RETAIL SPACE FOR LEASE

GOLDEN VALLEY

□

TOWN SQUARE

663-693 Winnetka Ave N
Golden Valley, MN 55427

TOWN □ SQUARE

669

675

GOLDEN VALLEY
TOWN SQUARE

Golden Valley Town Square is mid-sized Neighborhood Center, conveniently located off Highway 55 and Winnetka Avenue in the heart of Golden Valley. The proprety is surrounded by professional offices, residential apartments, and single-family homes. This attractive, 2-story Neighborhood Center offers a robust tenant mix of retail, office and restaurants and is only minutes away from Downtown Minneapolis. The building is well maintained with attractive landscaping, an elevated walk-around patio, and abundant off-street parking available on the northwest, east, and south side of the building.

Property Stats

Size	37,850 SF, 1.71 Acres
Height	2 stories
Year Built	2000
Occupancy Type	Multi-tenant
Rate	Negotiable
CAM/Tax	$15.46/SF
Parking	Off-street parking, 2-story parking ramp in back
Co-tenants	Block Advisors, Davanni's, Bergstrom Studio, Mainstream Boutique, Golden Valley Animal Hospital, Triple D Espresso, WA Campion & Co, Pups & Stuff, Custom Trim Barbers, New Asian Ju Yuan, Fix My Busted Computer, and Hidden Nails

Population

1 Mile	2,802
3 Miles	38,711
5 Miles	130,441

Average Household Income

1 Mile	$87,528
3 Miles	$84,516
5 Miles	$77,048

Traffic Counts

Hwy 55	32,499 vpd
Winnetka Avenue	9,235 vpd
Golden Valley Road	3,897 vpd

PROPERTY
FEATURES

Prominent corner with great visibility

Easy access to Hwy 55, Hwy 169 and I-394
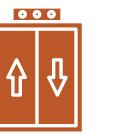
Indoor common area seating

Abundant parking

First floor retail

On the bus line

Elevator

Building signage

Outdoor patio

Family friendly dining

SPACES FOR
FOR LEASE

Suite 685 : 1,492–4,055 SF

3,598 SF USABLE
_____ SF RENTABLE

(639 SF ROOM 683)

687

685

683

14'-4 1/2"
20'-0"

20'-0"
20'-0"

20'-0"
20'-0"

52'-8 1/2"

33'-7"   10'-4 1/2"   9'-0"
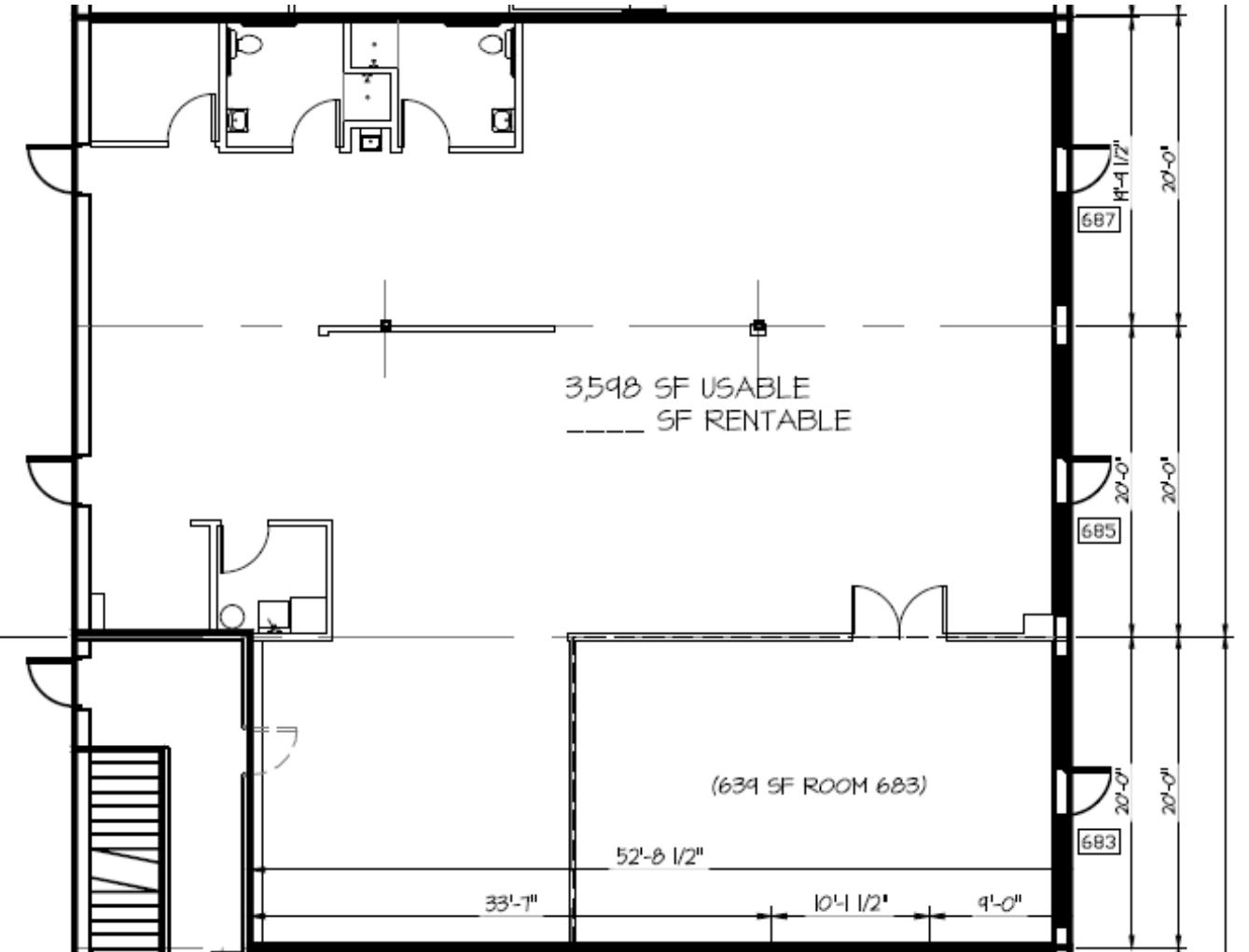
SPACES FOR
FOR LEASE

Suite 679B : Available 11/1/25 - Smoothie space with small kitchen space

55 SF

406 SF
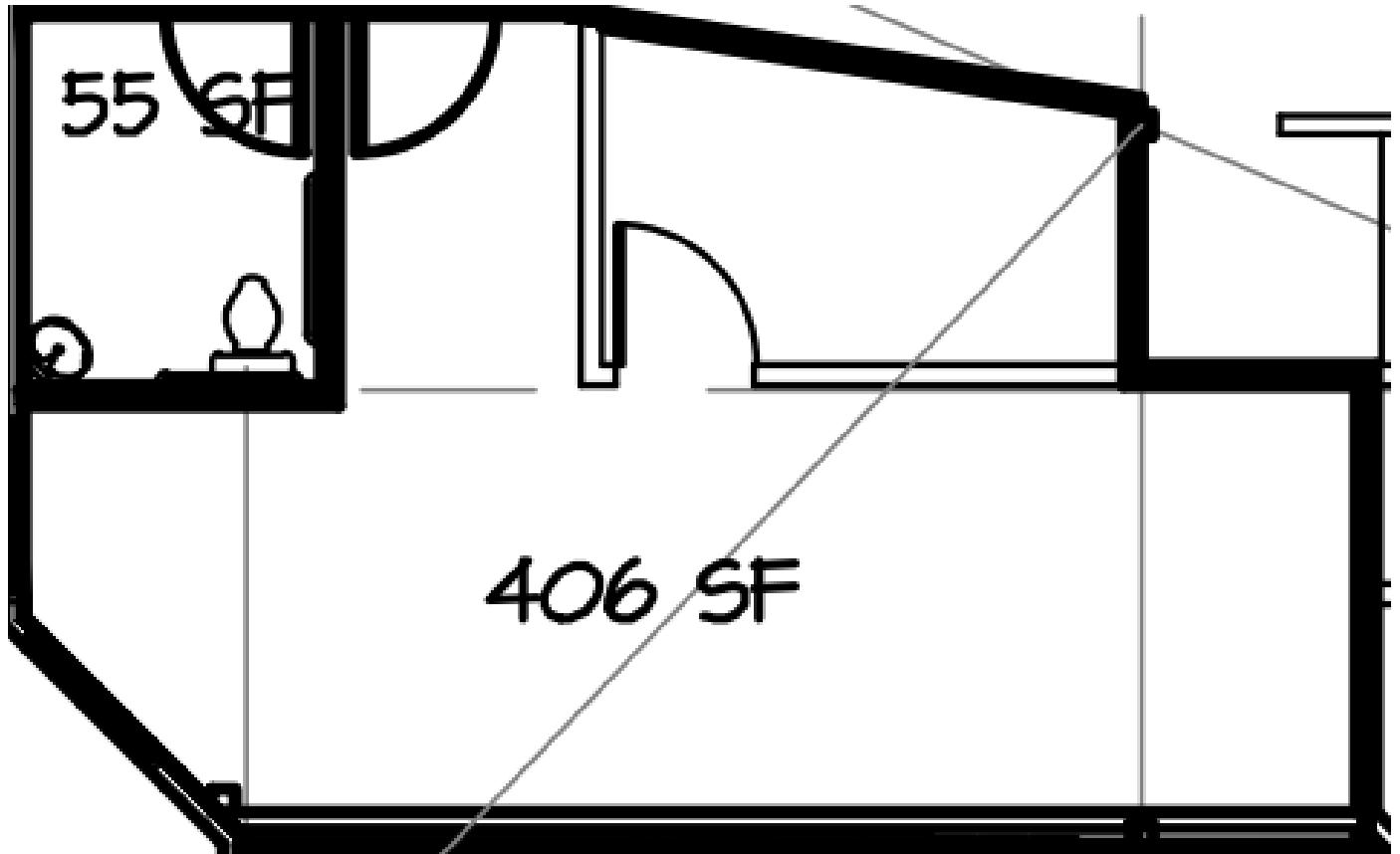
For more information or for a personal property tour, contact

SUNTIDE
COMMERCIAL REALTY

CASPIAN
G R O U P

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