

Westwood West

St. Louis Park | MN | 55426

For Lease

UPLAND
REAL ESTATE GROUP, INC.

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UPLAND

REAL ESTATE GROUP, INC.

THE OPPORTUNITY

Address	2316 Louisiana Ave
City, State	St. Louis Park, MN 55426
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

Park Adam
Transportation

Coolibar

St. Louis Park
Middle School

Cedar Lake Rd

Walgreens

★
SITE

Cedar Knoll
Park

NAPA

Louisiana Ave

Cedar Lake Regional Trail

12,648 VPD

12,444 VPD



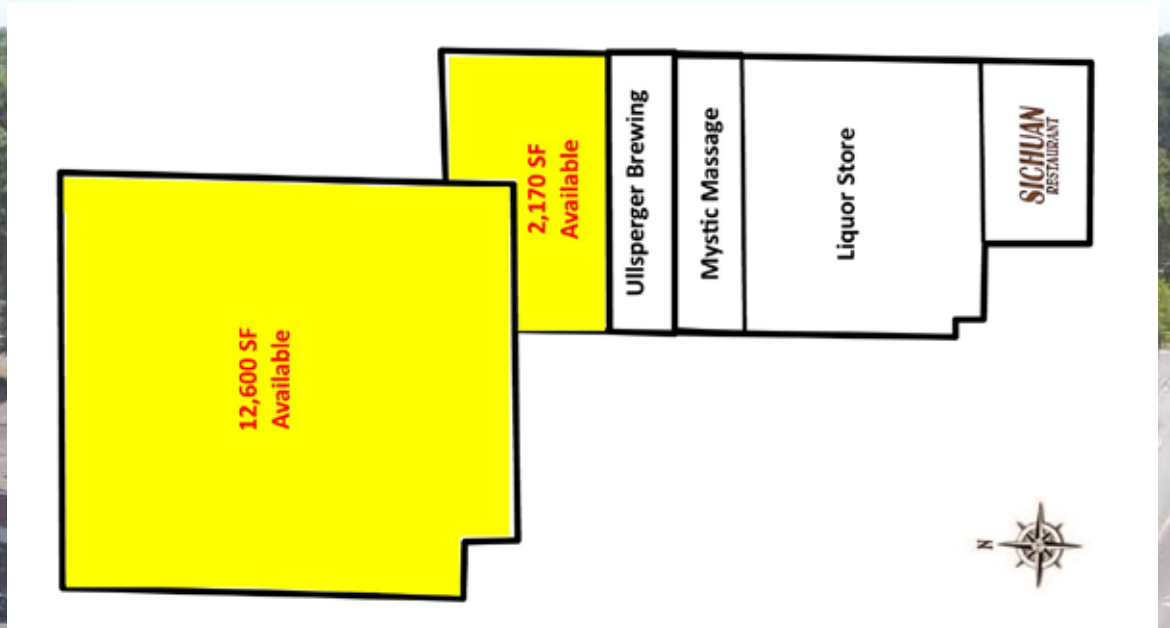
Population		Median HH Income		Average HH Income		Median Age	
1 Mile	15,311	1 Mile	\$102,429	1 Mile	\$141,085	1 Mile	36.0
3 Miles	98,447	3 Miles	\$102,026	3 Miles	\$148,728	3 Miles	37.7
5 Miles	330,864	5 Miles	\$94,208	5 Miles	\$140,759	5 Miles	36.8



12,600 SF

Interior Highlights:

- End Cap Space with Pylon
- Former Office Space



2,170 SF

Located between Do It Best &
Ullsperger Brewing

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
★
SITE

Cedar Lake Regional Trail

Louisiana Ave
13,000 VPD

11,500 VPD

123,000 VPD



104,897-VPD

MINNESOTA
100

MINNESOTA
7

The Minikahda
Club

Bde
Maka
Ska



West End - 1.25 Miles from **SITE**

Costco WHOLESALE **Office DEPOT** **PETSMART**
Rojo **Yard House** **FIVE GUYS** **Tanera** **Arbys**
Jersey Mike's SUBS **rōti** **CRAVE**
Cub FOODS **ANTHROPOLOGIE**

Knollwood - 1.75 Miles from **SITE**

Cub FOODS **Target** **five BELOW** **KOHL'S** **FIVE GUYS** **ALDI**
Jersey Mike's SUBS **rack** **BURGER KING**
OLD NAVY **Mister DSW** **Tanera** **WELLS FARGO** **Chick-fil-A** **White Castle**

L&B **Target** **LA FITNESS** **TRADER JOE'S** **McDonald's** **CHIPOTLE**
WAXING THE CITY **CVS pharmacy** **ACE Hardware** **SHERWIN WILLIAMS**
FRESH THYME **STARBUCKS COFFEE** **BOOKS** **Park Nicollet**



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