



Colliers

# WAYZATA VILLAGE SHOPS

812-864 LAKE ST E | WAYZATA, MN

## Prepared By

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# PROPERTY OVERVIEW

- Rare opportunities in very tight market
- Extremely high income
- One of the few retail properties with abundant off street parking
- Historical strong retail node

## BUILDING INFORMATION

Address 812 - 864 Lake St E  
Wayzata, MN 55391

Year Built 1964

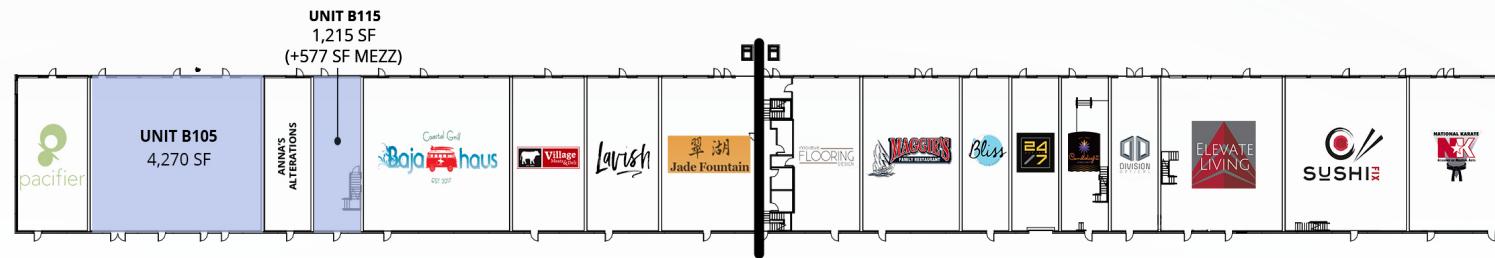
Availability Unit B105: 4,270 SF  
Unit B115: 1,215 SF (+577 SF Mezz)

Asking Rent Rate Negotiable

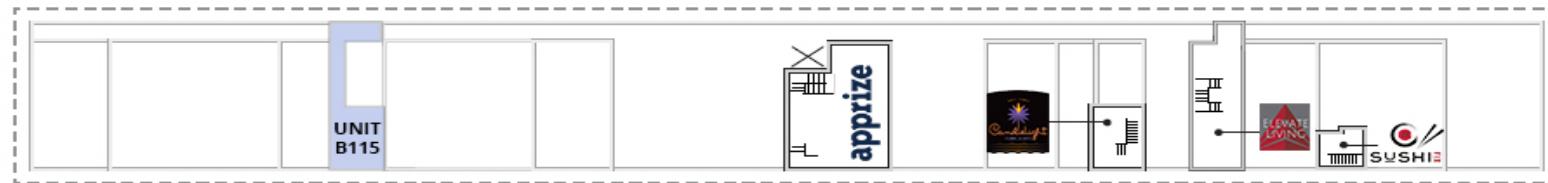


# FLOOR PLAN

## Ground



## Level 2



# THE PICTURESQUE LAKESIDE

## Lakeside Luxury Meets Urban Opportunity

Nestled on the shores of iconic Lake Minnetonka, Wayzata offers unmatched access to natural beauty and recreation. At its heart lies the Panoway on Wayzata Bay—a vibrant, multi-phase development with scenic trails, green spaces, and waterfront enhancements. As one of Minneapolis's most affluent submarkets, Wayzata boasts household incomes more than twice the national average. Its strategic location within the Twin Cities metro connects it to a diverse, resilient economy supported by major industries like finance, manufacturing, and transportation. With Minneapolis-St. Paul leading the nation in Fortune 500 companies per capita, Wayzata benefits from strong regional business growth. The local commercial market reflects this strength, with over 90% occupancy and rental rates exceeding nearby premium areas by \$10–\$15 per square foot.



## BY THE NUMBERS



**70**  
Walk Score



**6,111 VPD**  
Traffic Counts



**102,772**  
Current Population  
(5 mile radius)



**95,673**  
Daytime Population  
(5 mile radius)



**\$194,372**  
Average Household  
Income  
(5 mile radius)



**43,316**  
Households  
(5 mile radius)

# PROPERTY AERIAL





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## CONTACT US

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