

# 21,050 SF MIXED USE BUILDING

12425 River Ridge Boulevard  
Burnsville, MN 55337

For Sale or Lease

Office / Medical / Flex / Education

21,050 Square feet over two stories

At the intersection of 35W and Highway 13



  
**REALTY ADVISORS INC.**

Phone: 952-890-6450 | Fax: 952-890-5476 |  
Web: [efhco.com](http://efhco.com)

# River Ridge Commerce Center

## Property Overview

Strategically located at the intersection of MN-13 and I-35W, this versatile 21,050 square foot property offers exceptional accessibility in a high-traffic area. Previously utilized as a medical office and educational facility, the building is well suited for a variety of uses.

The property shares common elements with the neighboring Grand Slam facility, including recently replaced retaining walls, attractive and mature landscaping, and durable, low-maintenance exterior finishes. A small, fenced outdoor area adds flexibility.

## Interior Features

The building's layout is thoughtfully designed with functionality in mind. The main and upper floors feature multiple large meeting, conference, or classrooms, private offices, and a generous breakroom. Numerous plumbing fixtures are distributed throughout both levels, supporting a variety of potential uses. A spacious reception area greets visitors upon entry and connects to both an open staircase and an elevator for seamless access to the lower level. The lower-level benefits from natural light thanks to several large windows and includes multiple points of egress to the north side of the property—ideal for safety, code compliance, and tenant flexibility.

## Additional Highlights

- Multiple restroom groupings to support high-occupancy or multi-tenant configurations
- Strong potential for adaptive reuse (e.g., medical, educational, nonprofit, wellness, or creative office space)
- Convenient proximity to major highways, public transit, retail, dining, and other services
- Ample on-site and shared parking options
- Recently replaced retaining walls

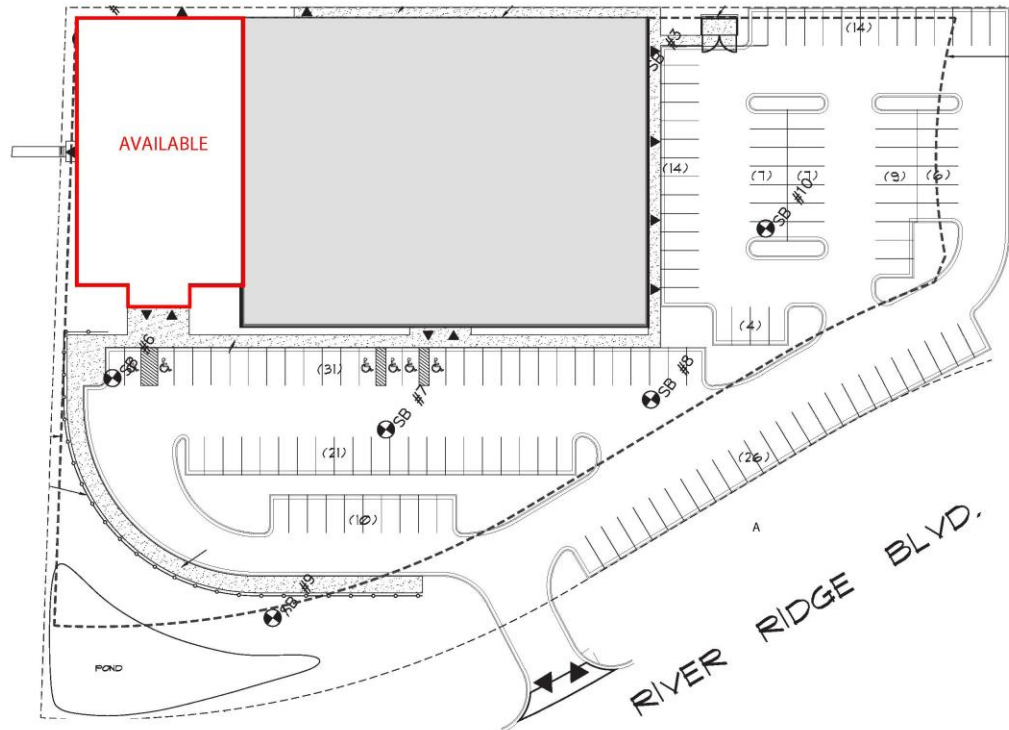
This well-maintained property presents a rare opportunity for an owner-user, investor, or developer to reimagine a space with strong bones and limitless potential in a sought-after commercial corridor.



# Key Facts

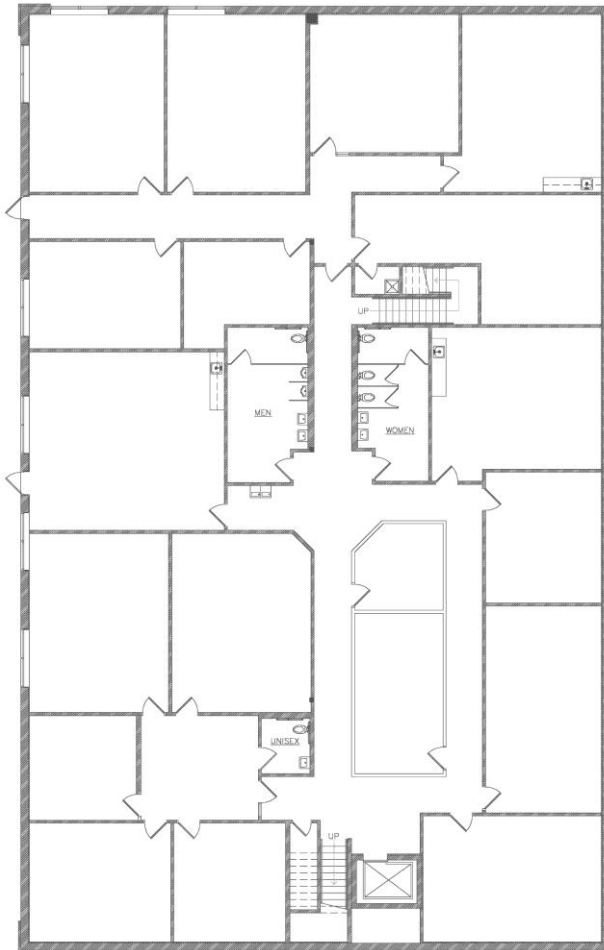
Year Built:	2007
Total Land Area: (Common)	2.62 Acres
Taxes:	\$65,780 (2025)
Operating Exp.: (2024 Est.)	\$4.07/sf
Parking:	149 Spaces (Common)
Accessibility:	Elevator
Life Safety:	Fully sprinkled Security system
Construction:	Precast wall panels Built-up roof
HVAC:	Rooftop HVAC Units
Utilities:	Xcel Energy Centerpoint Energy Comcast Century Link
Power Capacity:	800A 120/208V
Signage:	Opportunity for building signage

Site Improvements:	Landscape irrigation system LED parking lot lighting Exterior trash enclosure
Area Amenities:	Burnsville Transit Station Heart of the City
Local Retailers:	Cub Foods Walmart

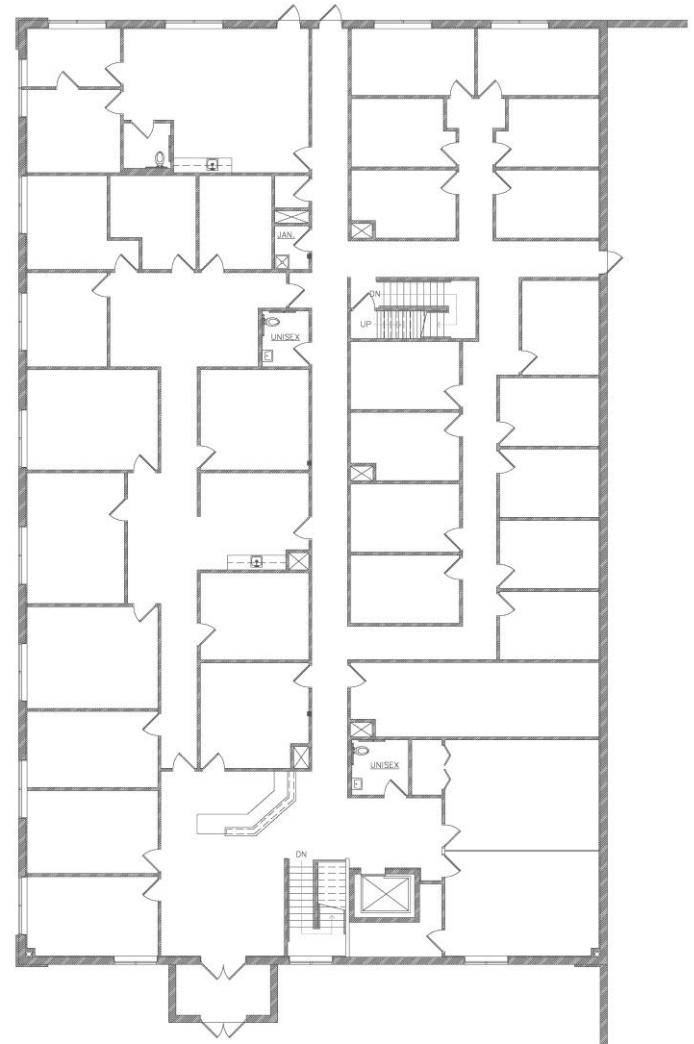


# Floor Plans

Lower Level



Upper Level



Phone: 952-890-6450 | Fax: 952-890-5476 | Web: [efhco.com](http://efhco.com)



# Aerial Imagery



Phone: 952-890-6450 | Fax: 952-890-5476 |  
Web: efhco.com

# Demographics

## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 12425 River Ridge Blvd, Burnsville, MN 55337

CITY, STATE

**Burnsville, MN**

POPULATION

**84,769**

AVG. HH SIZE

**2.46**

MEDIAN HH INCOME

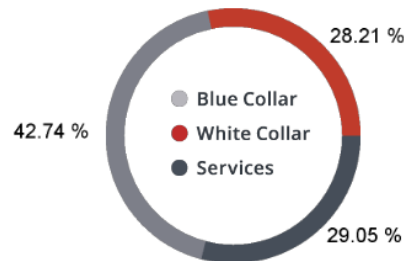
**\$67,834**

HOME OWNERSHIP

Renters: **12,546**

Owners: **22,501**

EMPLOYMENT

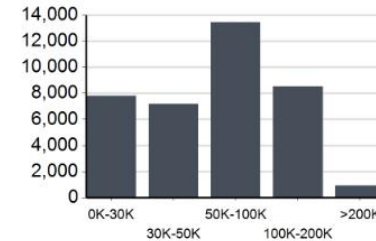


EDUCATION

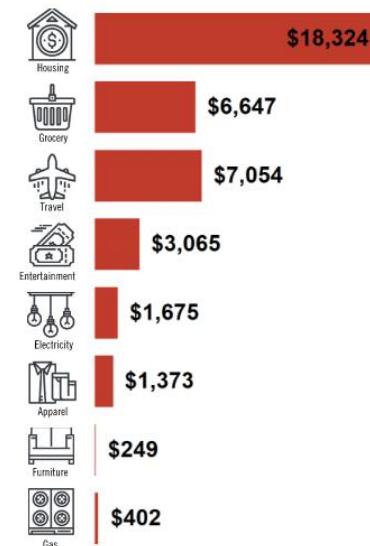
High School Grad: **23.90 %**  
Some College: **25.80 %**  
Associates: **8.55 %**  
Bachelors: **37.76 %**

 **Catylist Research**

INCOME BY HOUSEHOLD



HH SPENDING





# For more information

Susan Whalen  
Primary Broker  
susan.whalen@efhco.com  
(952) 890-6450  
Broker is related to building owner.

Jodi Walfoort  
Associate Broker  
jwalfoort@efhco.com  
(952) 890-6450

Madison Whalen  
Licensed Salesperson  
madison.whalen@efhco.com  
(952) 890-6450  
Salesperson is related to building owner.



Phone: 952-890-6450 | Fax: 952-890-5476 |  
Web: efhco.com

# Disclaimers and Confidentiality

This Offering Memorandum was prepared by EFH Realty Advisors, Inc. ("Broker" solely for the use of prospective purchasers of the River Ridge Commerce Center (the "Property"). Neither the Broker nor the owner of the Property ("Owner") makes any representation or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

Prospective purchases of the Property are advised that changes may have occurred in the physical or financial condition of the Property since the time this Offering Memorandum or the financial statements therein were made by Broker and not by Owner and are based upon assumptions or events beyond the control of Broker and Owner, and therefor may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or any prospective purchaser with any income or expense figures, budgets, or projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by Owner pursuant to its Finance Committee authorities and the signature of a Vice President or Owner is affixed to a Real Estate Purchase Agreement prepared by Owner. This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the Owner or Broker.

This letter/proposal is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The parties intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a definitive agreement has been fully executed and delivered by the parties. The parties agree that this letter/proposal is not intended to create any agreement or obligation by either party to negotiate a definitive lease/purchase and sale agreement and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith or in any way other than at arm's length. Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms from those summarized herein, (2) enter into negotiations with other parties and/or (3) unilaterally terminate all negotiations with the other party hereto.