

# Randolph Hill Shopping Center



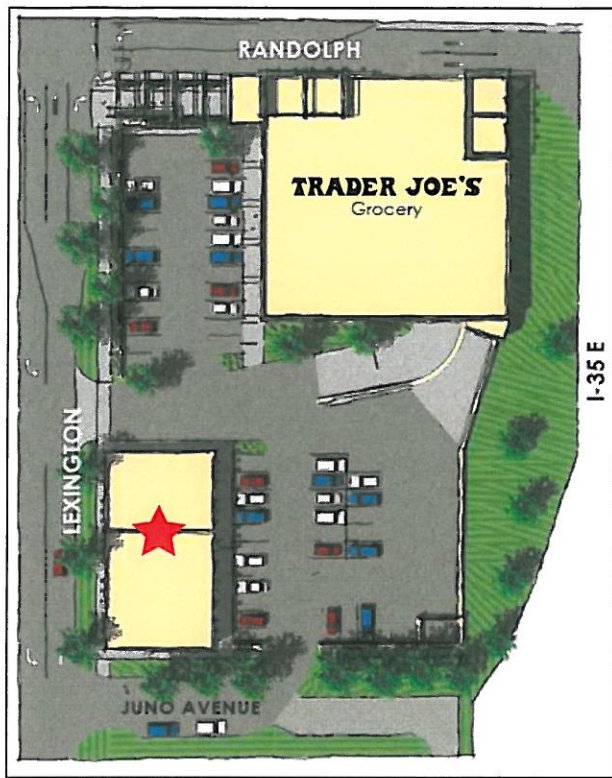
## New Retail Center – St. Paul / Highland Park at I-35E and Randolph Avenue

- Up to 5,200 square feet of retail and restaurant space available for lease
- Exceptional access and visibility from I-35E, Lexington Parkway, and Randolph Avenue
- Traffic counts of 15K cars per day on Randolph Avenue, 19K cars per day on Lexington Parkway, and 80K cars per day on I-35E
- Dense population of 19K within 1-mile radius and 144K within 3-mile radius
- \$75K average household income within 1-mile radius and \$70K average household income within 3-mile radius
- Randolph Hill Shopping Center is located in St. Paul's Highland Park neighborhood and is anchored by a Trader Joe's grocery store

For Additional Information Contact:

Trent Mayberry | 952.278.0112 | [trent@toldmn.com](mailto:trent@toldmn.com)



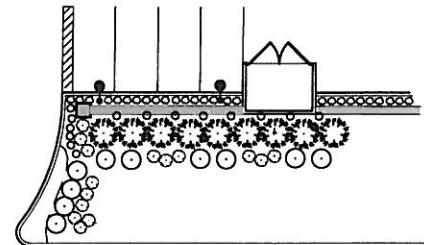
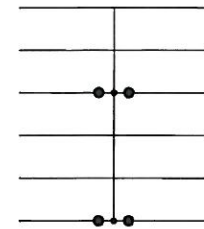


LEXINGTON PARKWAY



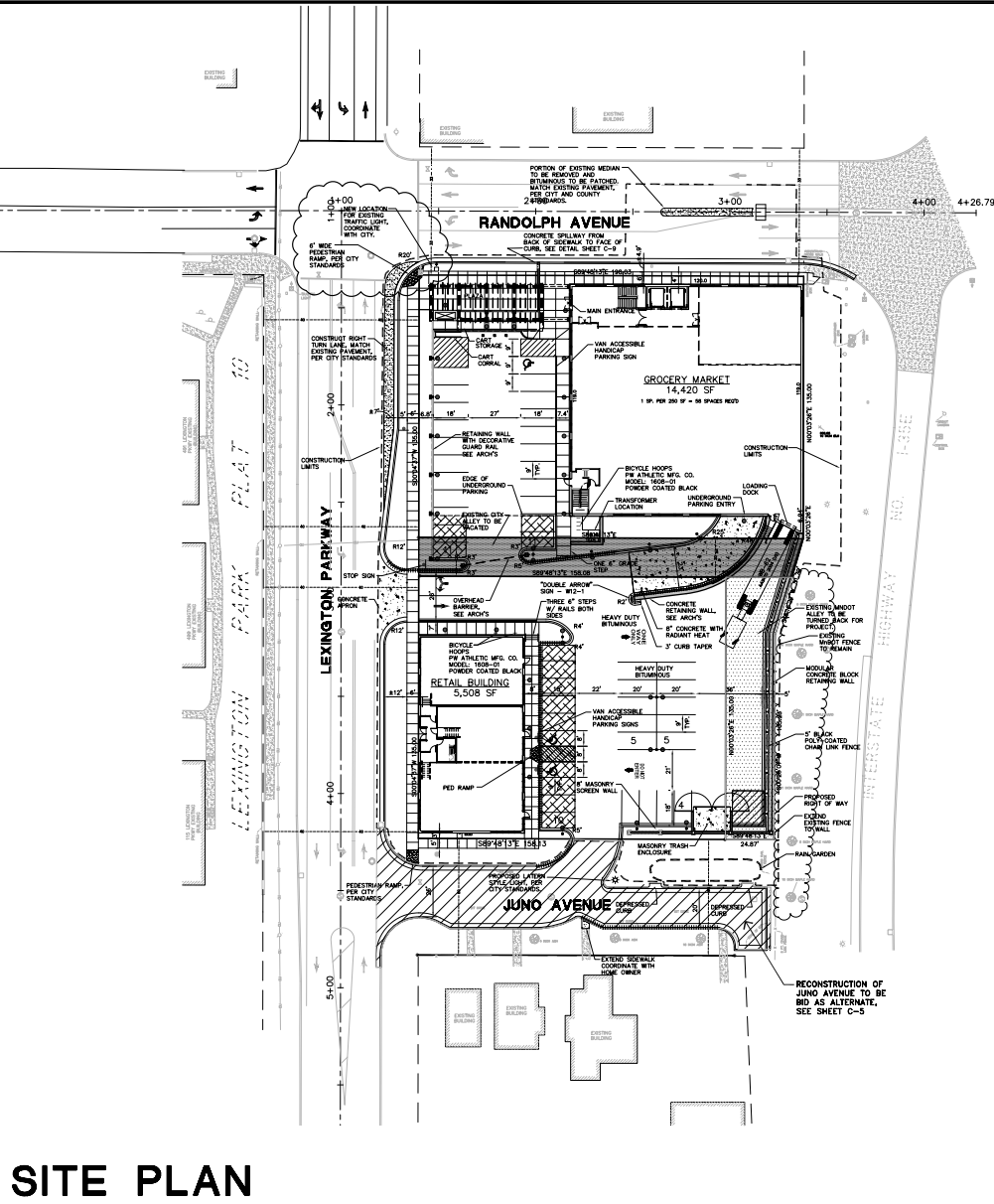
JUNO AVENUE

TRADER JOE'S



St. Paul, Minnesota

Drawing name: P:\alliant\Told Development Company\070076\plan sheets\03 070076\siteplan Nov. 03, 2008 - 154pm



#### SITE DATA:

EXISTING ZONING = RY-2, R2  
PROPOSED ZONING = TN2

EXISTING LOTS 5 THRU 13 = 1.10 ACRES; 48,081 SQ. FT.  
EXISTING CITY ALLEY = 0.07 ACRES; 3,903 SQ. FT.  
MIDOT ALLEY = 0.10 ACRES; 3,541 SQ. FT.  
TOTAL PROPOSED LOT AREA = 1.27 ACRES; 55,525 SQ. FT.

GROCERY MARKET FOOTPRINT AREA = 14,420 SQ. FT.  
RETAIL BUILDING FOOTPRINT AREA = 5,508 SQ. FT.  
TOTAL BUILDING FOOTPRINT AREA = 19,928 SQ. FT.

FLOOR AREA RATIO = 0.35

PARKING LOT GREENSPACE AND PLAZA = 16.2%

#### PARKING DATA:

REQUIRED PARKING = 86

PROVIDED EXTERIOR PARKING = 46  
UNDERGROUND PARKING = 56  
TOTAL PARKING PROVIDED = 102

#### SITE LEGEND:

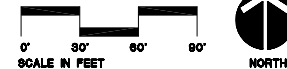
- 8612 CURB AND GUTTER (TO BE USED ON-SITE)
- 8624 CURB AND GUTTER (TO BE USED IN RIGHT OF WAY)
- 8612 DUTAL CURB & GUTTER
- LIMITS OF CONSTRUCTION
- PROPOSED PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING CENTER LINE/SECTION LINE
- PROPOSED EASEMENTS
- DECORATIVE LIGHT POLE: 12' MAX. HT. LIGHT SOURCE
- DIRECTION OF TRAFFIC
- EXISTING CITY ALLEY TO BE VACATED
- EXISTING MIDOT ALLEY TO BE TURNED BACK FOR PROJECT
- CONCRETE PAVEMENT
- LIGHT DUTY PAVEMENT

#### SITE PLAN NOTES:

- ALL DIMENSIONS ARE TO FACE OF BUILDING, PROPERTY LINE AND/OR FACE OF CURB.
- REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE STOPS ADJACENT TO PROPOSED BUILDING.
- ALL CONCRETE CURB AND GUTTER ADJACENT TO CONCRETE WALK BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
- ALL EXISTING CURB CUTS TO BE REPLACED WITH CONCRETE CURB AND GUTTER EQUIVALENT TO THAT WHICH CURRENTLY EXISTS.
- STRIPING SHALL BE 4 INCH WHITE.
- ALL CURB AND GUTTER AND SIDEWALK WITHIN R.O.W. TO BE PER CITY STANDARDS.
- ALL WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY ENGINEERING DESIGN STANDARDS.
- ALL CURB AND GUTTER TO BE CONCRETE 8612 CURB UNLESS NOTED OTHERWISE, PER CITY STANDARDS.
- CONCRETE APRONS TO BE INSTALLED FOR ALL ACCESS DRIVES ON TO PUBLIC STREETS PER COUNTY & CITY STANDARDS.
- BUILDING DIMENSIONS REFER TO OUTSIDE OF BUILDING FACE (TYP.) UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, SUCH AS EXISTING GUTTER GRADES AT THE PROPOSED DRIVEWAYS, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
- ALL PEDESTRIAN RAMPS CONSTRUCTED IN THE R.O.W. SHALL BE OF THE TRUNCATED DOME VARIETY IN ACCORDANCE WITH THE PUBLIC WORKS DEPARTMENT.

#### GENERAL NOTES:

- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION & REMOVAL OF ALL EXISTING STRUCTURES WHICH INTERFERE WITH NEW WORK AS SHOWN.
- CONCRETE SIDEWALK AND CURB & GUTTER SHALL BE REMOVED TO NEAREST CONSTRUCTION JOINT OUTSIDE THE REMOVAL LIMITS.
- DRIVEWAYS TO BE REMOVED AND CONSTRUCTED TO CITY STANDARDS BY A LICENSED AND BONDED CONTRACTOR UNDER A PERMIT FROM PUBLIC WORKS SIDEWALK SECTION (651-266-6120). SIDEWALK GRADES MUST BE CARRIED ACROSS THE DRIVEWAYS.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTER OF STRUCTURE, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING.
- ALL CONCRETE SIDEWALK ADJACENT TO BUILDING SHALL BE SEPARATED BY A 1/2" EXPANSION JOINT.
- PROTECT EXISTING CONCRETE SIDEWALKS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY CRACKED OR BROKEN PANELS CAUSED BY SITE CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES & STRUCTURES FROM HAZARDS ASSOCIATED WITH HIS CONSTRUCTION ACTIVITIES & SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES & STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES.
- CONTRACTOR SHALL NOT IMPERE EXISTING TRAFFIC CIRCULATION TO ADJACENT RESIDENCES OR BUSINESSES.
- CONTRACTOR SHALL PERFORM SWEEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, ONCE A DAY IF NEEDED.
- CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DUST NUISANCE OCCASIONED BY AND DURING CONSTRUCTION, UNTIL THE PROJECT HAS BEEN COMPLETED AND HANDED OVER.
- THE CONTRACTOR MUST CONTACT STREET MAINTENANCE FOR ANY STREET REPAIR/RECONSTRUCTION. PLEASE CONTACT GARY EROSHON AT 651-292-6600 WITH QUESTIONS REGARDING PROCEDURES AND COSTS.
- THE CONTRACTOR SHALL CONTACT JOHN MOHAMARA, GENERAL FOREMAN, LIGHTING-SIGNAL MAINTENANCE, (651-487-7209), IF REMOVAL OR RELOCATION OF EXISTING FACILITIES IS REQUIRED OR IN THE EVENT OF DAMAGE TO THE LIGHTING OR FOR ANY DAMAGE OR RELOCATIONS.
- CARE MUST BE TAKEN DURING CONSTRUCTION AND EXCAVATION TO PROTECT ANY SURVEY MONUMENTS AND/OR PROPERTY IRONS. CALL MIKE MURPHY OF PUBLIC WORKS SURVEYING (651-266-6076) IF YOU HAVE ANY QUESTIONS.
- THE CONTRACTOR MUST OBTAIN AN OBSTRUCTION PERMIT FROM PUBLIC WORKS, TONY DAGOSTINO (651-266-6144) IF TRUCKS/EQUIPMENT WILL BE DRIVING OVER CURBS OR IF CONSTRUCTION WILL BLOCK CITY STREETS, SIDEWALKS OR ALLEYS. THE CONTRACTOR SHOULD CONTACT ROB KLEIN (651-487-7226) TO DISCUSS PEDESTRIAN AND TRAFFIC CONTROL ISSUES PRIOR TO OBTAINING THE PERMIT.
- THE CONTRACTOR MUST OBTAIN AN EXCAVATION PERMIT FROM PUBLIC WORKS, IF DIGGING IS DONE IN THE PUBLIC RIGHT OF WAY, CALL TONY DAGOSTINO (651-266-6144). THIS PROCESS INVOLVES APPROVAL BY PUBLIC WORKS UTILITY REVIEW COMMITTEE WHICH TAKES APPROXIMATELY ONE WEEK AND 18 SETS OF PLANS.
- ANY WORK ON PUBLIC SIDEWALKS OR DRIVEWAYS THAT IS NOT ASSOCIATED WITH UTILITY WORK WILL REQUIRE A SIDEWALK PERMIT FROM PUBLIC WORKS.



**ALLIANT**  
ENGINEERING, INC.  
233 PARK AVE. SOUTH, SUITE 100  
MINNEAPOLIS, MN 55415  
PHONE (612) 758-3000  
FAX (612) 758-3009

I hereby certify that this site plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.  
Professional Engineer  
Name: *Clifford*  
Signature: *Clifford*  
Date: 8-15-08  
License Number: 40922

**RANDOLPH AND LEXINGTON**  
RANDOLPH AVENUE AND LEXINGTON PARKWAY  
ST. PAUL, MINNESOTA

**SITE PLAN**

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	11-17-08	CITY COMMENTS
2	11-17-08	CITY COMMENTS
3	11-17-08	CITY COMMENTS
4	11-17-08	CITY COMMENTS
5	11-17-08	CITY COMMENTS
6	11-17-08	CITY COMMENTS
7	11-17-08	CITY COMMENTS
8	11-17-08	CITY COMMENTS
9	11-17-08	CITY COMMENTS
10	11-17-08	CITY COMMENTS
11	11-17-08	CITY COMMENTS
12	11-17-08	CITY COMMENTS
13	11-17-08	CITY COMMENTS
14	11-17-08	CITY COMMENTS
15	11-17-08	CITY COMMENTS
16	11-17-08	CITY COMMENTS
17	11-17-08	CITY COMMENTS
18	11-17-08	CITY COMMENTS
19	11-17-08	CITY COMMENTS
20	11-17-08	CITY COMMENTS
21	11-17-08	CITY COMMENTS
22	11-17-08	CITY COMMENTS
23	11-17-08	CITY COMMENTS
24	11-17-08	CITY COMMENTS
25	11-17-08	CITY COMMENTS
26	11-17-08	CITY COMMENTS
27	11-17-08	CITY COMMENTS
28	11-17-08	CITY COMMENTS
29	11-17-08	CITY COMMENTS
30	11-17-08	CITY COMMENTS
31	11-17-08	CITY COMMENTS
32	11-17-08	CITY COMMENTS
33	11-17-08	CITY COMMENTS
34	11-17-08	CITY COMMENTS
35	11-17-08	CITY COMMENTS
36	11-17-08	CITY COMMENTS
37	11-17-08	CITY COMMENTS
38	11-17-08	CITY COMMENTS
39	11-17-08	CITY COMMENTS
40	11-17-08	CITY COMMENTS
41	11-17-08	CITY COMMENTS
42	11-17-08	CITY COMMENTS
43	11-17-08	CITY COMMENTS
44	11-17-08	CITY COMMENTS
45	11-17-08	CITY COMMENTS
46	11-17-08	CITY COMMENTS
47	11-17-08	CITY COMMENTS
48	11-17-08	CITY COMMENTS
49	11-17-08	CITY COMMENTS
50	11-17-08	CITY COMMENTS
51	11-17-08	CITY COMMENTS
52	11-17-08	CITY COMMENTS
53	11-17-08	CITY COMMENTS
54	11-17-08	CITY COMMENTS
55	11-17-08	CITY COMMENTS
56	11-17-08	CITY COMMENTS
57	11-17-08	CITY COMMENTS
58	11-17-08	CITY COMMENTS
59	11-17-08	CITY COMMENTS
60	11-17-08	CITY COMMENTS
61	11-17-08	CITY COMMENTS
62	11-17-08	CITY COMMENTS
63	11-17-08	CITY COMMENTS
64	11-17-08	CITY COMMENTS
65	11-17-08	CITY COMMENTS
66	11-17-08	CITY COMMENTS
67	11-17-08	CITY COMMENTS
68	11-17-08	CITY COMMENTS
69	11-17-08	CITY COMMENTS
70	11-17-08	CITY COMMENTS
71	11-17-08	CITY COMMENTS
72	11-17-08	CITY COMMENTS
73	11-17-08	CITY COMMENTS
74	11-17-08	CITY COMMENTS
75	11-17-08	CITY COMMENTS
76	11-17-08	CITY COMMENTS
77	11-17-08	CITY COMMENTS
78	11-17-08	CITY COMMENTS
79	11-17-08	CITY COMMENTS
80	11-17-08	CITY COMMENTS
81	11-17-08	CITY COMMENTS
82	11-17-08	CITY COMMENTS
83	11-17-08	CITY COMMENTS
84	11-17-08	CITY COMMENTS
85	11-17-08	CITY COMMENTS
86	11-17-08	CITY COMMENTS
87	11-17-08	CITY COMMENTS
88	11-17-08	CITY COMMENTS
89	11-17-08	CITY COMMENTS
90	11-17-08	CITY COMMENTS
91	11-17-08	CITY COMMENTS
92	11-17-08	CITY COMMENTS
93	11-17-08	CITY COMMENTS
94	11-17-08	CITY COMMENTS
95	11-17-08	CITY COMMENTS
96	11-17-08	CITY COMMENTS
97	11-17-08	CITY COMMENTS
98	11-17-08	CITY COMMENTS
99	11-17-08	CITY COMMENTS
100	11-17-08	CITY COMMENTS

**DESIGNED BY** MK  
**DRAWN BY** JRL  
**CHECKED BY** CW  
**DATE ISSUED** 11-17-07  
**SCALE** 1" = 30'  
**JOB NO.** 207-0078.0

**C-3**



# RANDOLPH HILL

NO.	DATE	DESCRIPTION
1	07.10.08	05.30.08 LANDLORD'S PLAN
2	07.11.08	05.30.08 LANDLORD'S PLAN

NO.	DATE	DESCRIPTION
1	07.10.08	05.30.08 LANDLORD'S PLAN
2	07.11.08	05.30.08 LANDLORD'S PLAN

NO.	DATE	DESCRIPTION
1	07.10.08	05.30.08 LANDLORD'S PLAN
2	07.11.08	05.30.08 LANDLORD'S PLAN

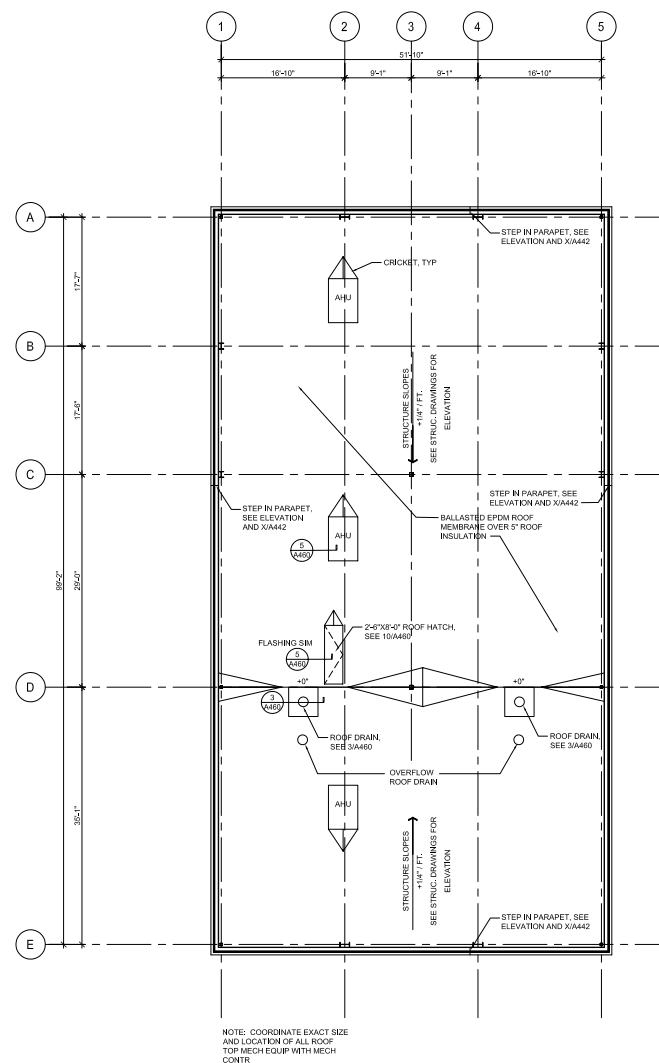
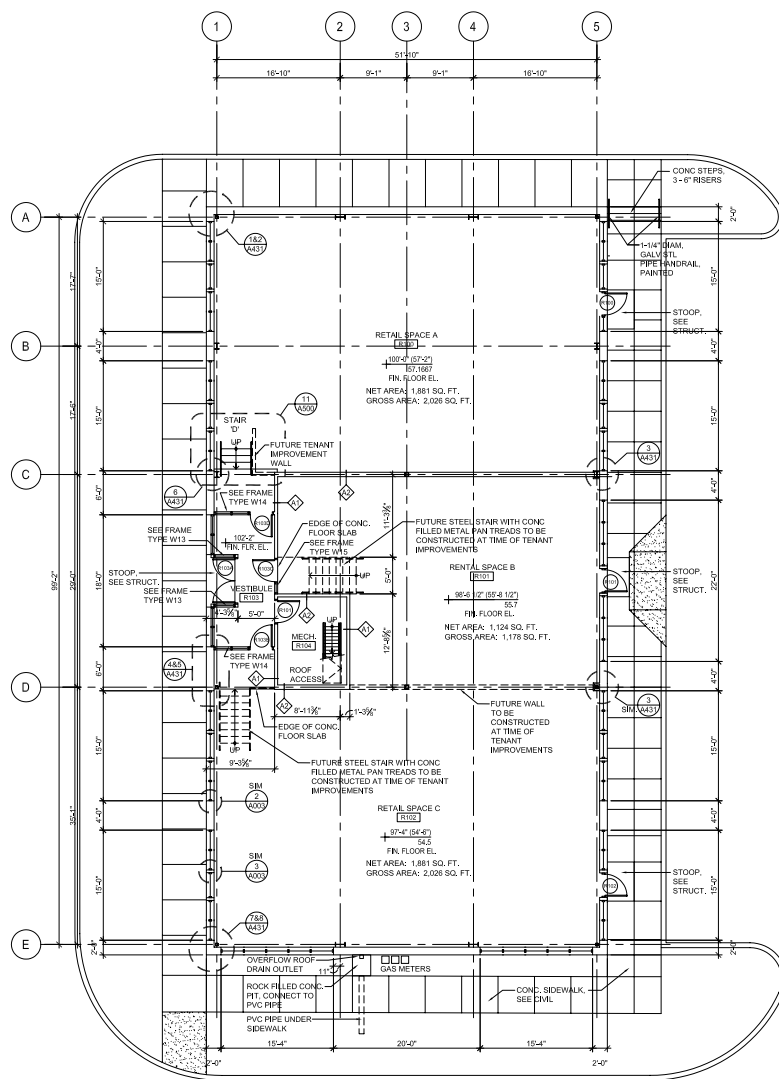
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Date:  
James O'Shea, AIA License #23325

**SOUTH RETAIL  
BUILDING FLOOR  
AND ROOF PLANS**

SCALE: AS SHOWN  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
PROJ. ARCH: \_\_\_\_\_  
PROJ. MGR: \_\_\_\_\_  
JOB NO.: 07110.00  
© COLLABORATIVE DESIGN GROUP, INC. 2008

**A203**





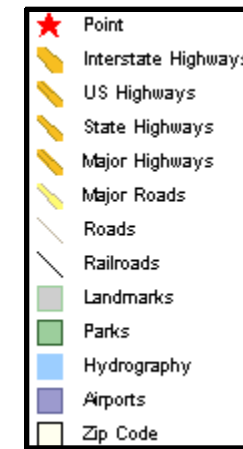
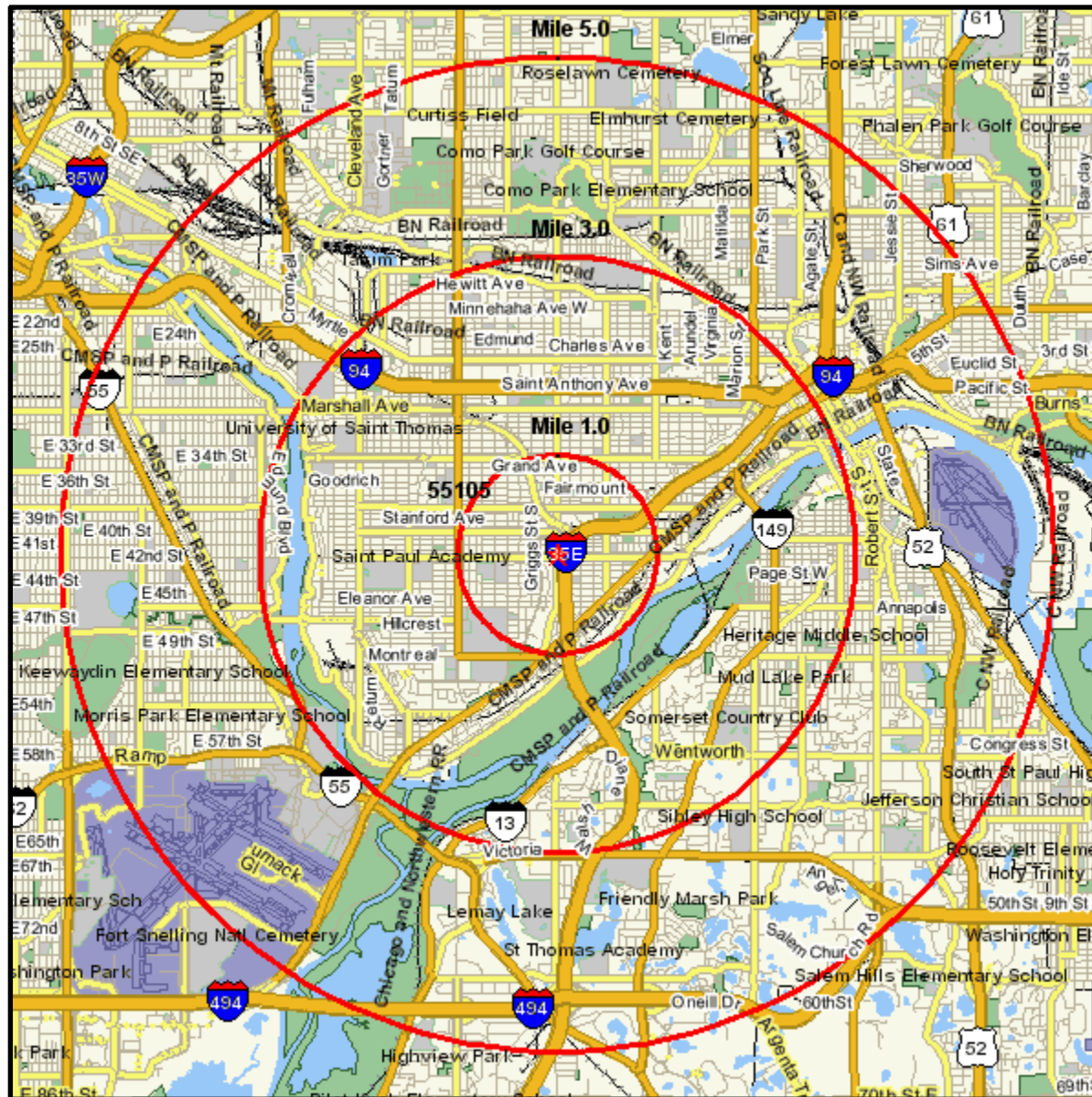
## Area Map

Prepared For:

Order #: 968187400

Site: 01

484 LEXINGTON PKWY S  
SAINT PAUL, MN 55105  
Coord: 44.927352, -93.146364  
Radius - See Appendix for Details



0 miles 1.11 2.21



Prepared on: October 12, 2009  
© 2009 CLARITAS INC. All rights reserved.

Page 1 of 2

Claritas Tech Support: 1 800 866 6511



## Pop-Facts: Demographic Quick Facts Report

**Radius 1: 484 LEXINGTON PKWY S, SAINT PAUL, MN 55105, aggregate**

**Radius 2: 484 LEXINGTON PKWY S, SAINT PAUL, MN 55105, aggregate**

**Radius 3: 484 LEXINGTON PKWY S, SAINT PAUL, MN 55105, aggregate**

Description	0.00 - 1.00 miles <i>Radius 1</i>		0.00 - 3.00 miles <i>Radius 2</i>		0.00 - 5.00 miles <i>Radius 3</i>	
		%		%		%
<b>Population</b>						
2014 Projection	18,151		142,440		317,679	
2009 Estimate	18,505		143,701		319,376	
2000 Census	19,400		146,851		324,797	
1990 Census	20,137		144,022		312,635	
Growth 1990 - 2000	-3.66%		1.96%		3.89%	
<b>Households</b>						
2014 Projection	8,449		58,675		129,621	
2009 Estimate	8,569		59,186		130,179	
2000 Census	8,873		60,235		131,674	
1990 Census	8,864		59,109		128,144	
Growth 1990 - 2000	0.10%		1.90%		2.75%	
<b>2009 Est. Population by Single Classification Race</b>						
White Alone	16,736	90.44	104,367	72.63	221,261	69.28
Black or African American Alone	519	2.80	17,611	12.26	39,185	12.27
American Indian and Alaska Native Alone	139	0.75	1,214	0.84	4,303	1.35
Asian Alone	347	1.88	10,187	7.09	25,903	8.11
Native Hawaiian and Other Pacific Islander Alone	15	0.08	88	0.06	247	0.08
Some Other Race Alone	280	1.51	4,799	3.34	14,540	4.55
Two or More Races	470	2.54	5,434	3.78	13,937	4.36
<b>2009 Est. Population Hispanic or Latino</b>						
Hispanic or Latino	749	4.05	10,470	7.29	29,925	9.37
Not Hispanic or Latino	17,756	95.95	133,231	92.71	289,450	90.63
<b>2009 Tenure of Occupied Housing Units</b>						
Owner Occupied	5,920	69.09	33,552	56.69	75,016	57.63
Renter Occupied	2,650	30.93	25,634	43.31	55,163	42.37
<b>2009 Average Household Size</b>						
	2.14		2.28		2.33	



## Pop-Facts: Demographic Quick Facts Report

Radius 1: 484 LEXINGTON PKWY S, SAINT PAUL, MN 55105, aggregate

Radius 2: 484 LEXINGTON PKWY S, SAINT PAUL, MN 55105, aggregate

Radius 3: 484 LEXINGTON PKWY S, SAINT PAUL, MN 55105, aggregate

Description	0.00 - 1.00 miles <i>Radius 1</i>		0.00 - 3.00 miles <i>Radius 2</i>		0.00 - 5.00 miles <i>Radius 3</i>	
		%		%		%
<b>2009 Est. Households by Household Income</b>	8,569		59,186		130,179	
Income Less than \$15,000	600	7.00	7,320	12.37	16,383	12.58
Income \$15,000 - \$24,999	694	8.10	6,014	10.16	13,997	10.75
Income \$25,000 - \$34,999	968	11.30	6,443	10.89	14,895	11.44
Income \$35,000 - \$49,999	1,475	17.21	9,155	15.47	21,336	16.39
Income \$50,000 - \$74,999	1,863	21.74	11,305	19.10	26,007	19.98
Income \$75,000 - \$99,999	1,122	13.09	6,990	11.81	15,304	11.76
Income \$100,000 - \$149,999	1,108	12.93	7,271	12.28	14,419	11.08
Income \$150,000 - \$249,999	530	6.19	3,252	5.49	5,609	4.31
Income \$250,000 - \$499,999	143	1.67	957	1.62	1,540	1.18
Income \$500,000 and over	65	0.76	481	0.81	689	0.53
<b>2009 Est. Average Household Income</b>	\$75,655		\$70,719		\$65,012	
<b>2009 Est. Median Household Income</b>	\$57,343		\$51,465		\$48,930	
<b>2009 Est. Per Capita Income</b>	\$35,508		\$29,849		\$27,108	

