

# 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: Suites 7718-7734	\$32.50 Net
Asking Rent: Suite 7804	\$36.00 Net - Former Restaurant
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





- 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'S  
 DICK'S SPORTING GOODS  
 Sprint  
 Lands' End  
 Bed Bath & Beyond  
 Schmitt Music  
 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

100

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



33,500 VPD

13,800 VPD

Winnetka Ave

Golden Valley  
Country Club



Brookview  
Golf Course

General Mills  
World HQ

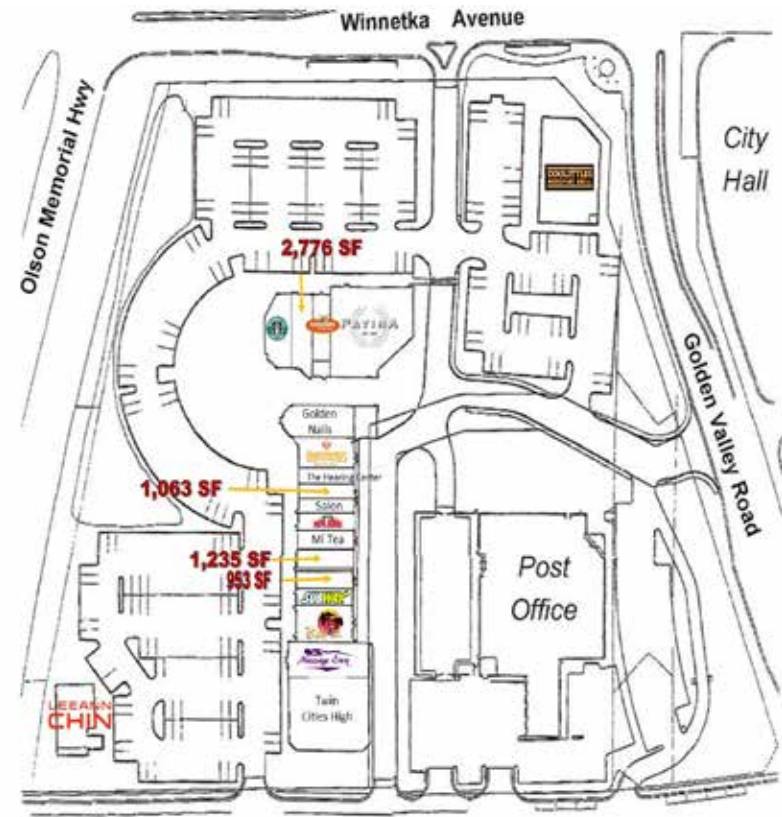
Population		Median HH Income		Average HH Income		Median Age	
1 Mile	5,694	1 Mile	\$94,012	1 Mile	\$121,614	1 Mile	45.9
3 Miles	83,767	3 Miles	\$77,531	3 Miles	\$104,999	3 Miles	41.2
5 Miles	297,072	5 Miles	\$71,537	5 Miles	\$102,995	5 Miles	37.5

## 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
  - Center has attracted strong regional retailers like Starbucks, Patina, and Pancho's

## Building Site Plan





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