

# Golden Valley Commons

Golden Valley 1 MN

For Lease

**UPLAND**  
REAL ESTATE GROUP, INC.

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# UPLAND

REAL ESTATE GROUP, INC.

## THE OPPORTUNITY

Address	7600-7800 Olson Memorial Hwy
City, State	Golden Valley, MN
Building Size	40,000 SF
Year Built	1996
Space Available	
Suite 7734	1,063 SF (Inline) } Contiguous
Suite 7732	1,250 SF (Inline) }
Suite 7720	1,235 SF (Inline) } Contiguous
Suite 7718	953 SF (Inline) }
Suite 7804	2,776 SF (Inline)- Former Restaurant
Asking Rent	\$32.50 Net
CAM 2025 Est.	\$12.75 PSF
RE Taxes 2025 Est.	\$10.71 PSF
CAM & Tax Total Est.	\$23.46 PSF





### Location Highlights:

- Visible from Hwy 55 with over 33,000 VPD
- Access from 2 signalized lights on Winnetka Ave and Rhode Island Ave N
- Very close to 2 golf courses
- Less than a mile away from General Mills World HQ
- 1st Tier Suburb

169

33,500 VPD

13,800 VPD

Winnetka Ave

Golden Valley  
Country Club

MINNESOTA  
55

Brookview  
Golf Course

General Mills  
World HQ

Population		Median HH Income		Average HH Income		Median Age	
1 Mile	5,694	1 Mile	\$94,012	1 Mile	\$121,614	1 Mile	45.9
3 Miles	83,767	3 Miles	\$77,531	3 Miles	\$104,999	3 Miles	41.2
5 Miles	297,072	5 Miles	\$71,537	5 Miles	\$102,995	5 Miles	37.5





Water Fountain Located next to Starbucks







- Nearby Tenants:
- » McDonald's
  - » Schuller's Tavern
  - » Wells Fargo
  - » UPS
  - » Chipotle
  - » Culver's
  - » Papa Murphy's
  - » O'Reilly Auto Parts
  - » New Bohemia
  - » Pilgrim Dry Cleaners
  - » Liquor Barrel
  - » Davanni's Pizza
  - » Doolittles Woodfire

Michael's  
SALLY  
DICK'S  
SPORTING GOODS  
Sprint  
Shane Co  
LANDS' END  
BED BATH & BEYOND  
Schmitt Music

Traffic Counts	
University Ave	15,100 VPD
I-94	157,000 VPD
I-35W	117,000 VPD



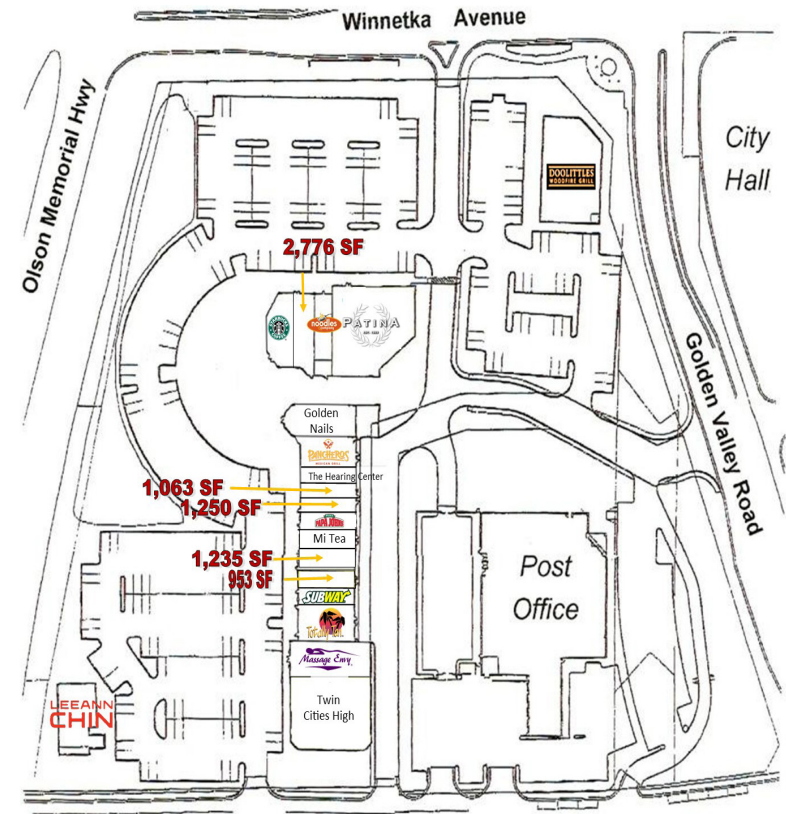
## Availabilities



### Building Highlights:

- Outdoor fountain provides a comfortable and peaceful environment for social or professional gatherings
- Golden Valley Commons is a 40,000 SF, upscale retail center positioned along Hwy 55, with excellent visibility from the highway
- Has been servicing the community for over 15 years
- Center has attracted strong regional retailers like Starbucks, Patina, and Panchero's

## Building Site Plan







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