

Golden Valley Commons

Golden Valley | MN

For Lease



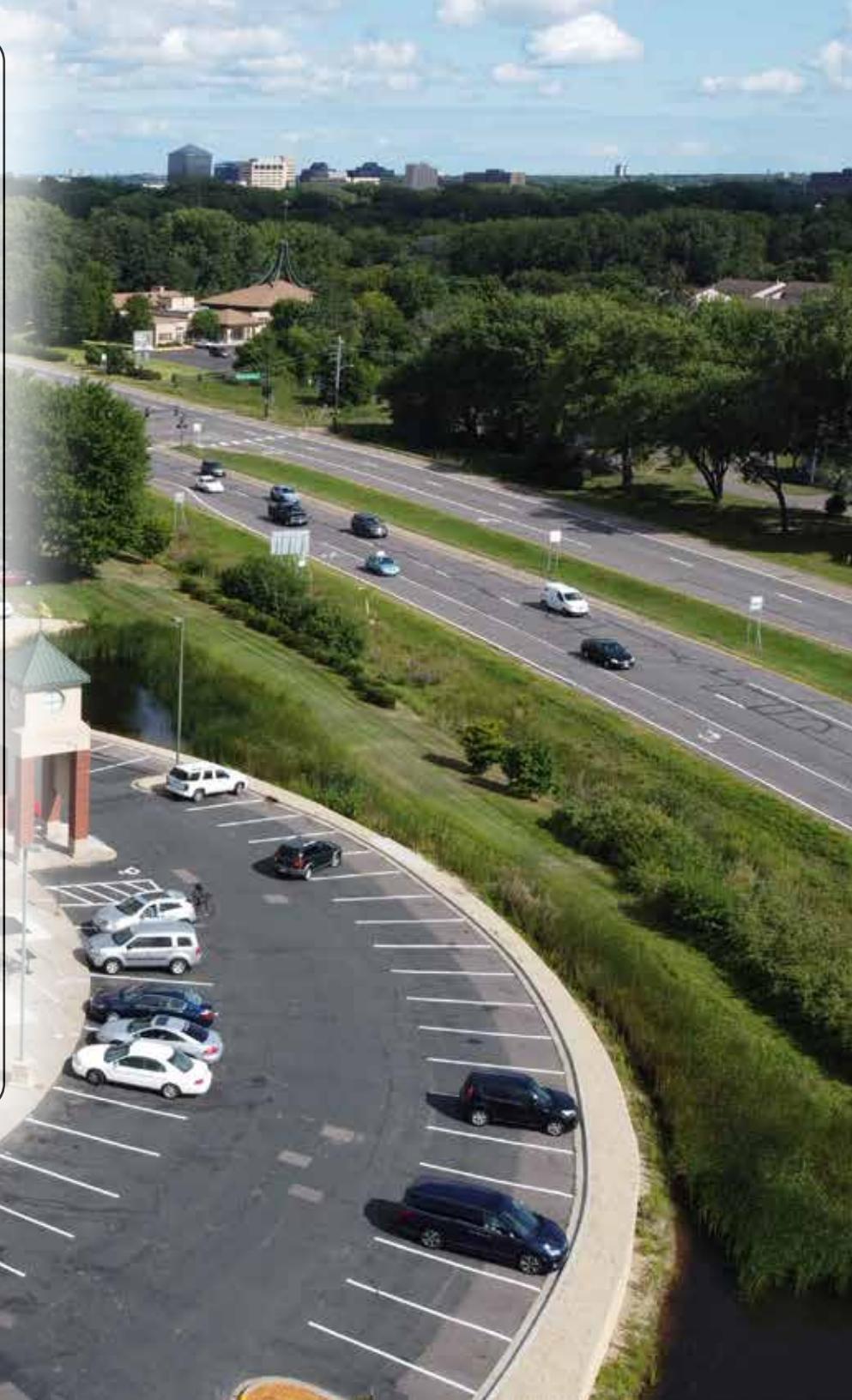
UPLAND
REAL ESTATE GROUP, INC.

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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 2026 Est. | \$12.29 PSF |
| RE Taxes 2026 Est. | \$11.23 PSF |
| CAM & Tax Total Est. | \$23.52 PSF |
| Parking | 5:1,000 Ratio |





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

13,800 VPD

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 |

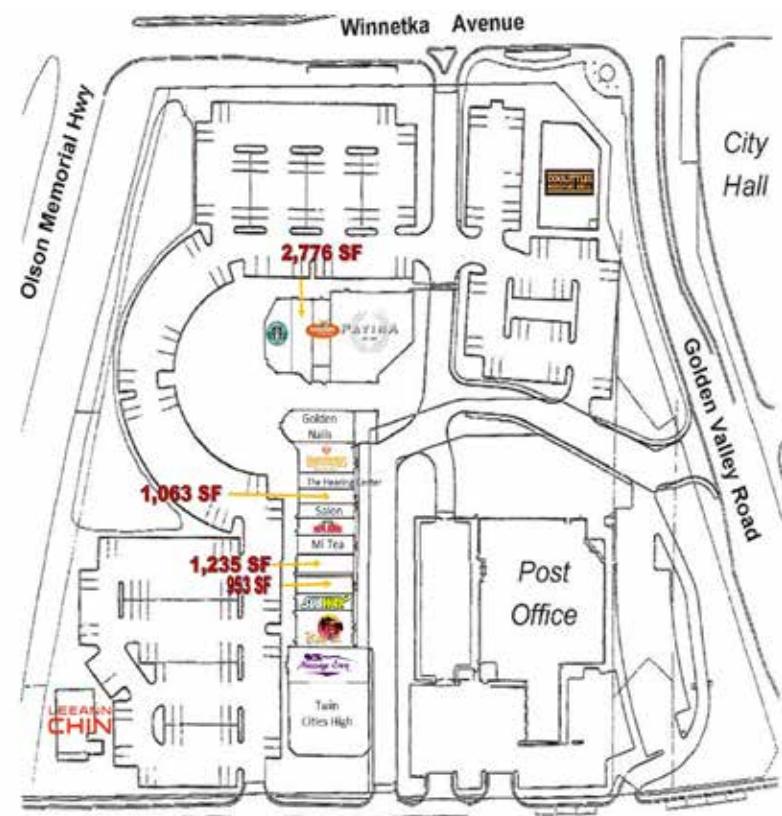
Availabilities



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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