

Land | For Sale - \$8.00/PSF

CBRE

City-Owned Office/Retail Land In COR

±7 Acres (Divisible)

Ramsey Blvd NW & Sunwood Dr
Ramsey, MN 55303





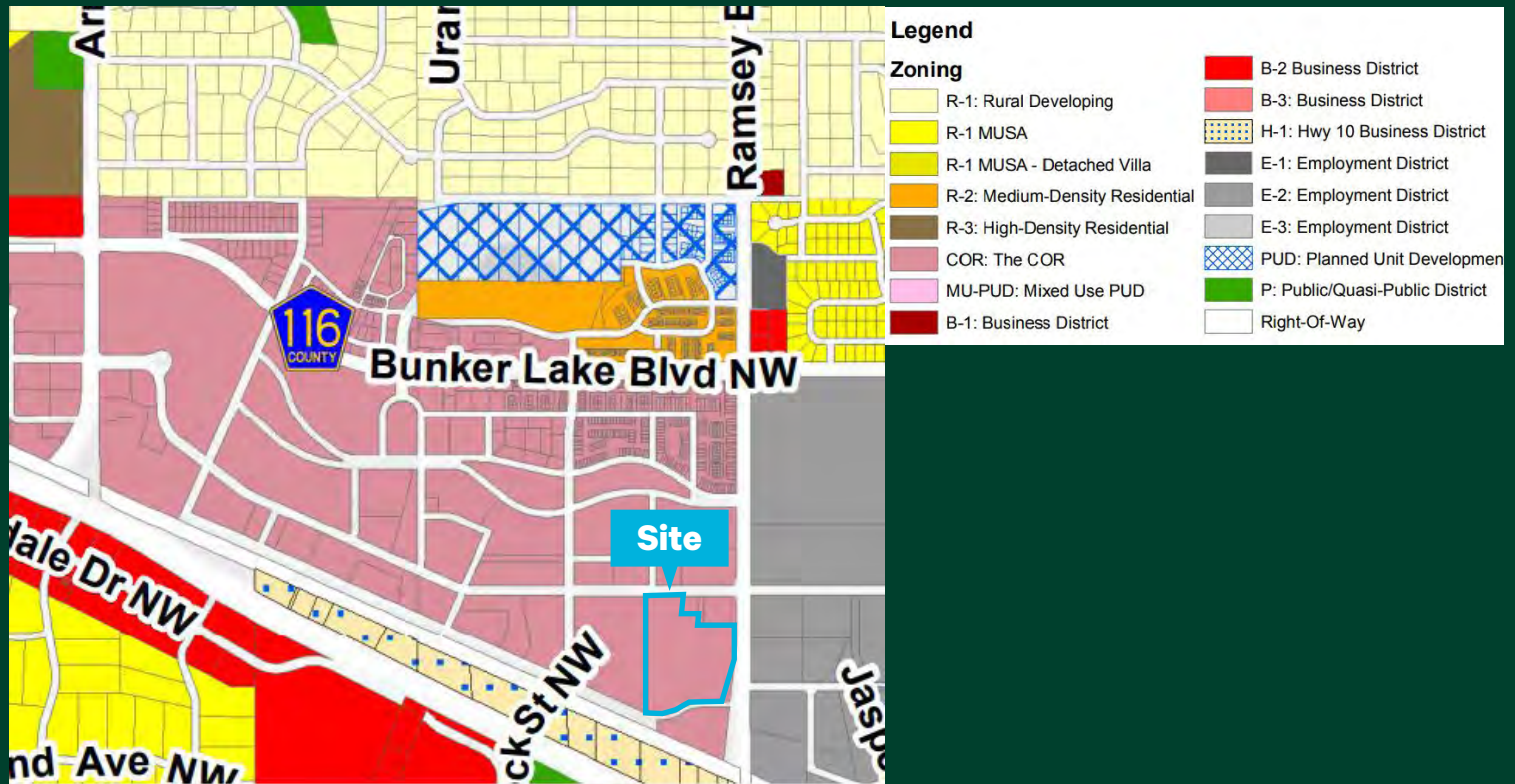
Property Highlights

- Great location for medical office, retail, hospitality, entertainment users. Located at the SE corner of Ramsey Blvd NW and Sunwood Dr
- Property will be replatted and City of Ramsey will maintain ownership/control of the ponds.
- Land is divisible
- Immediate access to Ramsey Blvd NW and Sunwood Dr
- Easy access to Hwy 10, Armstrong Blvd and Bunker Lake Rd
- Adjacent to +/-1000 acre business park
- Only 30 minutes to downtown Minneapolis
- Zoned COR (The COR District): Potential uses include retail, hospitality, office, medical office
- Anoka-Hennepin ISD #11
- PID #28-32-25-41-0024
- Great demographics and strong daytime population
- Over 1,000 residential units recently constructed, under construction, or planned within 3 miles of site
- Over 1,000,000 SF of industrial/manufacturing recently completed, under construction, planned
- Walkable community with close proximity to schools, parks, retail

Traffic Counts

| Location | VPD |
|-------------------|--------|
| Hwy 10 | 37,743 |
| Ramsey Blvd NW | 8,350 |
| Armstrong Blvd NW | 8,100 |
| Bunker Lake Blvd | 4,053 |
| Sunwood Dr NW | 5,778 |

Zoning



Sec. 117-118. - The COR District

Intent

- a. The primary intent of the COR district is to create a focal point in the community that embodies the principles of transit-oriented and mixed-use development. The COR district envisions a distinctly different development pattern, with a more urban structure of streets and blocks, than the suburban and rural patterns that have shaped the community to date. The COR area is comprised of a number of distinct subdistricts intended to define the type and intensity of uses, location of amenities and overall character of development. The COR district incorporates the COR development plan and development framework by reference to provide necessary building and site design features that are essential to a pedestrian environment.
- b. The COR subdistrict definition. The COR district consists of five subdistricts that define the type and intensity of land use.
 1. COR-1 *mixed-use core subdistrict*. The mixed-use core is intended to provide a mix of residential, retail, service, professional, community service, recreational and similar uses on every block near, and within easy walking distance of the transit station.
 2. COR-2 (COR-2 and 2b) *commercial subdistrict*. The COR-2 commercial subdistrict is designated to provide a location for retail commercial that has building and/or site designs inconsistent with the COR-1 subdistrict, including larger scale retail and other auto-oriented commercial uses.
 3. COR-3 and COR-3a *workplace subdistrict*. The workplace area is intended to accommodate medical and technology-related office and research uses, as well as other office uses and ancillary retail and service uses designed to support serve employees and office visitors.
 4. COR-4 (COR-4a, COR-4b and COR-4c) *neighborhood subdistrict*. The neighborhood subdistrict is intended to include a full range of housing types, from small-lot single-family detached to high-density senior and general apartments, as well as a limited number of small-scale retail and office uses at appropriate locations (i.e., at corners).
 5. COR-5 *park and open space subdistrict*. The park and open space subdistrict is intended to preserve environmental features, provide amenities and create focal points and community gathering places within easy access of all areas of the COR.

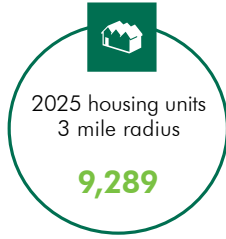
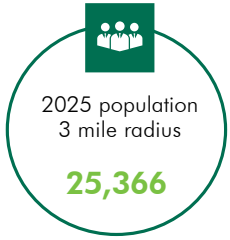
Future Land Use



Business Park (BP)

Areas guided Business Park are reserved for office and industrial development.

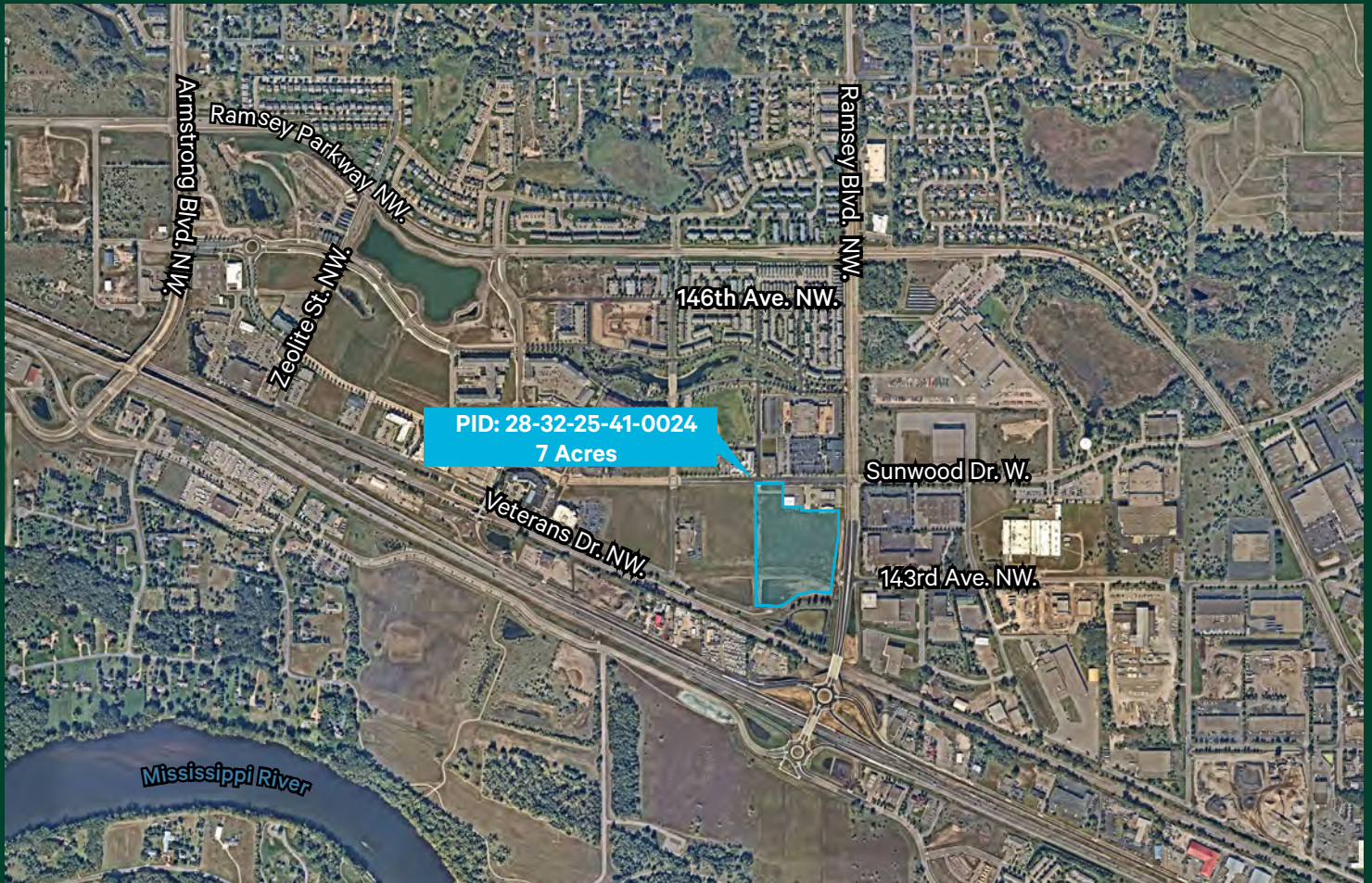
Demographics



| | 1 MILE | 3 MILES | 5 MILES |
|---|--------------|---------------|---------------|
| POPULATION | | | |
| 2025 Population - Current Year Estimate | 4,188 | 25,366 | 67,375 |
| 2030 Population - Five Year Projection | 4,476 | 26,831 | 71,350 |
| 2020 Population - Census | 3,421 | 22,589 | 61,061 |
| 2010 Population - Census | 1,744 | 18,106 | 52,848 |
| 2020-2025 Annual Population Growth Rate | 3.93% | 2.23% | 1.89% |
| 2025-2030 Annual Population Growth Rate | 1.34% | 1.13% | 1.15% |
| HOUSEHOLDS | | | |
| 2025 Households - Current Year Estimate | 1,602 | 9,289 | 25,389 |
| 2030 Households - Five Year Projection | 1,738 | 9,930 | 27,171 |
| 2020 Households - Census | 1,285 | 7,988 | 22,598 |
| 2010 Households - Census | 628 | 6,290 | 19,285 |
| 2020-2025 Compound Annual Household Growth Rate | 4.29% | 2.92% | 2.24% |
| 2025-2030 Annual Household Growth Rate | 1.64% | 1.34% | 1.37% |
| 2025 Average Household Size | 2.61 | 2.73 | 2.63 |
| HOUSEHOLD INCOME | | | |
| 2025 Average Household Income | \$94,234 | \$139,883 | \$134,687 |
| 2030 Average Household Income | \$99,412 | \$153,462 | \$148,446 |
| 2025 Median Household Income | \$87,376 | \$112,364 | \$110,610 |
| 2030 Median Household Income | \$94,651 | \$124,098 | \$123,548 |
| 2025 Per Capita Income | \$37,525 | \$51,436 | \$50,559 |
| 2030 Per Capita Income | \$40,161 | \$57,127 | \$56,293 |
| HOUSING UNITS | | | |
| 2025 Housing Units | 1,790 | 9,692 | 26,661 |
| 2025 Vacant Housing Units | 188 10.5% | 403 4.2% | 1,272 4.8% |
| 2025 Occupied Housing Units | 1,602 89.5% | 9,289 95.8% | 25,389 95.2% |
| 2025 Owner Occupied Housing Units | 935 52.2% | 7,611 78.5% | 19,453 73.0% |
| 2025 Renter Occupied Housing Units | 667 37.3% | 1,678 17.3% | 5,936 22.3% |
| EDUCATION | | | |
| 2025 Population 25 and Over | 2,613 | 16,961 | 46,004 |
| HS and Associates Degrees | 1,621 62.0% | 10,786 63.6% | 28,603 62.2% |
| Bachelor's Degree or Higher | 936 35.8% | 5,673 33.4% | 15,761 34.3% |
| PLACE OF WORK | | | |
| 2025 Businesses | 96 | 571 | 1,961 |
| 2025 Employees | 1,494 | 9,343 | 29,745 |

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Contact Us

Brian Pankratz
Senior Vice President
952 924 4665
brian.pankratz@cbre.com

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