

RETAIL FOR LEASE

GRANADA SHOPPING CENTER

14800-14875 Granada Ave, Apple Valley, MN 55124



AVAILABLE SF:	Up To 3,971 SF
NET LEASE RATE:	Negotiable
CAM/R.E. TAXES:	\$8.78 - \$8.94 PSF/Yr
BUILDING SIZE:	41,300 SF
YEAR BUILT:	1974
RENOVATED:	2016
ZONING:	RB - Retail Business

PROPERTY OVERVIEW

Prime location in the heart of downtown Apple Valley on the northwest quadrant of County Road 42 on Cedar Avenue. Great visibility from 147th Street & Granada Avenue offering excellent exposure to passing traffic. Abundant parking for visitors and staff.

PROPERTY FEATURES

- Across street from Walmart
- Easy Access for Customers
- 41,300 Sq. Ft. Total Comprised of Two Retail Buildings
- Located on Northwest Quadrant of Cnty Rd 42 on Cedar Ave
- High Visibility from 147th Street & Granada Avenue
- 9,300+ VPD on 147th St | 51,000+ VPD Along Cedar Ave
- Vibrant Tenant Mix
- Building & Pylon Signage

KW COMMERCIAL
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SALIENT INFORMATION

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BUILDING INFORMATION

ADDRESS:	14800 Granada Ave, Apple Valley
BUILDING SIZE:	41,300 Square Feet
FLOORS:	one
YEAR BUILT:	1974, Renovations in 2015 and 2016
AVAILABLE SPACE:	Suite 14820 - East Building - 3,971 SF (<i>Can be subdivided</i>)
LEASE RATE:	Negotiable
CAM & RATE (2024):	East Building: \$8..94/SF per year West Building: \$8.78/SF per year

BUILDING FEATURES

CROSS STREETS:	147th St. W & Granada Avenue
NEARBY FREEWAYS: SIGNAGE:	County Rd 77, I-35E
VISIBILITY:	Building signage for all tenants
CURRENT SHARED TENANTS:	County Rd 42 Visibility
PARKING LOT: ACCESSIBILITY:	Pizza Hut, Clean 'n Press, H&R Block, Apple Valley Diamonds and Creative Sewing
TRAFFIC COUNT:	5.87/1,000 SF surface parking
BUILDING AMENITIES:	Lot accessible from 147th St, 148th St & Granada Ave
LOCATION AMENITIES:	34,500+ vpd on Cty Rd 42, 10,000+ vpd on Granada Ave. 8,000+ vpd on 147th St W Local ownership & management, build-to-suit suites, Recently Renovated One block west of Cedar Ave, One block north of Cty Rd 42. Immediately adjacent to numerous other restaurants, retail & shopping centers

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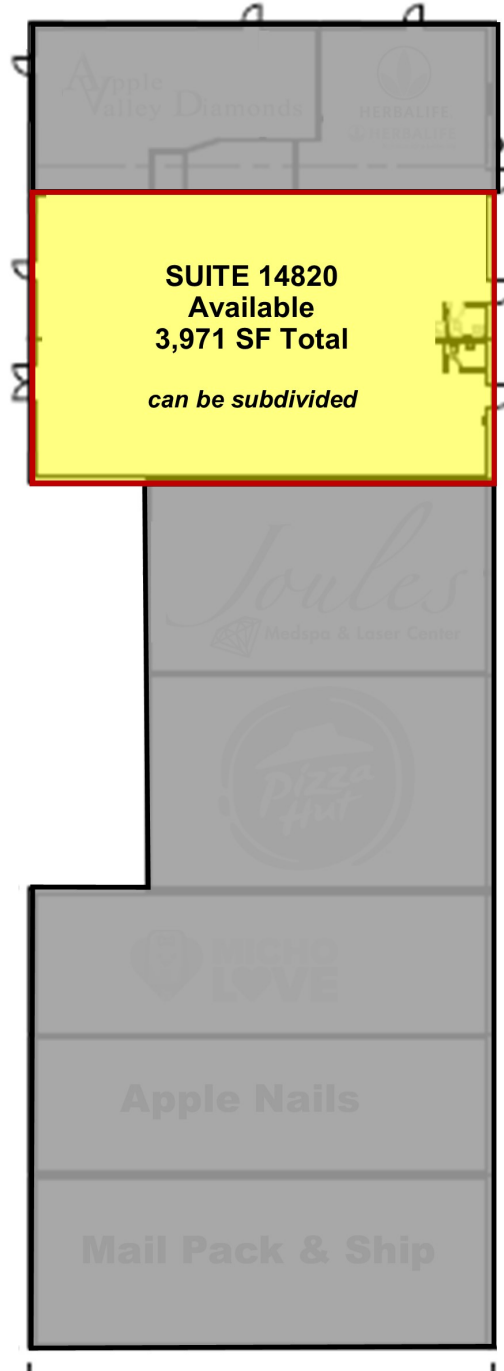
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RETAIL FOR LEASE

GRANADA SHOPPING CENTER - EAST BUILDING

Suite 14820: 3,971 SF

Potential To Subdivide Down To 1,984 SF



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SUITE 14820: 3,971 SF

Potential To Subdivide Down To 1,984 SF



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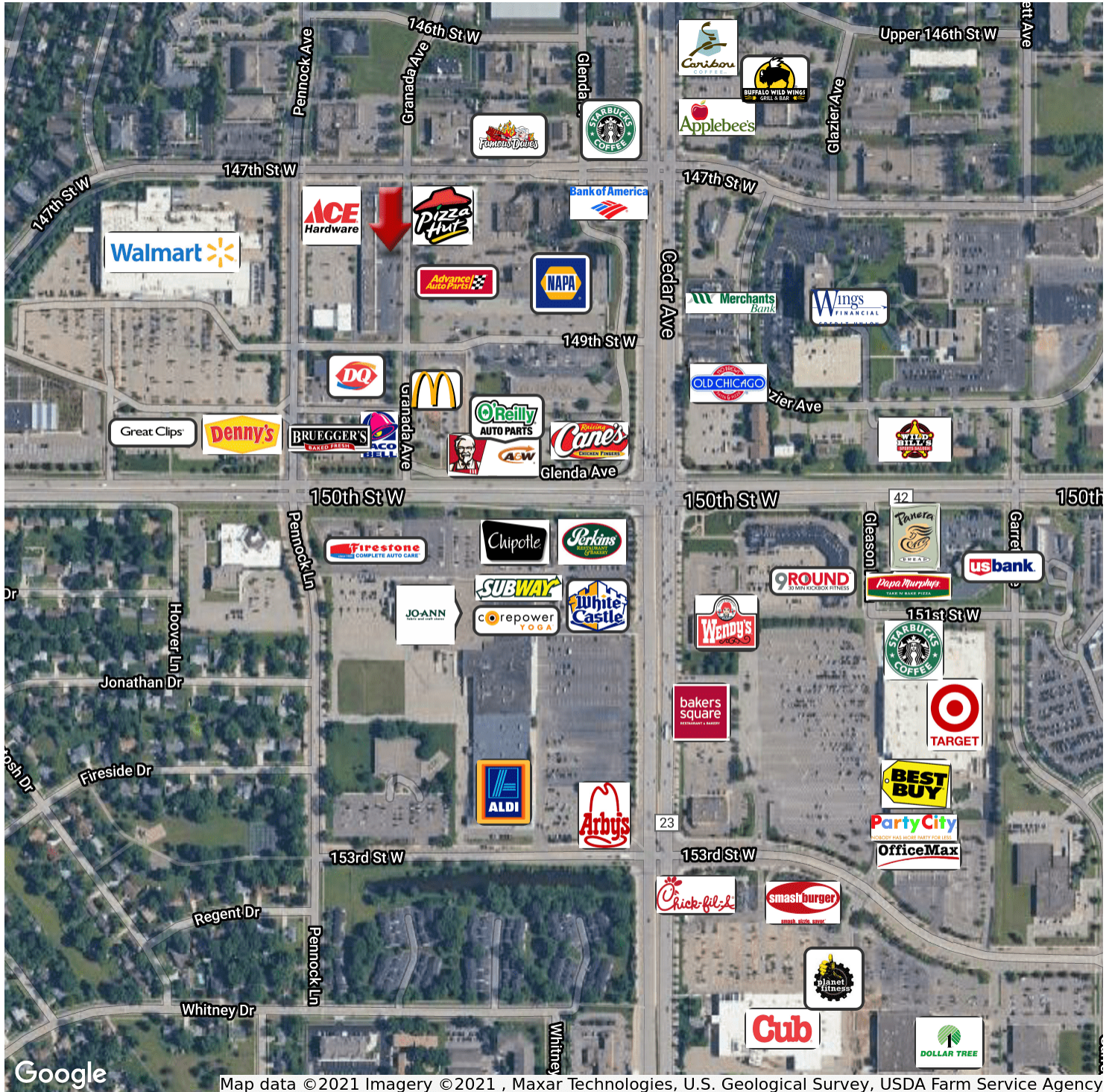
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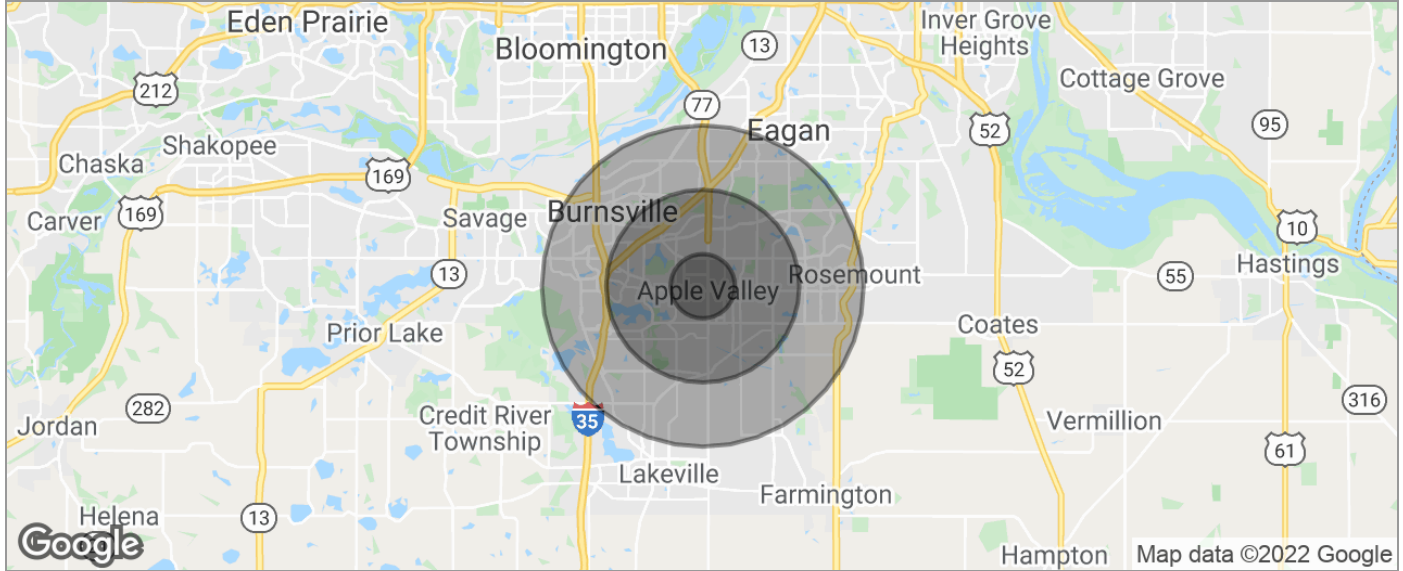
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,794	80,652	201,701
MEDIAN AGE	36.7	36.0	36.0
MEDIAN AGE (MALE)	34.3	35.1	34.5
MEDIAN AGE (FEMALE)	39.8	37.2	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,298	30,092	76,815
# OF PERSONS PER HH	2.5	2.7	2.6
AVERAGE HH INCOME	\$79,487	\$91,344	\$90,042
AVERAGE HOUSE VALUE	\$230,768	\$276,576	\$271,205
RACE	1 MILE	3 MILES	5 MILES
% WHITE	82.6%	84.6%	84.2%
% BLACK	6.8%	5.0%	5.8%
% ASIAN	4.8%	5.5%	5.3%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.5%	0.4%	0.4%
% OTHER	1.6%	1.2%	1.3%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	2.8%	3.7%	3.6%

* Demographic data derived from 2010 US Census

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