

Waterfront Village

7979 Sunwood Drive NW | Ramsey, MN 55303

Retail Space For Lease



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Colliers

1st Floor Retail Space

- Suite 160: 1,200 SF to 5,900 SF
- Lease Rate: \$20.00 PSF
- 2026 CAM and Taxes: \$10.00-\$12.00 PSF
- Ceiling Height: 10'
- Estimated Completion Date: April 2028



Property Highlights

- City-owned parcel - Mixed-use development site within The COR (Ramsey's city-center district), planned for a 44,000-sq-ft residential and retail project on approximately 3.87 acres.
- Waterfront Village Apartments - A 193-unit multi-family building featuring modern amenities and integrated ground-floor commercial space.
- Ground-floor retail - Street-level retail designed to activate the pedestrian environment and support local businesses.
- Park proximity - Steps from The Draw Park & Amphitheater, North Commons Park, and recreational trails.
- COR district - Located in Ramsey's vibrant mixed-use downtown with nearby housing, shops, dining, civic spaces, and walkable amenities.
- Transit access - Close to the Northstar Commuter Rail Ramsey Station, offering direct transit connections toward Minneapolis.
- Surrounding growth - Adjacent to new developments including Home2 Suites by Hilton Ramsey and expanding commercial activity.

Demographics

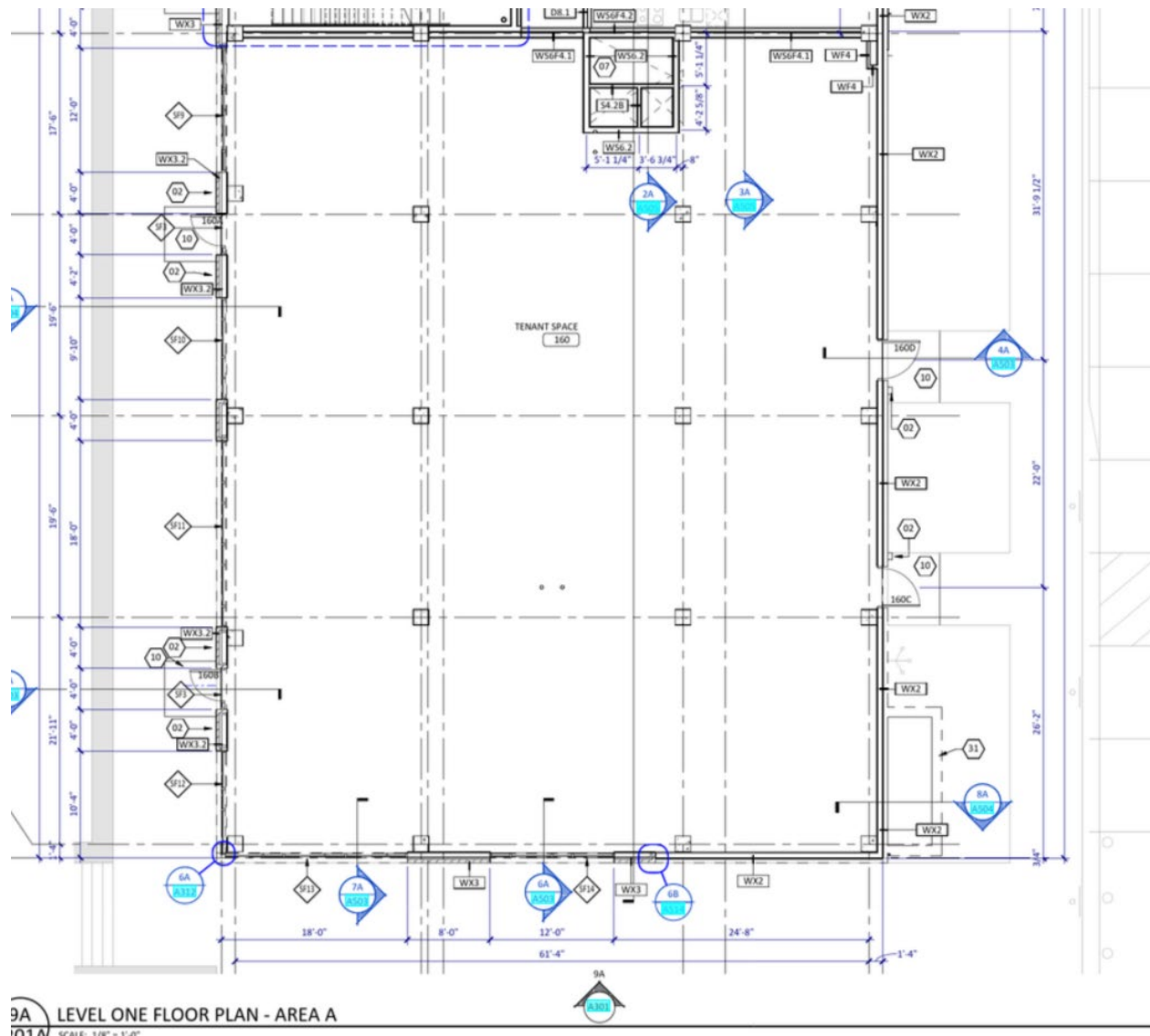
Radius	1 Mile	3 Miles	5 Miles
Population	5,687	12,712	24,401
Average HH Income	\$104,870	\$140,340	\$148,565

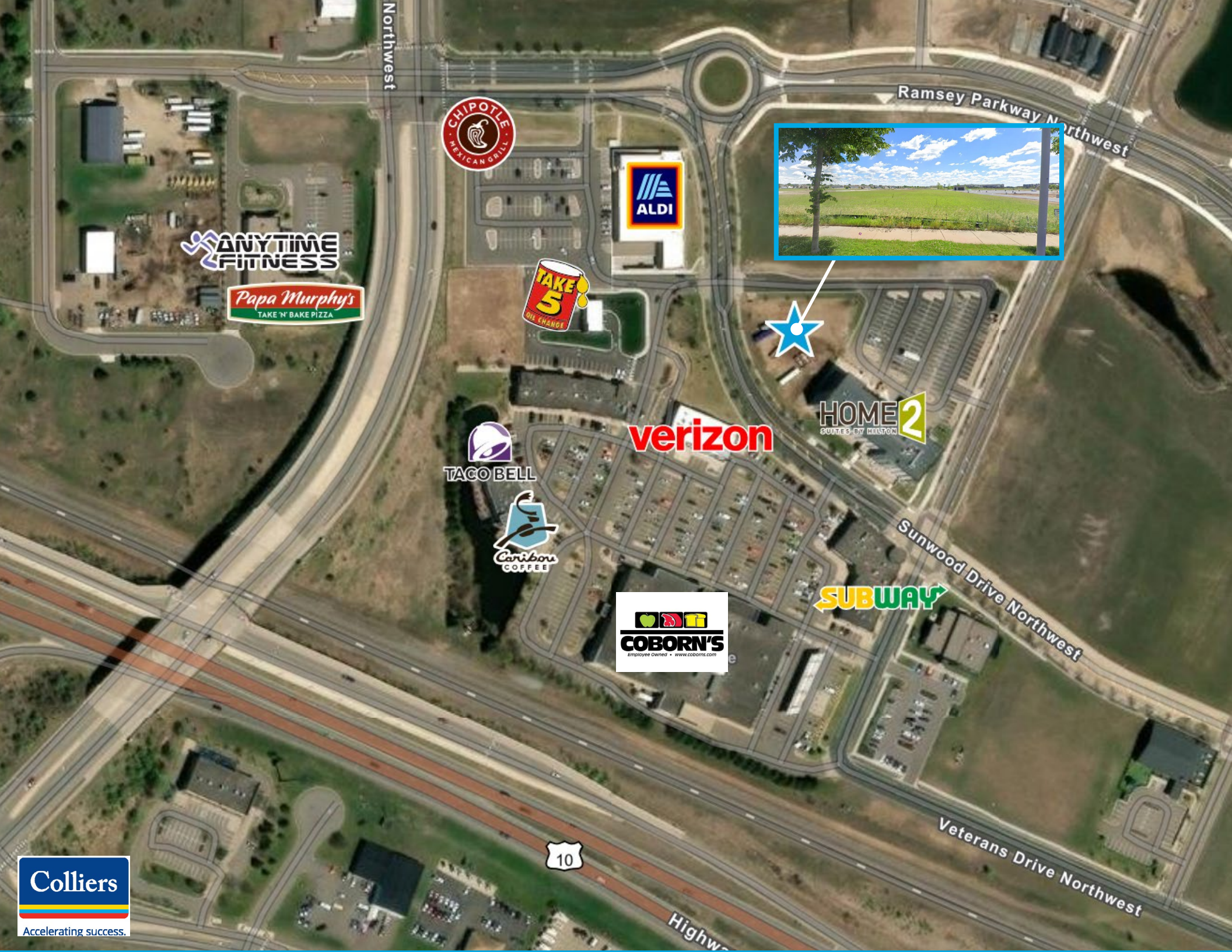
Traffic Counts

Hwy 10 NW	46,649 VPD
Armstrong Blvd NW	11,973 VPD
Bunker Lake Blvd NW	4,264 VPD

Space Plan

Suite 160





TACO BELL



verizon

