# Golden Valley Commons

Golden Valley I 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 |
| **SPACE AVAILABLE** | |
| **SUITE 7726 (LEASED BUT AVAILABLE)** | 1,235 SF (Inline) - Former Restaurant |
| **SUITE 7734** | 1,063 SF (Inline) } Contiguous |
| **SUITE 7720** | 1,235 SF (Inline) |
| **SUITE 7718** | 953 SF (Inline) |
| **ASKING RENT: SUITES 7718-7734** | $32.50 Net |
| **CAM 2026 EST.** | $12.29 PSF |
| **RE TAXES 2026 EST.** | $11.23 PSF |
| **CAM & TAX TOTAL EST.** | $23.52 PSF |
| **YEAR BUILT** | 1996 |
| **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**
- **DOOLITTLES WOODFIRE**
- **DAVANNI'S PIZZA**

## *TRAFFIC COUNTS*

| | |
|---|---|
| **WINNETKA AVE** | 13,800 VPD |
| **MN-55** | 32,499 VPD |
| **I-69** | 92,300 VPD |







# AERIAL


169
General Mills
James Ford Bell
Research Center
MINNESOTA
55
MINNESOTA
100
MINNESOTA
55
Golden Valley
Country Club
Famous Dave's
petsuites
Cub FOODS
Bachman's
Papa Murphy's PIZZA
WAXING THE CITY
Culver's
Holiday
O'Reilly AUTO PARTS
ACE Hardware
DAVANNI'S
CRISP & GREEN
SUBWAY
LEEANN CHIN
PANCHEROS MEXICAN GRILL
PAPA JOHN'S
SITE
32,499 VPD
92,300 VPD
Brookview
Golf Course
General Mills
World HQ
Ridgedale Center
NORDSTROM
DICK'S SPORTING GOODS
macy's
TRADER JOE'S
Olive Garden
104,144 VPD
INTERSTATE
394
MENARDS
Perkins
TACO BELL
BURGER KING
169
COSTCO WHOLESALE
PETSMART




| 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 |

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# AVAILABILITY & HIGHLIGHTS







## BUILDING HIGHLIGHTS

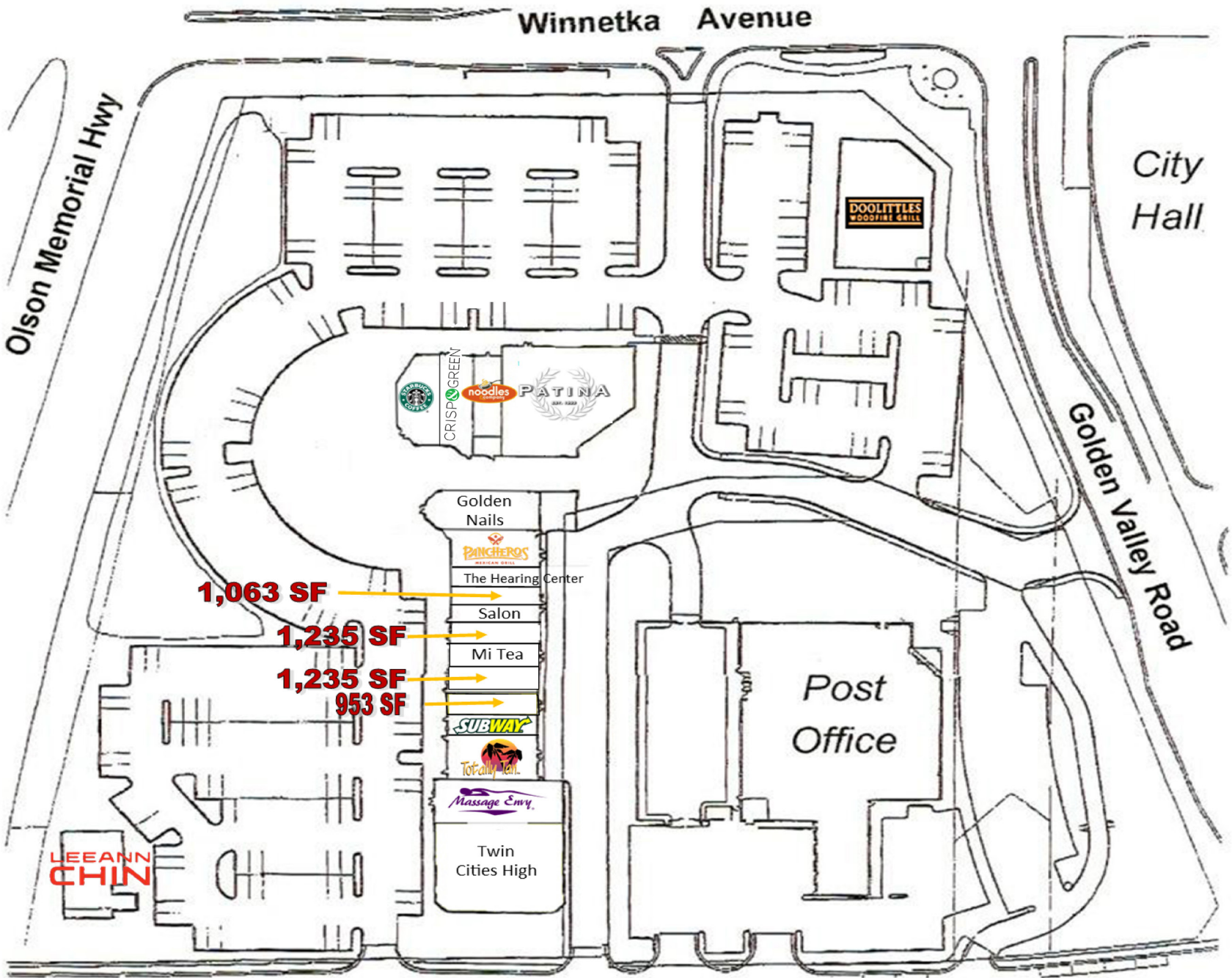
- Outdoor fountain provides a comfortable and peaceful environment for social or professional gatherings
- Golden Valley Commons is a 40,000 SF, upscale retail center positioned along Hwy 55, with excellent visibility from the highway
- Center has attracted strong regional retailors like Starbucks, Patina, and Panchero's

## 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

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# SITE PLAN






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