

# Westwood West

St. Louis Park | MN

For Lease

**UPLAND**  
REAL ESTATE GROUP, INC.

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## THE OPPORTUNITY

Address	2316 Louisiana Ave
City, State	St. Louis Park, MN
Building Size	24,000 SF
Year Built	1967
Lot Size	2 Acres
Space # 1	12,600 SF
Asking Rent	Negotiable
Space # 2	2,170 SF
Asking Rent	\$18.50 PSF Net
CAM 2026 Est.	\$5.03 PSF
RE Taxes 2026 Est.	\$4.44 PSF
CAM & Taxes Total Est.	\$9.47 PSF
Parking	176 Spaces

Monument Signage



Location Highlights:

- Located on signalized corner of Cedar Lake Rd and Louisiana Avenue
- Dense urban neighborhood center
- Close to the main thoroughfare to I-394
- Near Cedar Lake Regional Trail

St. Louis Park Middle School

Park Adam Transportation

Coolibar

Cedar Lake Rd

Louisiana Ave

Cedar Lake Regional Trail

Walgreens

  
SITE

Cedar Knoll Park



12,648 VPD

12,444 VPD



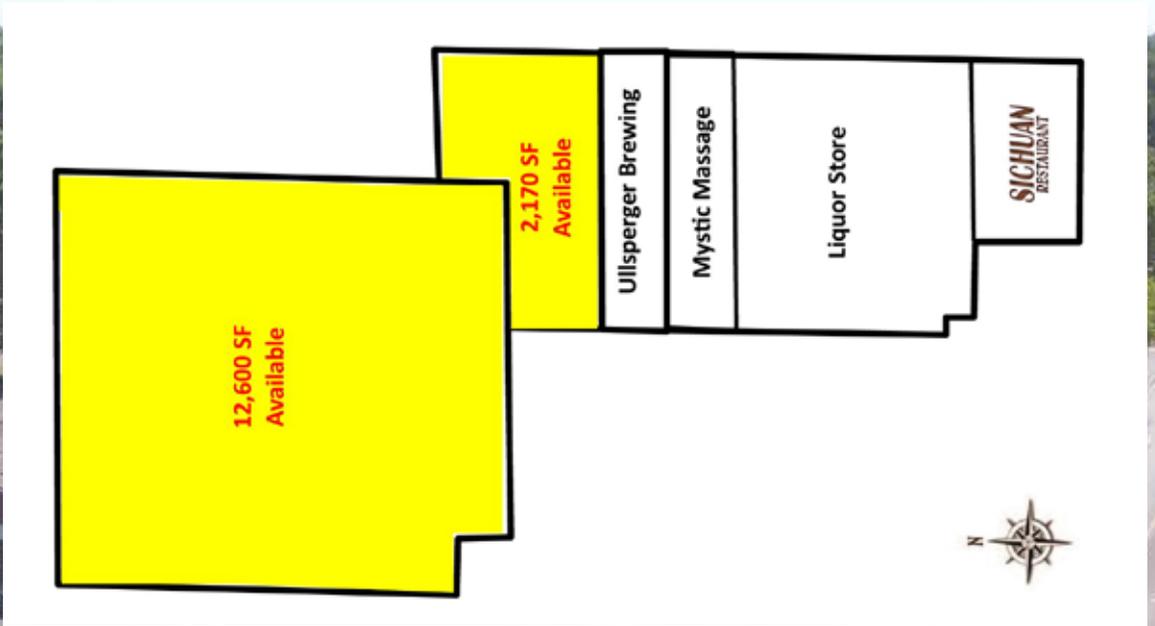
Population		Median HH Income		Average HH Income		Median Age	
1 Mile	14,595	1 Mile	\$59,562	1 Mile	\$72,073	1 Mile	36.0
3 Miles	89,354	3 Miles	\$65,644	3 Miles	\$89,698	3 Miles	38.5
5 Miles	306,619	5 Miles	\$57,542	5 Miles	\$84,205	5 Miles	36.4



12,600 SF

Interior Highlights:

- End Cap Space with Pylon
- Former Office Space



Located between Do It Best & Ullsperger Brewing

2,170 SF

Brookview  
Golf Course

Traffic Counts

Louisiana Ave 13,000 VPD  
Cedar Lake Rd 11,500 VPD  
I-394 123,000 VPD

169

80,000 VPD

Minneapolis  
Golf Club

Cedar Lake Rd  
11,500 VPD  
★  
SITE  
13,000 VPD

Cedar Lake Regional Trail

Louisiana Ave

123,000 VPD



104,897 VPD

West End - 1.25 Miles from SITE

Knollwood - 1.75 Miles from SITE

MINNESOTA  
100

MINNESOTA  
7

37,500 VPD

The Minikahda  
Club

Bde  
Maka  
Ska





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