

# Westwood West

St. Louis Park | MN  
For Lease

**UPLAND**  
REAL ESTATE GROUP, INC.

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# UPLAND

REAL ESTATE GROUP, INC.

## THE OPPORTUNITY

Address	2316 Louisiana Ave
City, State	St. Louis Park, MN
Building Size	24,000 SF
Year Built	1967
Lot Size	2 Acres
Space #1	12,600 SF
Asking Rent	Negotiable
Space #2	2,170 SF
Asking Rent	\$18.50 PSF Net
CAM 2025 Est.	\$5.27 PSF
RE Taxes 2025 Est.	\$4.13 PSF
CAM & Taxes Total Est.	\$9.40 PSF
Parking	176 Spaces

## Monument Signage





Location Highlights:

- Located on signalized corner of Cedar Lake Rd and Louisiana Avenue
- Dense urban neighborhood center
- Close to the main thoroughfare to I-394
- Near Cedar Lake Regional Trail

St. Louis Park  
Middle School

Park Adam  
Transportation

Coolibar

Cedar Lake Rd

Walgreens

★  
SITE

Cedar Knoll  
Park



Louisiana Ave

Cedar Lake Regional Trail



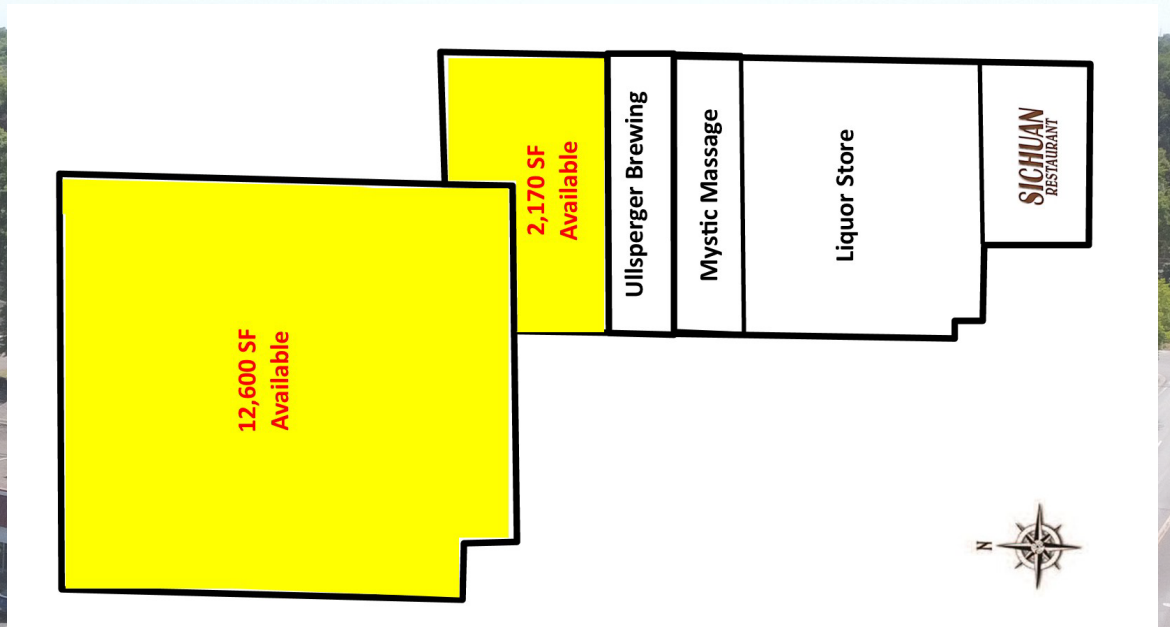
Population		Median HH Income		Average HH Income		Median Age	
1 Mile	14,595	1 Mile	\$59,562	1 Mile	\$72,073	1 Mile	36.0
3 Miles	89,354	3 Miles	\$65,644	3 Miles	\$89,698	3 Miles	38.5
5 Miles	306,619	5 Miles	\$57,542	5 Miles	\$84,205	5 Miles	36.4





### Interior Highlights:

- End Cap Space with Pylon
- Former Office Space





Brookview  
Golf Course

Traffic Counts

Louisiana Ave 13,000 VPD  
Cedar Lake Rd 11,500 VPD  
I-394 123,000 VPD

169

80,000-VPD

Minneapolis  
Golf Club

Cedar Lake Rd  
Cedar Lake Regional Trail  
SITE  
Louisiana Ave  
13,000 VPD

11,500 VPD

123,000 VPD



104,897 VPD

West End - 1.25 Miles from SITE

THE HOME DEPOT COSTCO WHOLESALE Office DEPOT PETSMART

Rojo YARD HOUSE FIVE GUYS Panera Bread Arby's

Jersey Mike's SUBS rōti CRAVE

Cub FOODS ANTHROPOLOGIE

Knollwood - 1.75 Miles from SITE

Cub FOODS Target five BELOW KOHL'S FIVE GUYS ALDI

Jersey Mike's SUBS Nordstrom rack BURGER KING

OLD NAVY Mister DSW Panera Bread WELLS FARGO Chick-fil-A White Castle

37,500 VPD

MINNESOTA  
100

MINNESOTA  
7

The Minikahda  
Club

Bde  
Maka  
Ska



L&B Target LA FITNESS TRADER JOE'S McDonald's CHIROTE

WAXING THE CITY CVS pharmacy ACE Hardware SHERWIN WILLIAMS

FRESH THYME FARMERS MARKET STARBUCKS COFFEE BOOKS Park Nicollet





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