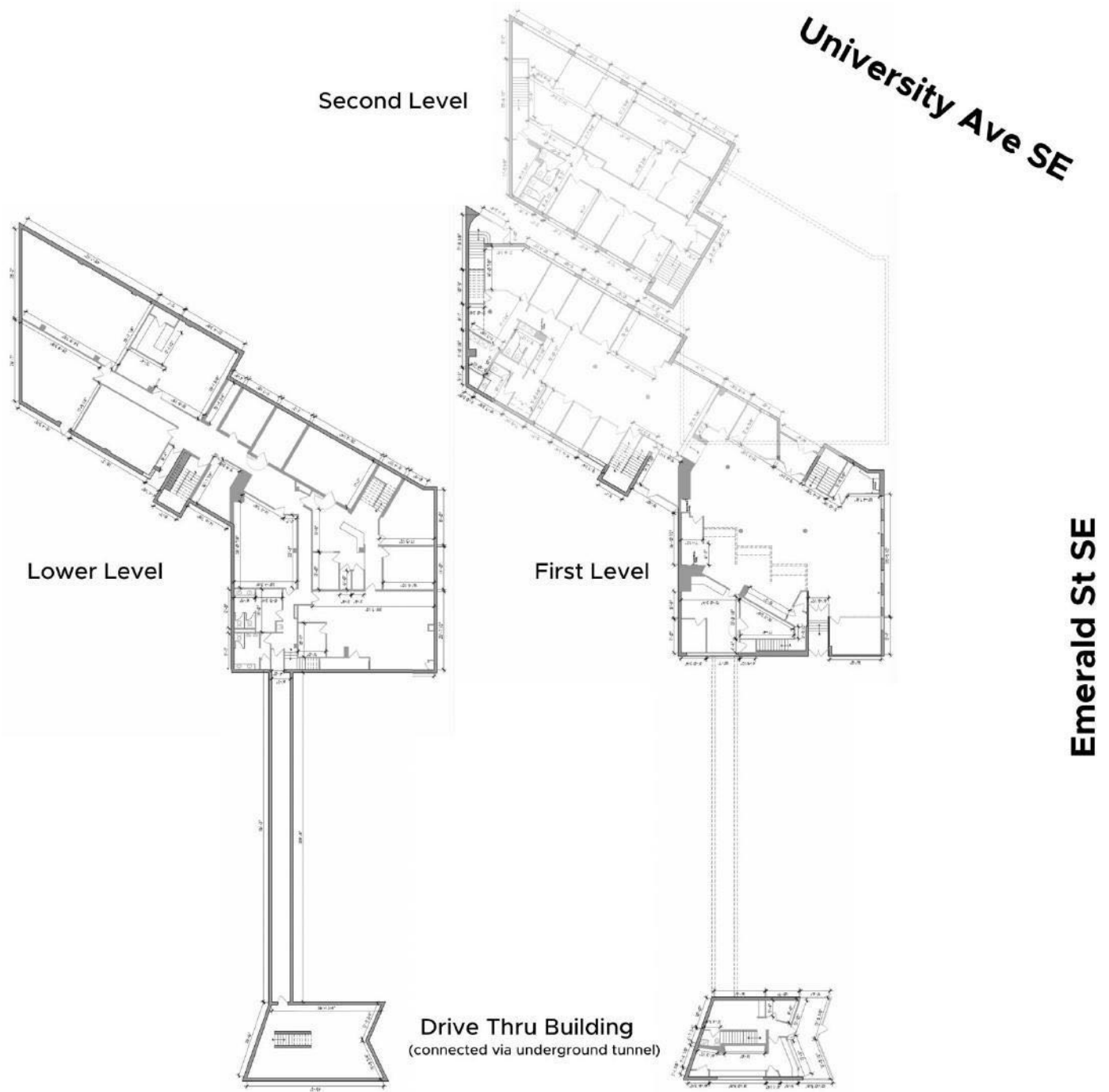
Gas force air and hot water wall perimeter
Rooftop AC

2025 Taxes

\$51,429.40

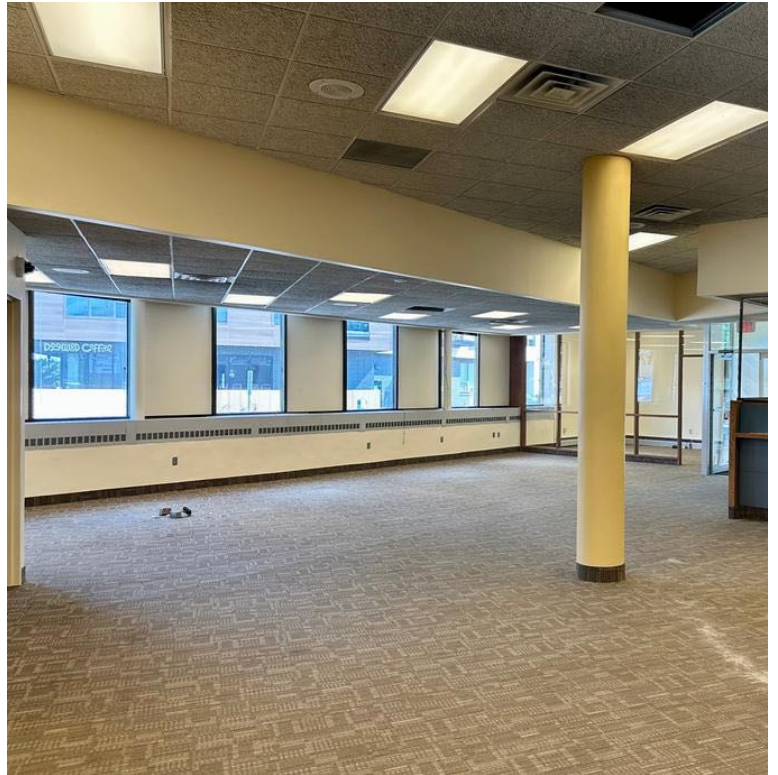
3430 University Ave SE

Site Plan



3430 University Ave SE

Photos



Neighborhood Photos



The Neighborhood

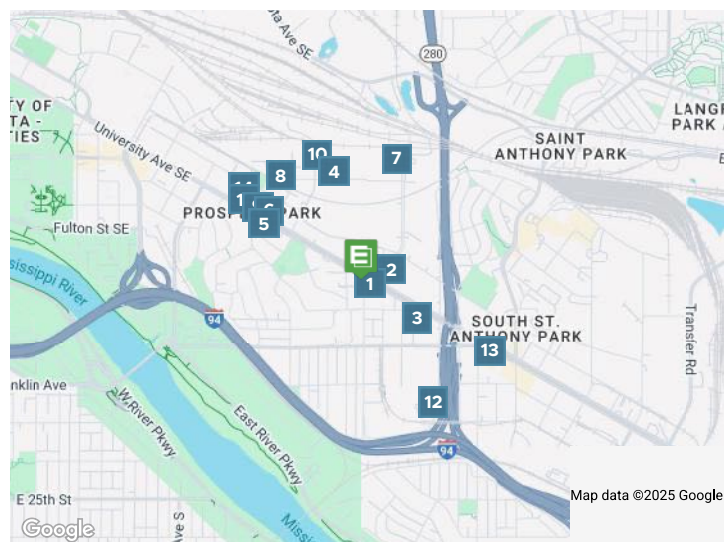
Prospect Park

Prospect Park continues to stand out for its energy, creativity, and connectivity. Whether you're looking for office space near campus, a creative retail opportunity, or a neighborhood-oriented business hub, it's a place with real momentum—and a vibrant future ahead.

 **78**
WALK SCORE

 **62**
TRANSIT SCORE

 **98**
BIKE SCORE



- 1 Dogwood Coffee - St. Paul
- 2 Pharmgate Biologics
- 3 Egg and I
- 4 Surly Brewing Co.
- 5 Textile Center
- 6 Fresh Thyme Market
- 6 Bobba and Bites
- 7 AdaptHealth Minnesota LLC
- 8 Wrecktangle Pizza
- 8 The Market at Malcolm Yards

- 8 DelSur Empanadas—the Market at Malcolm Yards Minneapolis
- 8 World Street Kitchen at Malcolm Yards
- 8 Momo Dosa
- 9 Tacosito
- 10 O'Shaughnessy Distilling Co.
- 11 Pharmacy Board
- 12 The Lab - Pilot & Quality Testing Facility
- 13 Jimmy John's
- 14 Intelligent Nutrients

Demographics	1 Mile	3 Miles	5 Miles
Total population	20,313	202,387	535,808
Median age in years	25.9	30.7	34.0
Total households	9,392	85,845	239,317
Median household income	\$58,983	\$71,372	\$78,407
Average household size	2.09	2.13	2.12
Average home value	\$499,251	\$479,876	\$467,312

Data Source: ESRI/ArcGIS (2025)

