



FOR LEASE: D'AMICO & SONS
7804 OLSON MEMORIAL HWY | GOLDEN VALLEY, MN 55427



BROOKVIEW
GOLF & LAWN BOWLING

WELLS
FARGO

Lewis Rd.

WISCONSIN AVE

10th Ave N

THE CLUB AT
GOLDEN VALLEY

Pennsylvania Ave



Gunstream Boutique

3,897 VPD

New Bohemia
Wurst+BierHaus

9ROUND
30 MIN KICKBOX FITNESS

NAGOYA
日本やし

ups

JJ'S
Sauce PIZZA
SHAKES

O'Reilly

ACE

LIQUOR BARREL

CHIPOTLE
MEXICAN GRILL

LOVE PIZZA

noodles
COMING

PATINA

LeeAnn
CHIN

Subway

Pancheros
MEXICAN GRILL

BoBTea
COMING

Papa John's



Winnetka Ave N

47,722 VPD
Golden Valley Rd

DOLITTLE'S
WOODFIRE GRILL



12,647 VPD

SITE

Hwy 55

26,215 VPD

Rhode Island Ave N

Rhode Island
Ave N

Country Club Dr



PROMINENT OPPORTUNITY

LOCATION	7804 Olson Memorial Hwy (Hwy 55) Golden Valley, MN 55427
AVAILABLE	2,776 SF
RENT	\$36.00 PSF (current net)
CAM & TAXES	\$21.31 PSF Total \$11.58 PSF + \$9.73 PSF (est. current year)
TERM	Primary lease term extends to June 30, 2031 Two (2) five-yr options to extend lease - as far out as June 30, 2041
HIGHLIGHTS	<ul style="list-style-type: none">▪ Prominent frontage and signage at full traffic intersection along Highway 55 & Winnetka Ave▪ Large outdoor patio with park-like setting▪ D'Amico & Sons has been an occupant of this space since 1996

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	4,709	84,203	298,603
DAYTIME POPULATION	11,606	122,489	377,151
AVERAGE HH INCOME	\$128,973	\$130,449	\$127,308
MEDIAN HH INCOME	\$94,903	\$100,455	\$91,256
HOUSEHOLDS	2,098	38,054	133,464

CONTACT: John Johannson | 612.359.1680 | john.johannson@transwestern.com

NEARBY RETAILERS

DOOLITTLES
WOODFIRE GRILL

New Bohemia
Wurst+BierHaus

noodles
& COMPANY



PANCHEROS
MEXICAN GRILL



LEEANN
CHIN

Subway

PATINA
EST. 1993

THE CLUB AT
GOLDEN VALLEY

TRANSWESTERN



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