

Golden Valley Commons

Golden Valley | MN

For Lease

UPLAND
REAL ESTATE GROUP, INC.

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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)
Suite 7720	1,235 SF (Inline)
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
Parking	5:1,000 Ratio

} Contiguous





- 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

Michaels
 SALLY
 DICK'S SPORTING GOODS
 Sprint
 Lands' End
 Bed Bath & Beyond
 Schmitt Music
 Home Depot
 Sears
 Home Depot

Doolittles Woodfire Grill
 Pancho's
 UPS
 Chipotle
 CHIN
 DQ
 McDonald's
 SUBWAY
 New Bohemia
 Starbucks
 Davanni's

Traffic Counts

Winnetka Ave	13,800 VPD
MN-55	33,500 VPD
I-169	98,000 VPD

102,000 VPD

86,000 VPD

33,500 VPD

98,000 VPD

122,000 VPD

Winnetka Ave S 15,800 VPD

142,000 VPD

Medicine Lake

General Mills
James Ford Bell
Research Center

Famous Dave's

Waterford Towers

Golden Valley Golf
and Country Club

SITE

KARE 11

Brookview Golf
Course

EMAG/NE

General Mills
World HQ

Glenwood Ave

MENARDS

RAMADA

Ridgedale Center
118 Stores

Sheraton

Minneapolis Golf
Course and Club

Shops at the West End
30+ Stores

Cedar Lake Rd

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

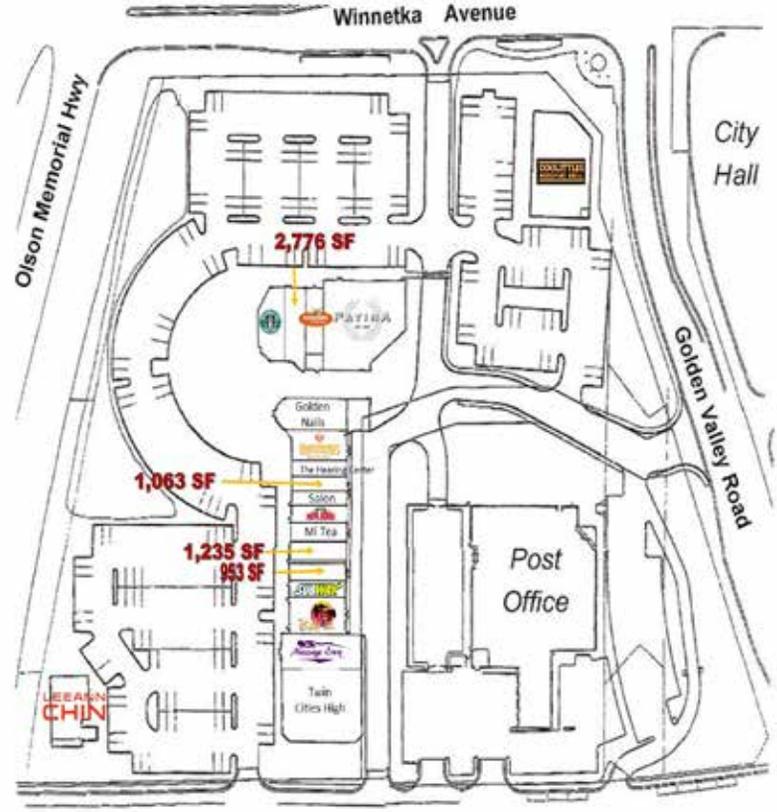
Population		Median HH Income		Average HH Income		Median Age	
1 Mile	5,694	1 Mile	\$94,012	1 Mile	\$121,614	1 Mile	45.9
3 Miles	83,767	3 Miles	\$77,531	3 Miles	\$104,999	3 Miles	41.2
5 Miles	297,072	5 Miles	\$71,537	5 Miles	\$102,995	5 Miles	37.5

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 Pancho's

Building Site Plan





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