

RETAIL SPACE  
FOR LEASE

GOLDEN  
VALLEY



TOWN  
SQUARE

663-693 Winnetka Ave N  
Golden Valley, MN 55427





Block Advisors



GOLDEN VALLEY  
BROOKVIEW  
ANIMAL  
HOSPITAL

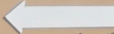


DAVANNI'S

YESS!

TOWN  
SQUARE

Golden Valley  
Animal Hospital



# GOLDEN VALLEY TOWN SQUARE

Golden Valley Town Square is mid-sized Neighborhood Center, conveniently located off Highway 55 and Winnetka Avenue in the heart of Golden Valley. The property is surrounded by professional offices, residential apartments, and single-family homes. This attractive, 2-story Neighborhood Center offers a robust tenant mix of retail, office and restaurants and is only minutes away from Downtown Minneapolis. The building is well maintained with attractive landscaping, an elevated walk-around patio, and abundant off-street parking available on the northwest, east, and south side of the building.

## Available Units

|                        |                  |               |
|------------------------|------------------|---------------|
| <b>Suite 681</b> ..... | <b>Rentable:</b> | <b>961 SF</b> |
|------------------------|------------------|---------------|

|                        |                  |               |
|------------------------|------------------|---------------|
| <b>Suite 695</b> ..... | <b>Rentable:</b> | <b>592 SF</b> |
|------------------------|------------------|---------------|

## Property Details

|                       |                       |
|-----------------------|-----------------------|
| <b>Size</b>           | 37,850 SF, 1.71 Acres |
| <b>Height</b>         | 2 stories             |
| <b>Year Built</b>     | 2000                  |
| <b>Occupancy Type</b> | Multi-Tenant          |
| <b>Rate</b>           | Negotiable            |
| <b>CAM/Tax</b>        | \$15.88/SF            |

## Population

|                |                |
|----------------|----------------|
| <b>1 Mile</b>  | <b>2,802</b>   |
| <b>3 Miles</b> | <b>38,711</b>  |
| <b>5 Miles</b> | <b>130,441</b> |

## Average Household Income

|                |          |
|----------------|----------|
| <b>1 Mile</b>  | \$87,528 |
| <b>3 Miles</b> | \$84,516 |
| <b>5 Miles</b> | \$77,048 |

## Traffic Counts

|                           |            |
|---------------------------|------------|
| <b>Hwy 55</b>             | 32,499 vpd |
| <b>Winnetka Avenue</b>    | 9,235 vpd  |
| <b>Golden Valley Road</b> | 3,897 vpd  |

# PROPERTY FEATURES



**Prominent corner  
with great visibility**



**Access to Hwy 55,  
Hwy 169 and I-394**



**Indoor common area  
seating**



**Abundant parking**



**First floor retail**



**On the bus line**



**Elevator**



**Building signage**



**Outdoor patio**



**Family friendly dining**



Golden Valley  
Town Square



Winnetka Ave

Golden Valley Rd

New Bohemia  
Wurst+BierHaus

All Strings Attached



THE UPS STORE



O'Reilly  
AUTO PARTS



DOOLITTLES  
WOODFIRE GRILL

PATINA  
EST. 1993



MiTea



D'AMICO  
& SONS



PANCHEROS  
MEXICAN GRILL

LEEANN  
CHIN

SUBWAY



Rhode Island Ave

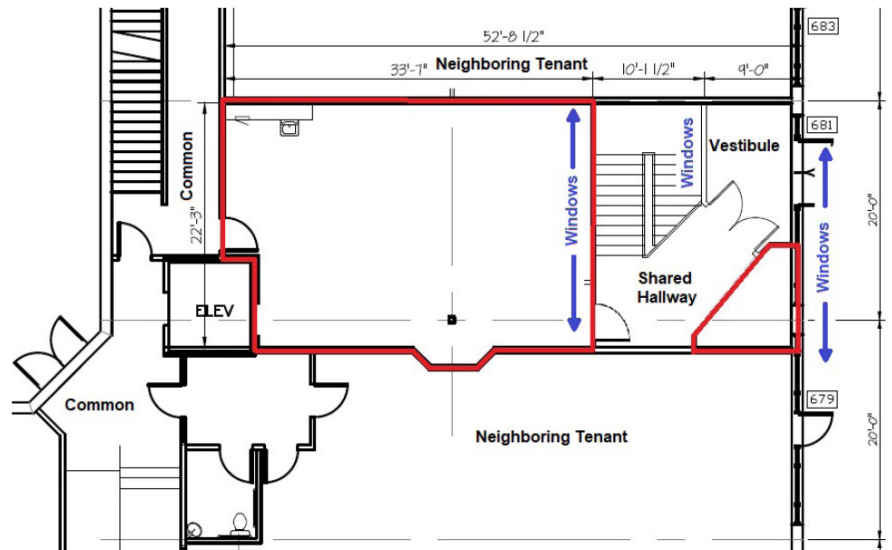


Hennepin  
Library

city of  
golden  
valley

# SUITE 681

Rentable: 961 Sq Ft



For more information or for a personal property tour, contact



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