

Golden Valley Commons

Golden Valley | MN | 55417
For Lease

UPLAND
REAL ESTATE GROUP, INC.

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THE OPPORTUNITY

Address	7600-7800 Olson Memorial Hwy
City, State	Golden Valley, MN 55427
Building Size	40,000 SF
Year Built	1996
Space Available	
Suite 7726	1,235 SF (Inline) - Former Restaurant (Leased but Available)
Suite 7734	1,063 SF (Inline)
Suite 7720	1,235 SF (Inline)
Suite 7718	953 SF (Inline) } Contiguous
Suite 7804	2,776 SF (Inline)- Former Restaurant
Asking Rent: Suites 7718-7734	\$32.50 Net
Asking Rent: Suite 7804	\$45.00 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

Traffic Counts

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

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	5,832	1 Mile	\$106,131	1 Mile	\$141,388	1 Mile	41.8
3 Miles	84,470	3 Miles	\$102,949	3 Miles	\$141,889	3 Miles	39.1
5 Miles	303,931	5 Miles	\$91,592	5 Miles	\$133,017	5 Miles	36.9

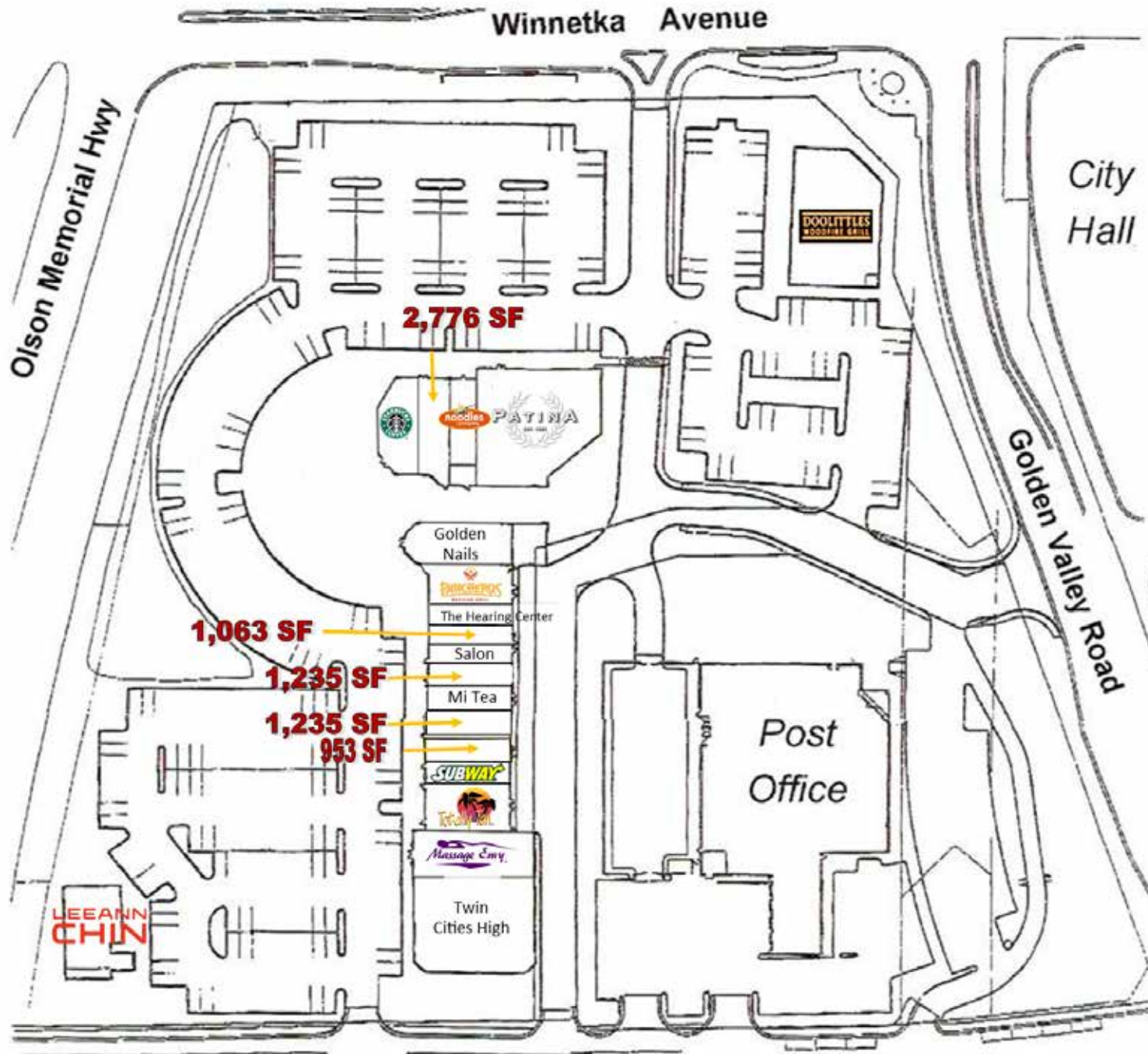


BUILDING HIGHLIGHTS

- 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 Panchero's

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