

8008 MINNETONKA BOULEVARD  
SAINT LOUIS PARK, MN 55426



# TEXA-TONKA

SHOPPING CENTER



JONES LANG LASALLE, INC.



# A SHOPPING CENTER FOR **EVERY ERA**

Texa-Tonka Shopping Center opened in 1951 and revolutionized convenience shopping in the Twin Cities. The first major suburban shopping center to be constructed, owned, operated, and staffed locally, Texa-Tonka brought together a collection of local merchants dedicated to fulfilling the day-to-day needs of the post-World War II suburban consumer in a convenient neighborhood setting.

70 years later following an extensive restoration, Texa-Tonka has returned to its mid-century modern glory days as the bustling St. Louis Park neighborhood shopping center. Refocusing on its 1951 mission to offer a unique variety of customize and localized goods, services, and entertainment, the center is poised to redefine the community shopping experience and provide a one-of-a-kind retail destination.







# REINVENTING COMMUNITY SHOPPING

With a long history of serving the St. Louis Park community, the iconic Texa-Tonka Shopping Center showcases a modern collection of locally-owned neighborhood retail stores and businesses. Reimagined and redeveloped to highlight the mid-century modern architecture of Texa-Tonka's past, new public amenity spaces have been created to promote community gatherings, events, outdoor seating, and outdoor dining.



*Securing space at Texa-Tonka will ensure that businesses are part of the retail renaissance spreading across the Twin Cities and beyond—the return to small, local, relevant retail centers that cultivate culture, community, and repeat customers.*



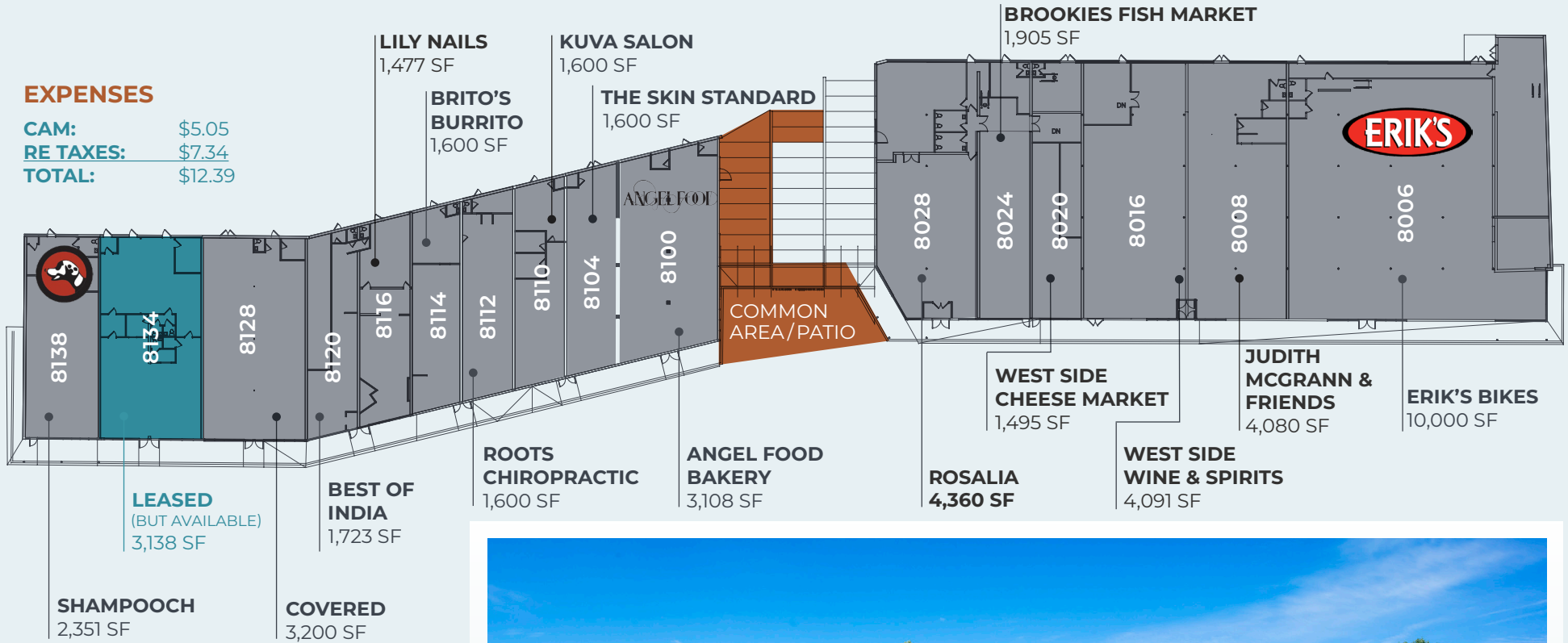


# TEXA-TONKA

## SHOPPING CENTER

### EXPENSES

**CAM:** \$5.05  
**RE TAXES:** \$7.34  
**TOTAL:** \$12.39



# THE

# SITE PLAN







# THE MARKET

Texa-Tonka is located at Texas Avenue South and Minnetonka Boulevard, a heavily trafficked and direct East-West connection from Minneapolis to the affluent western suburbs. As a dense, first ring suburb immediately west of downtown Minneapolis, St. Louis Park is a significant pathway of travel to and from the west metro. Commuters from well-established neighborhood pockets like the cities of Hopkins, Minnetonka, Wayzata, Edina, and parts of Golden Valley are a captive commuter and consumer audience. The surrounding area also offers strong schools, walkability, bikeability, and easy accessibility to public transit.



Total population within **1/3/5** miles radius

**15,964 100,322 277,810**

**Traffic** counts

**14,100 vpd**

MINNETONKA BLVD

**4,900 vpd**

TEXAS AVENUE

Households within **1/3/5** miles radius

**7,015 47,389 126,915**

Average household income within **1/3/5** miles radius

**\$112,825 \$128,623 \$140,421**



# PROMINENT LOCATION



Prominent location with **ample parking** and **convenient access**



Nestled in between **larger retail nodes** yearning for local food, coffee, and fitness options



**Transit friendly** to bus lines



Total population of **100,000** within a **3-mile radius**



**Trade area** is encompassed by dense, established neighborhoods of first-time home buyers, young families, and jet-setters



Saint Louis Park is known for its **charming neighborhoods** and access to parks, lakes, and recreation



**4 miles** from popular Lake Bde Maka Ska (formerly Lake Calhoun) and the **bustling Uptown Minneapolis**



# TEXA-TONKA

## SHOPPING CENTER

8008 MINNETONKA BOULEVARD  
SAINT LOUIS PARK, MN 55426



### CONTACT:

**ZAC HOANG**

+1 612 250 4663  
zac.hoang@jll.com

**JACK WHITCOMB**

+1 651 207 3498  
jack.whitcomb@jll.com

### About JLL

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$16.6 billion, operations in over 80 countries and a global workforce of operations in over 80 countries and a global workforce of more than 91,000 as of December 31, 2020. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](https://www.jll.com).



**paster**  
PROPERTIES

