

TRESTLE

× 630 EAST MAIN ×



DOWNTOWN BISMARCK
Mixed-Use Developement

FOR LEASE

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HIGHLIGHTS

TRESTLE



- ✕ Amazing opportunity in the Heart of Downtown Bismarck.
- ✕ State-of-the-Art New Construction set to be completed Fall 2021.
- ✕ Excellent Visibility on the corner of Main Avenue & 7th Street.
- ✕ Main Street curb parking & access to the Parkade & Galleria parking garages.
- ✕ Mixed-used, 3-story building featuring 52 apartments and street level commercial space.
- ✕ Walkscore: 84—Very Walkable: Most errands can be accomplished on foot.

PROPERTY OFFERINGS



630 EAST MAIN AVENUE
BISMARCK, NORTH DAKOTA



Aspen Group LLP is pleased to offer, this one-of-a-kind experience in Downtown Bismarck, located at 630 East Main Avenue.

The subject property is a multi-use commercial/residential project, ideally situated on the corner of Main Avenue & 7th Street, two very heavily-traveled Central Bismarck thoroughfares.

525 SF — 9,865 SF AVAILABLE

LEASE RATE: \$25.00 PSF + CAM

For more information about this dynamic commercial opportunity, please contact:

SCOTT RITTER

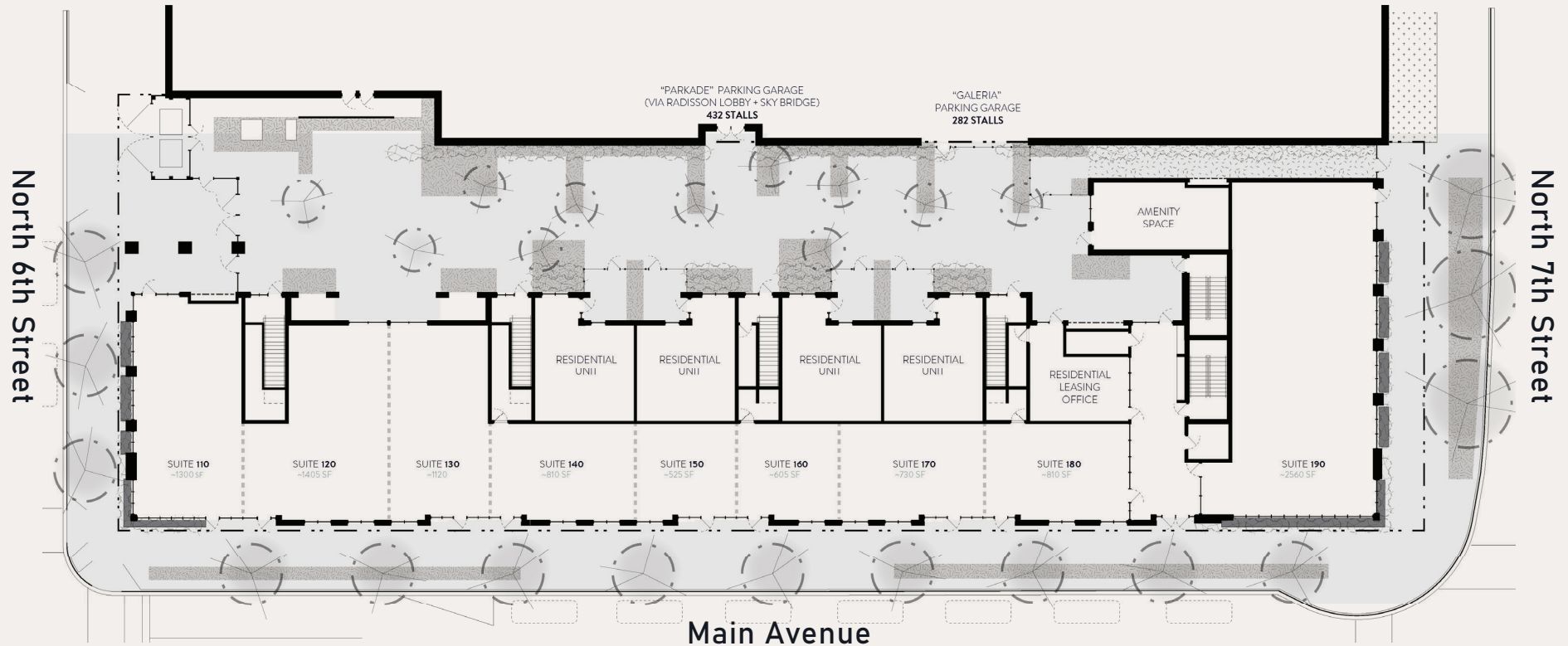
BROKER ASSOCIATE | PARTNER | COMMERCIAL REALTOR®

701.223.2450 scott@aspengrouprealestate.com
424 South 3rd Street, Suite 2 Bismarck, ND 58504
aspengrouprealestate.com



SITE PLAN — STREET LEVEL

TRESTLE



SUITE
110

1300 SF

SUITE
120

1405 SF

SUITE
130

1120 SF

SUITE
140

810 SF

SUITE
150

525 SF

SUITE
160

605 SF

SUITE
170

730 SF

SUITE
180

810 SF

SUITE
190

2560 SF

PROPERTY SUMMARY



630 EAST MAIN AVENUE
BISMARCK, NORTH DAKOTA

Join Vibrant Downtown Bismarck!

- ✕ Trestle is located in the heart of downtown and in close proximity to a wide variety of eateries and nightlife, entertainment, boutique shopping, professional services, hotels, neighborhood residential and parking ramps.
- ✕ This street-front property has exceptional exposure along Main Avenue with high pedestrian and vehicle traffic, with an abundance of walkable amenities surrounding the building.
- ✕ The mixed-use site is geared towards working professionals, boasting storefront retail / office offerings, modern apartment living, an open space community courtyard with security gates for after-hours control and a large sidewalk providing potential for a street-side patio
- ✕ Main Avenue is a principal arterial roadway through the city with traffic counts of 28,000 VPD (2018).

PROPERTY NAME:	Trestle	LOCATION:	630 East Main Avenue
FLOORS:	3	YEAR BUILT:	2020-2021
SHELL DELIVERY:	Vanilla Shell Condition	TENANCY:	Multi
PARKING:	Street & Ramp Parking	BUILD-OUT:	Tenant Responsibility
ZONING:	DC—Downtown Core Renaissance Zone Opportunity Zone	WALK SCORE:	84—Very Walkable

JOIN DOWNTOWN BISMARCK

TRESTLE

Food & Drink

Amina Cucina
Bistro 1100
Blarney Stone Pub
Borrowed Bucks Roadhouse
Brick Oven Bakery
Broadway Grill & Tavern
Burger Time
Butterhorn
Coffee Break
Craftcade
Dairy Queen
Elbow Room
Fireflour Pizzeria
Gideon's Brewing Company
Jimmy V's
JL Beers
India Clay Oven
LUFT
McDonalds
NoodleZip
Nutrition Ambition
Peacock Alley
Pirogue Grille
Roundhouse Gastro Pub
Terra Nomad
Toasted Frog

Shopping/Retail

Blink Eyewear
Boutique 23
Bridal N' More
Brides on a Dime
Crabapple Floral
Dakota Nuts-N-Candy
Ferguson Books & More
Fleck's Furniture & Appliance
Halberstadt's ND
Hiccups
J & R Vacuum & Sewing
Kokkeler's Jewelry
KooKoo's Nest
Knowles Jewelry
Lilian's of Bismarck
lula b. boutique
Modern Eyes
Red Wing Shoes
Seeds of Hope Thrift Store
Spaces
Stella's
Terry's Health Products
Walker's n' Daughters Jewelers
Westley's Jewelry
Zimmerman's Furniture

Banking/Financial

American Bank Center
Ameriprise Financial
BNC National Bank
Capital Credit Union
Choice Bank
Country Financial
First Western Bank & Trust
Gate City Bank
Kirkwood Bank & Trust
Starion Bank
US Bank
Vue Community Credit Union
Wells Fargo

Health/Medical

Active Life Chiropractic
Bismarck-Burleigh Public Health
CHI St. Alexius Hospital
CHI St. Alexius Urgent Care
Dakota Eye Institute
Dakota Pharmacy
Mid Dakota Clinic
Prairie Rose Family Dentists
Proximal50
Sanford Health
Smiles By Design

Professional Services

Alchemist Tattoo
The Barber's Wife
Black Sheep Tattoo
Bombshell Salon
Broadway Centre Spa & Salon
Derma Care Clinic
Glance Salon & Spa
Hi Honey Salon
Pure Skin Aesthetic & Laser Center
Rejuvenation Place

Community/Recreation

Belle Mehus Auditorium
Bismarck Municipal Ball Park
Bismarck Art & Galleries Association
Bismarck Event Center
Bismarck Veterans Mem. Public Library
The Capital Gallery
Custer Park
Dakota Stage Ltd.
Elks Aquatic Center
Peace Park
World War Memorial Building



630 EAST MAIN AVENUE
BISMARCK, NORTH DAKOTA

EXPERIENCE x x . x x DOWNTOWN





TRESTLE

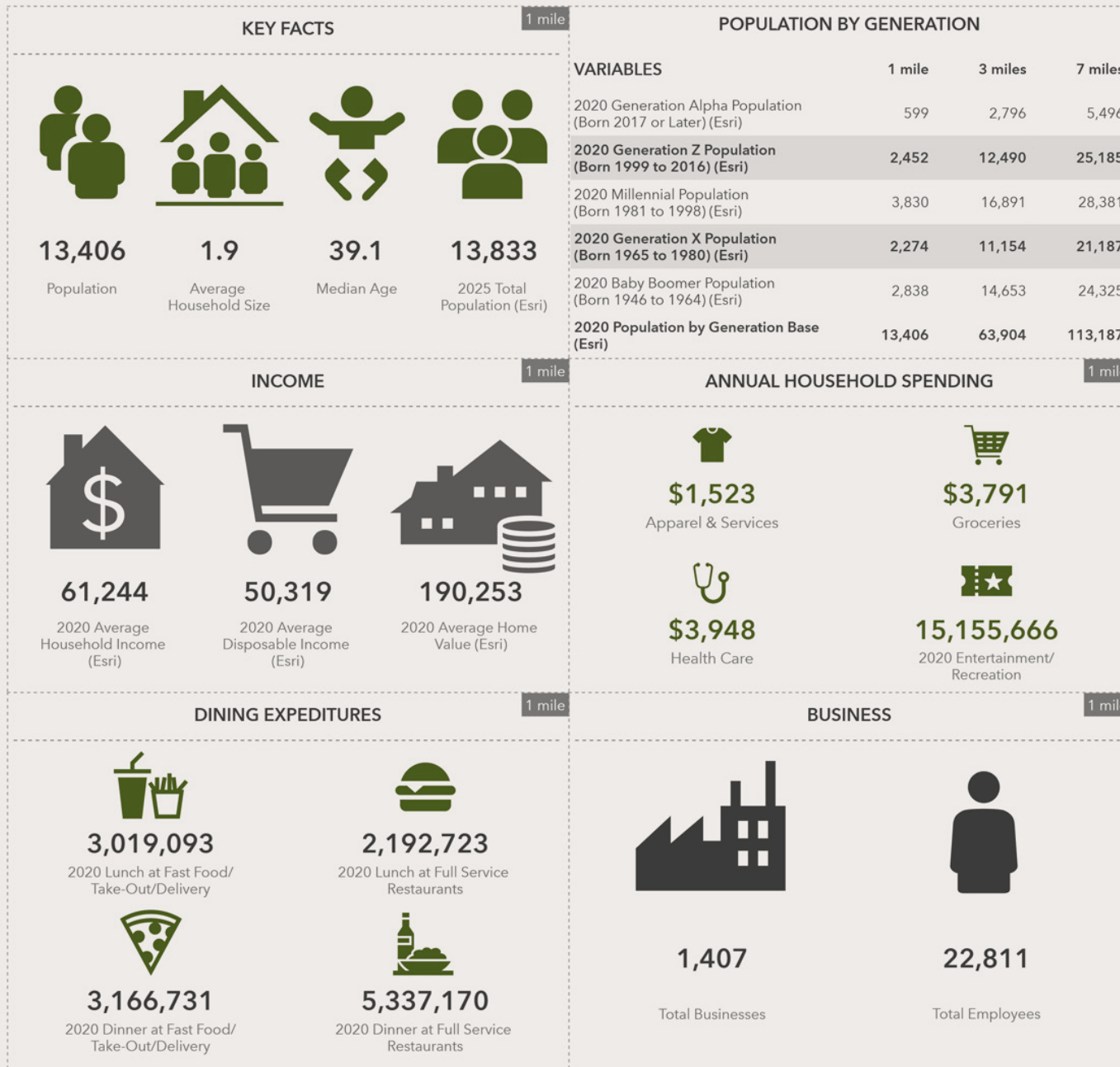




630 EAST MAIN AVENUE
BISMARCK, NORTH DAKOTA



TRESTLE



DEMOGRAPHICS

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

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630 EAST MAIN AVENUE
BISMARCK, NORTH DAKOTA

W

M

—

F

M

DEMOGRAPHICS

KEY FACTS

3 miles



63,904

Population



2.1

Average
Household Size



39.7

Median Age



67,527

2025 Total
Population (Esri)

POPULATION BY GENERATION

VARIABLES

1 mile

3 miles

7 miles

2020 Generation Alpha Population
(Born 2017 or Later) (Esri)

599

2,796

5,496

2020 Generation Z Population
(Born 1999 to 2016) (Esri)

2,452

12,490

25,185

2020 Millennial Population
(Born 1981 to 1998) (Esri)

3,830

16,891

28,381

2020 Generation X Population
(Born 1965 to 1980) (Esri)

2,274

11,154

21,187

2020 Baby Boomer Population
(Born 1946 to 1964) (Esri)

2,838

14,653

24,325

2020 Population by Generation Base
(Esri)

13,406

63,904

113,187

INCOME

3 miles



80,551

2020 Average
Household Income
(Esri)



65,205

2020 Average
Disposable Income
(Esri)



262,824

2020 Average Home
Value (Esri)

ANNUAL HOUSEHOLD SPENDING

3 miles



\$1,954

Apparel & Services



\$4,814

Groceries



\$5,171

Health Care



84,419,755

2020 Entertainment/
Recreation

DINING EXPEDITURES

3 miles



15,871,575

2020 Lunch at Fast Food/
Take-Out/Delivery



12,312,353

2020 Lunch at Full Service
Restaurants



16,761,222

2020 Dinner at Fast Food/
Take-Out/Delivery



30,023,425

2020 Dinner at Full Service
Restaurants

BUSINESS

3 miles



3,903

Total Businesses



57,647

Total Employees

7 miles



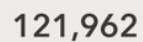
Population



Average
Household Size



Median Age



2025 Total
Population (Esri)

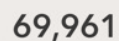
7 miles

7 miles

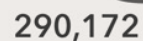
7 miles



2020 Average
Household Income
(Esri)

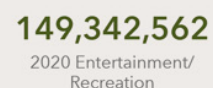
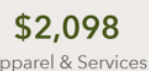


2020 Average
Disposable Income
(Esri)

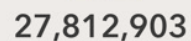
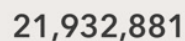


2020 Average Home Value (Esri)

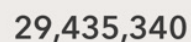
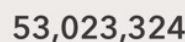
7 miles



is 2020, 2025,

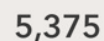
2020 Lunch at Fast Food/
Take-Out/Delivery

2020 Lunch at Full Service Restaurants

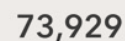
2020 Dinner at Fast Food/
Take-Out/Delivery

2020 Dinner at Full Service Restaurants

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Total Businesses



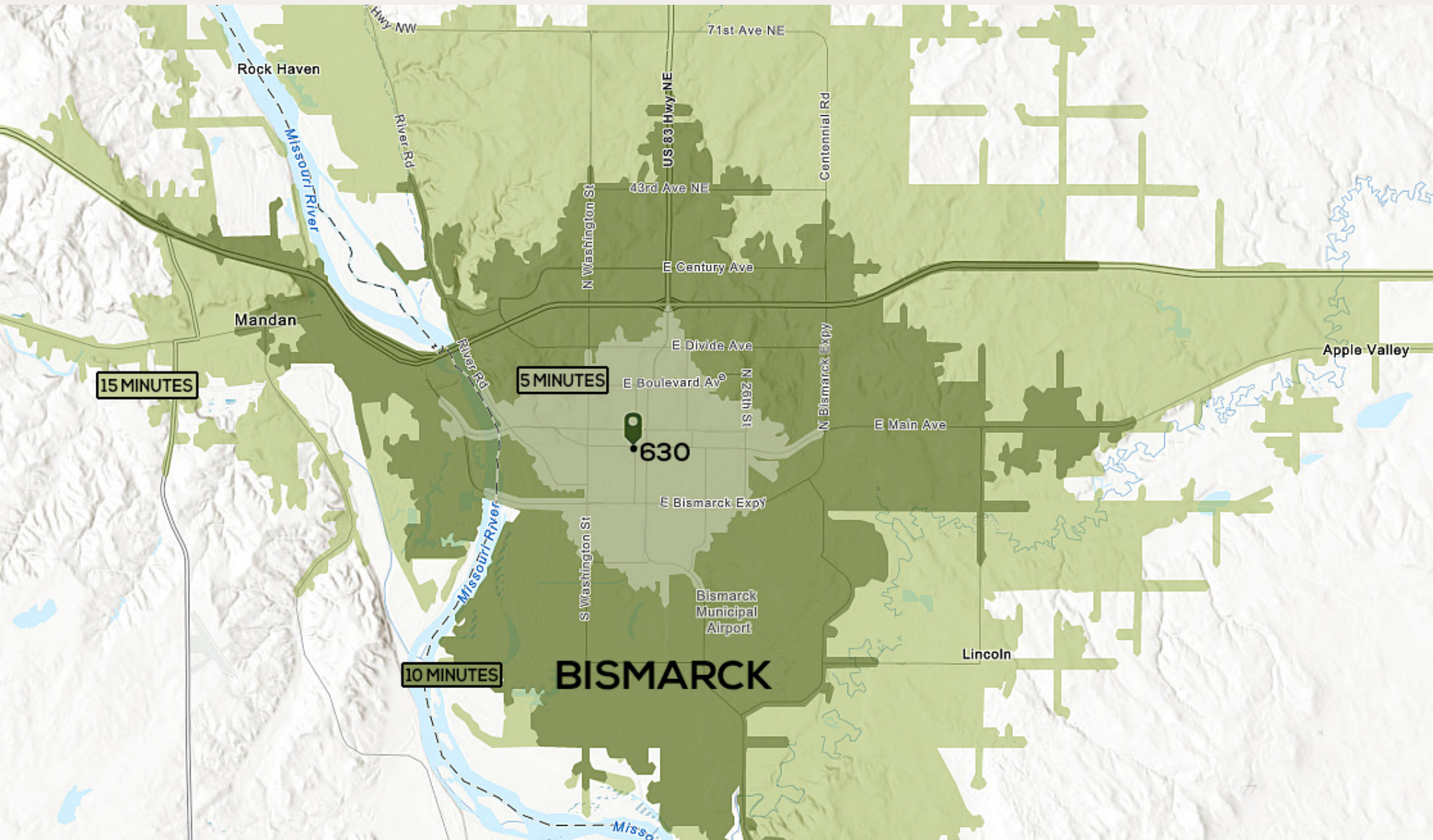
Total Employees

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DRIVE TIME



630 EAST MAIN AVENUE
BISMARCK, NORTH DAKOTA





TRESTLE



LOCAL LINKS



630 EAST MAIN AVENUE
BISMARCK, NORTH DAKOTA

Bismarck Downtowners Association
DOWNTOWNBISMARCK.COM



Bismarck, ND Official Website
BISMARCKND.GOV



Bismarck Mandan Chamber EDC
BISMARCKMANDAN.COM



Bismarck Parking Authority
BISMARCKPARKINGAUTHORITY.COM

Bismarck-Mandan CVB
NOBOUNDARIESND.COM



Bismarck Airport
BISMARCKAIRPORT.COM



Bismarck Parks & Rec
BISPARKS.ORG



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