



RETAIL SPACE FOR LEASE

Excelsior
&
Grand



EXCELSIOR
& GRAND

Retail Space
For Lease

3820 Grand Way
St. Louis Park, MN 55416



For more information, please contact:

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

Schafer Richardson
901 North Third Street, Suite 100
Minneapolis, MN 55401
www.sr-re.com

Property and Location Highlights

- **Luxury lifestyle center development** in the vibrant suburb of St. Louis Park
- One, second-generation **street-level retail space**
- Two, onsite **parking ramps**
- **Abundant natural light** throughout the space
- 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 Space

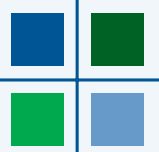
- Over **18,000 vehicles** pass by daily!
- **470+ parking ramp** spaces available!
- Strong retail co-tenants including: Starbucks, CVS, and the Hair District
- **White box quote** available and can be part of Landlord credit negotiations!

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

excelsiorandgrand.com
stlouisparkmn.gov

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Schafer
Richardson®

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4712 Excelsior Blvd 3,272 SF



3808 Grand Way 4,446 SF



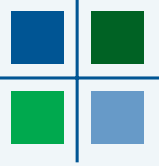
4708 Excelsior Blvd 898 SF



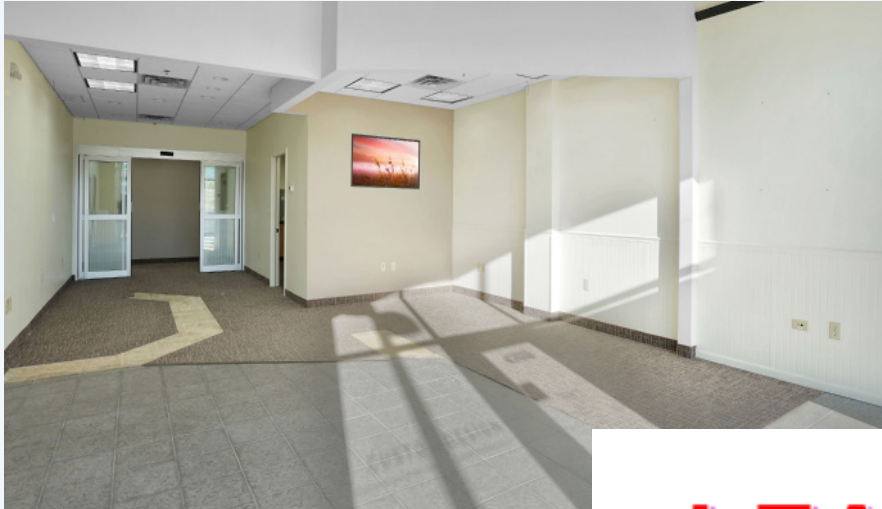
3801 Grand Way 6,918 SF

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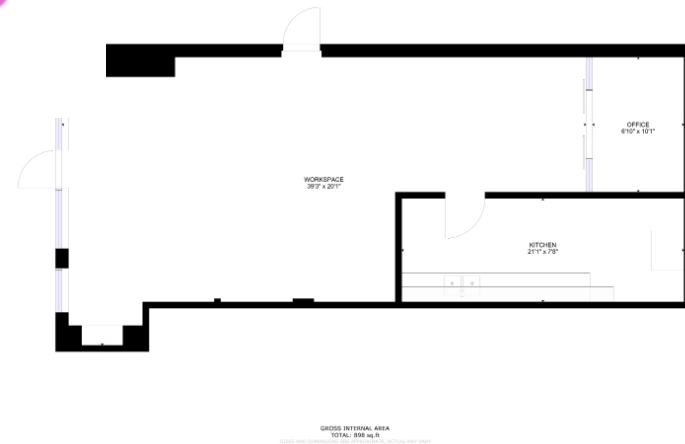
Retail Space For Lease Excelsior & Grand



4708 Excelsior Blvd - 898 SF

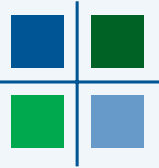
- Second Generation Space!
- Former Bravo Jewelers Store
- Net Lease Rate Starting at \$30.00 PSF
- Operating Expenses - \$13.24 PSF (est.)
- White box quotes available and can be part of Landlord credit negotiations!
- Excellent storefront visibility on Excelsior Blvd

LEASED



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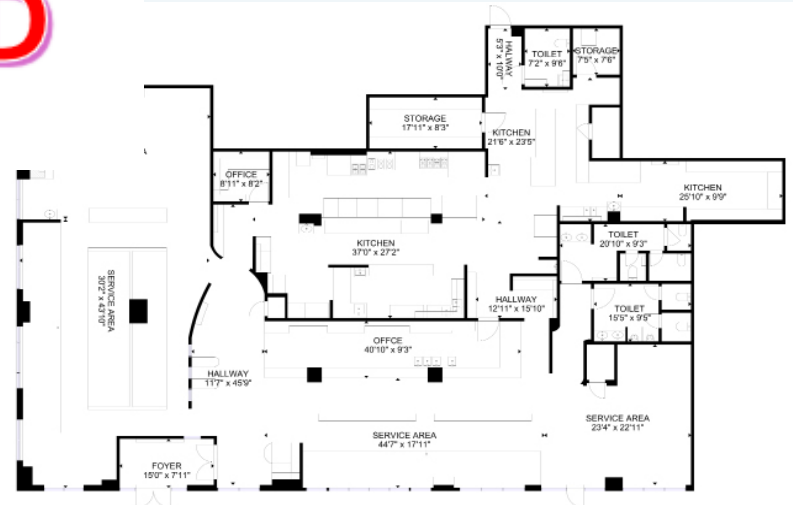
Retail Space For Lease Excelsior & Grand



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




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RETAIL & RESTAURANT DIRECTORY

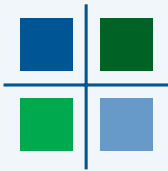


- | | | | |
|---------------------------|---|-------------------------|---|
| 1. Kindercare | 6. Starbucks | 11. Available for lease | 16. Removery |
| 2. Beem Light Sauna | 7. Nail Boss | 12. Lago Tacos | 17. Curate |
| 3. Vibe Organic Juice Bar | 8. Wink Family Eye Care | 13. CVS Pharmacy | 18. Swoon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



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