

Excelsior  
&  
Grand



Retail Spaces  
For Lease

3820 Grand Way  
St. Louis Park, MN 55416



For more information, please contact:

Erin Larson  
(612) 314-1692  
[elarson@sr-re.com](mailto:elarson@sr-re.com)

Schafer Richardson  
901 North Third Street, Suite 100  
Minneapolis, MN 55401  
[www.sr-re.com](http://www.sr-re.com)

### Property and Location Highlights

- **Luxury lifestyle center development** in the vibrant suburb of St. Louis Park
- Two, second-generation **street-level retail spaces**
- Two onsite **parking ramps**
- **Abundant natural light** throughout the spaces
- Building and premises **signage opportunities**
- **Easy access** to **Highways 100 and 394**, and located on the busy Excelsior Boulevard thoroughfare
- Convenient location near **Chain of Lakes**, bustling retail corridor and dense residential areas



### Available Retail Spaces

- Over **18,000 vehicles** pass by daily!
- **470+ parking ramp** spaces available!
- Strong retail co-tenants including: Starbucks, CVS, and the Hair District
- **White box quotes** available and can be part of Landlord credit negotiations!

For more details on each space, see the following pages.

[excelsiorandgrand.com](http://excelsiorandgrand.com)  
[stlouisparkmn.gov](http://stlouisparkmn.gov)

For more information, please contact:

Erin Larson  
(612) 314-1692  
[elarson@sr-re.com](mailto:elarson@sr-re.com)

## Retail Spaces For Lease

Excelsior & Grand



For more information, please contact:

Erin Larson  
(612) 314-1692  
elarson@sr-re.com



## Excelsior & Grand

- Second Generation Space!
- Former Good Clinic Space
- Net Lease Rate Starting at \$30.00 PSF
- Operating Expenses - \$13.24 PSF (est.)
- White box quotes available and can be part of Landlord credit negotiations!
- Excellent storefront visibility on Excelsior Blvd
- Natural light, private exam rooms and restrooms



GROSS INTERNAL AREA  
TOTAL = 2273 sq ft

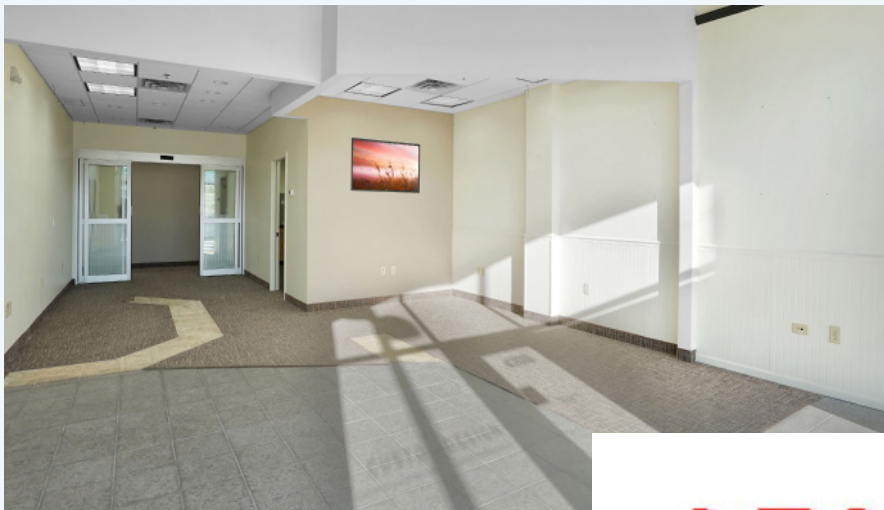
© 2000 Blackwell Science Ltd

Erin Larson  
(612) 314-1692  
elarson@sr-re.com



## Retail Spaces For Lease

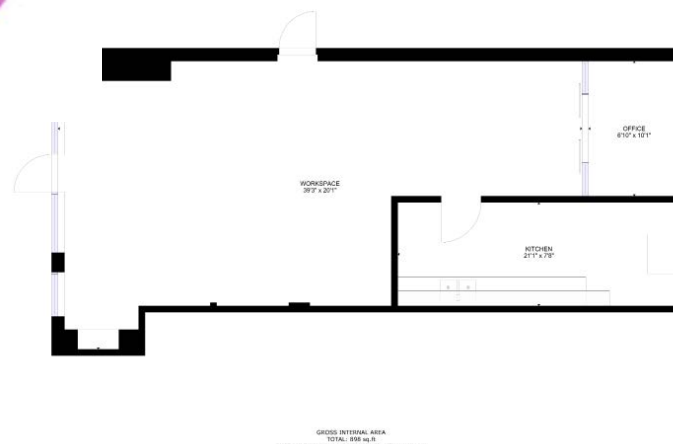
Excelsior & Grand



### 4708 Excelsior Blvd - 898 SF

- Second Generation Space!
- Former Bravo Jewelers Store
- Net Lease Rate Starting at \$30.00 PSF
- Operating Expenses - \$13.24 PSF (est.)
- White box quotes available and can be part of Landlord credit negotiations!
- Excellent storefront visibility on Excelsior Blvd

**LEASED**



For more information, please contact:

Erin Larson  
(612) 314-1692  
elarson@sr-re.com

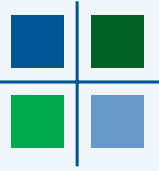


## Excelsior & Grand

- Second Generation Space!
- Former Vein Clinic
- Net Lease Rate Starting at \$30.00 PSF
- Operating Expenses - \$13.24 PSF (est.)
- White box quotes available and can be part of Landlord credit negotiations!
- Natural light, private exam rooms and restrooms



Erin Larson  
(612) 314-1692  
elarson@sr-re.com



## Retail Spaces For Lease

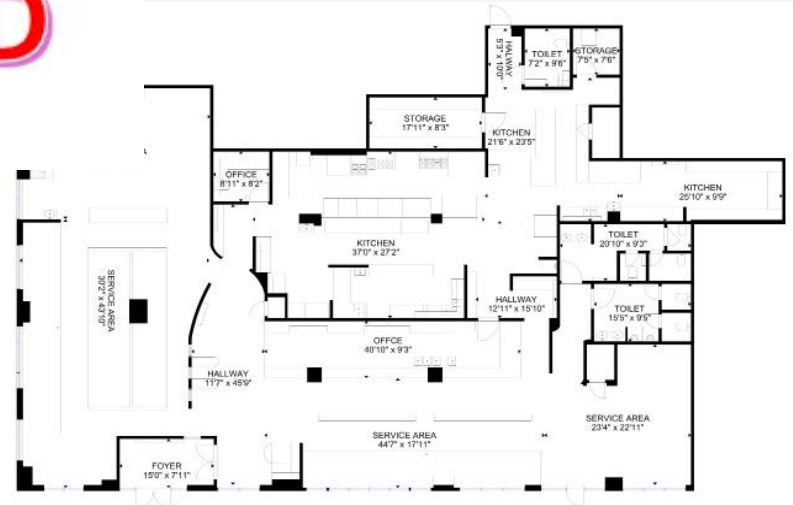
Excelsior & Grand



### 3801 Grand Way - 6,918 SF

- Second Generation Restaurant/Bar Space!
- Former McCoy's Public House
- Net Lease Rate Starting at \$30.00 PSF
- Operating Expenses - \$13.24 PSF (est.)
- All restaurant equipment, furniture and fixtures included in the lease
- **3D Matterport tour available upon request!**

**LEASED**




For more information, please contact:

Erin Larson  
(612) 314-1692  
elarson@sr-re.com



## RETAIL & RESTAURANT DIRECTORY



- |                           |                                         |                         |                                                                                               |
|---------------------------|-----------------------------------------|-------------------------|-----------------------------------------------------------------------------------------------|
| 1. Kindercare             | 6. Starbucks                            | 11. Available for lease | 16. Removery                                                                                  |
| 2. Beem Light Sauna       | 7. Nail Boss                            | 12. Lago Tacos          | 17. Curate                                                                                    |
| 3. Vibe Organic Juice Bar | 8. Wink Family Eye Care                 | 13. CVS Pharmacy        | 18. Swoon Beauty                                                                              |
| 4. Available for lease    | 9. Max's                                | 14. Bank of America     | 19. Jain Dental                                                                               |
| 5. Available for lease    | 10. Excelsior & Grand<br>Leasing Office | 15. Xfinity             |  Parking |

  
**EXCELSIOR  
& GRAND**  
excelsiorandgrand.com

For more information, please contact:

Erin Larson  
(612) 314-1692  
elarson@sr-re.com





**For information on leasing, please  
contact:**

Erin Larson

(612) 314-1692

[elarson@sr-re.com](mailto:elarson@sr-re.com)

[excelsiorandgrand.com](http://excelsiorandgrand.com)

For more information, please contact:

Erin Larson

(612) 314-1692

[elarson@sr-re.com](mailto:elarson@sr-re.com)