

RETAIL SPACE
FOR LEASE

GOLDEN
VALLEY



TOWN
SQUARE

663-693 Winnetka Ave N
Golden Valley, MN 55427





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 property 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	\$15.88/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



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

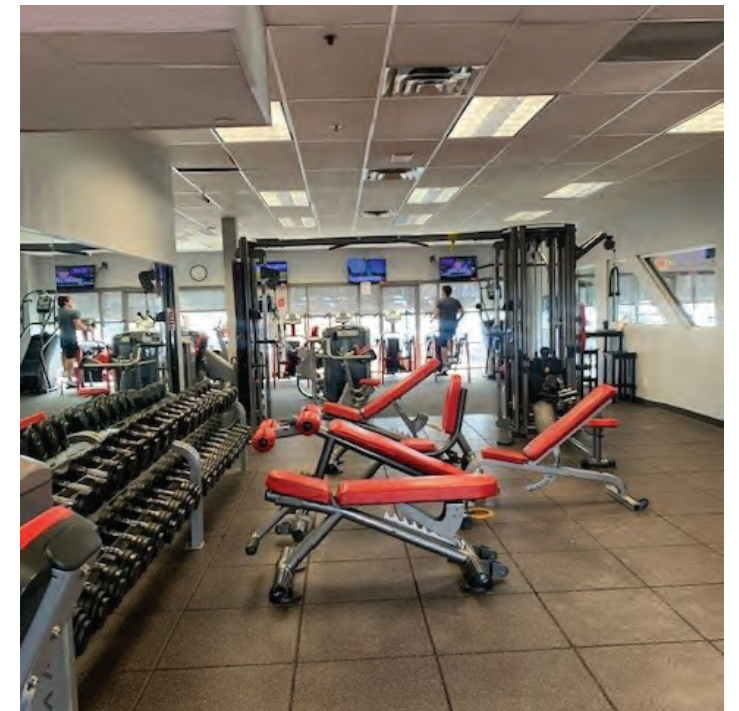
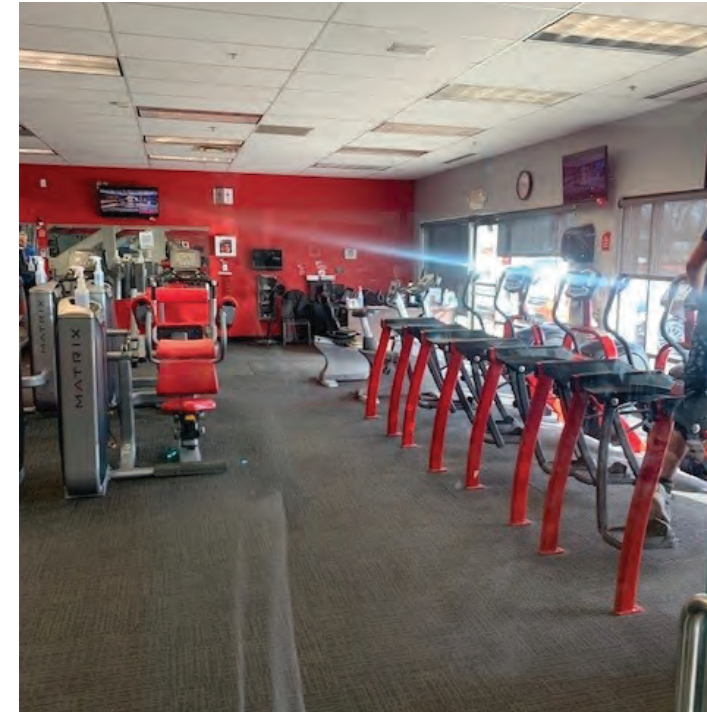
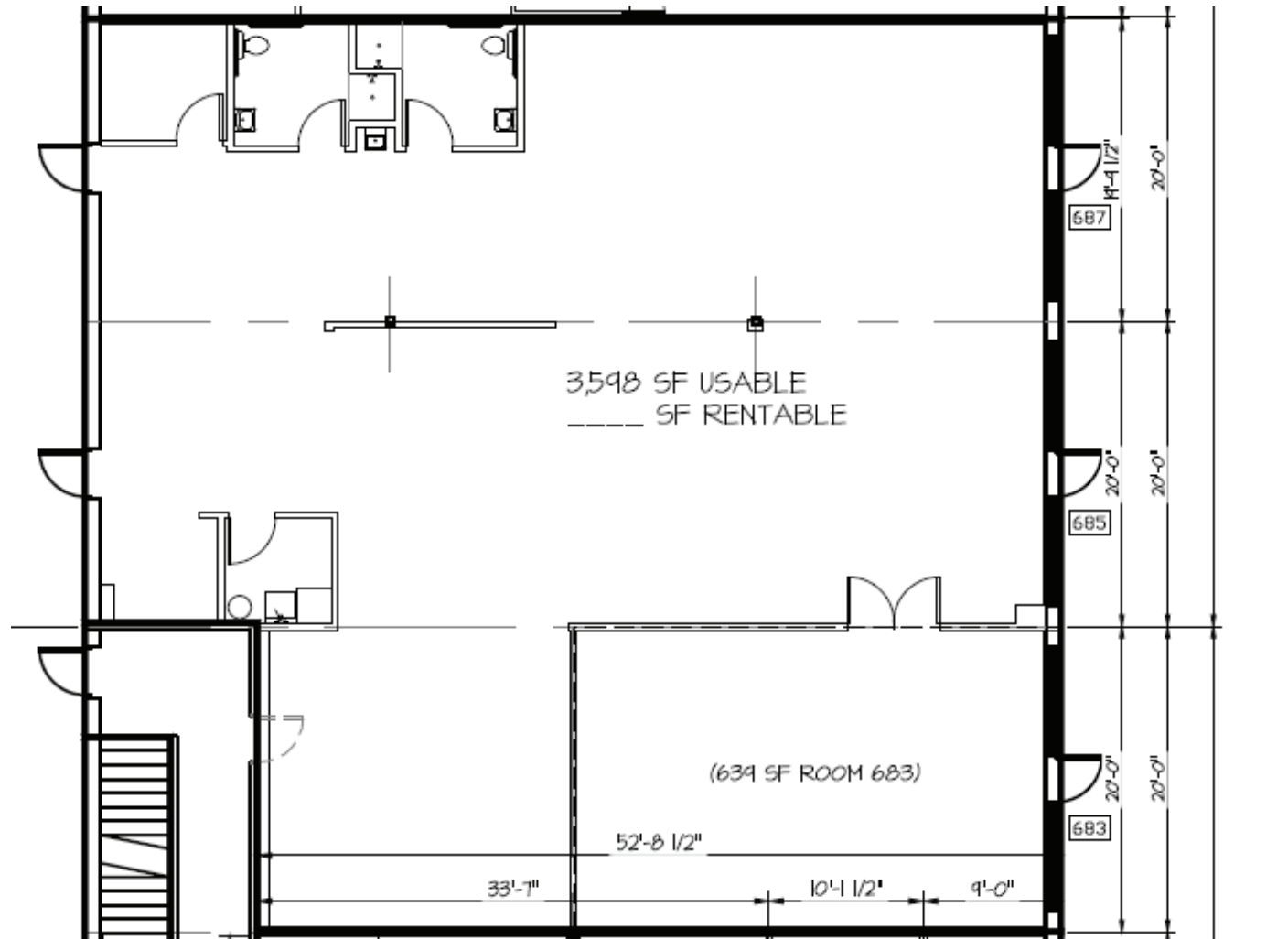


Family friendly dining



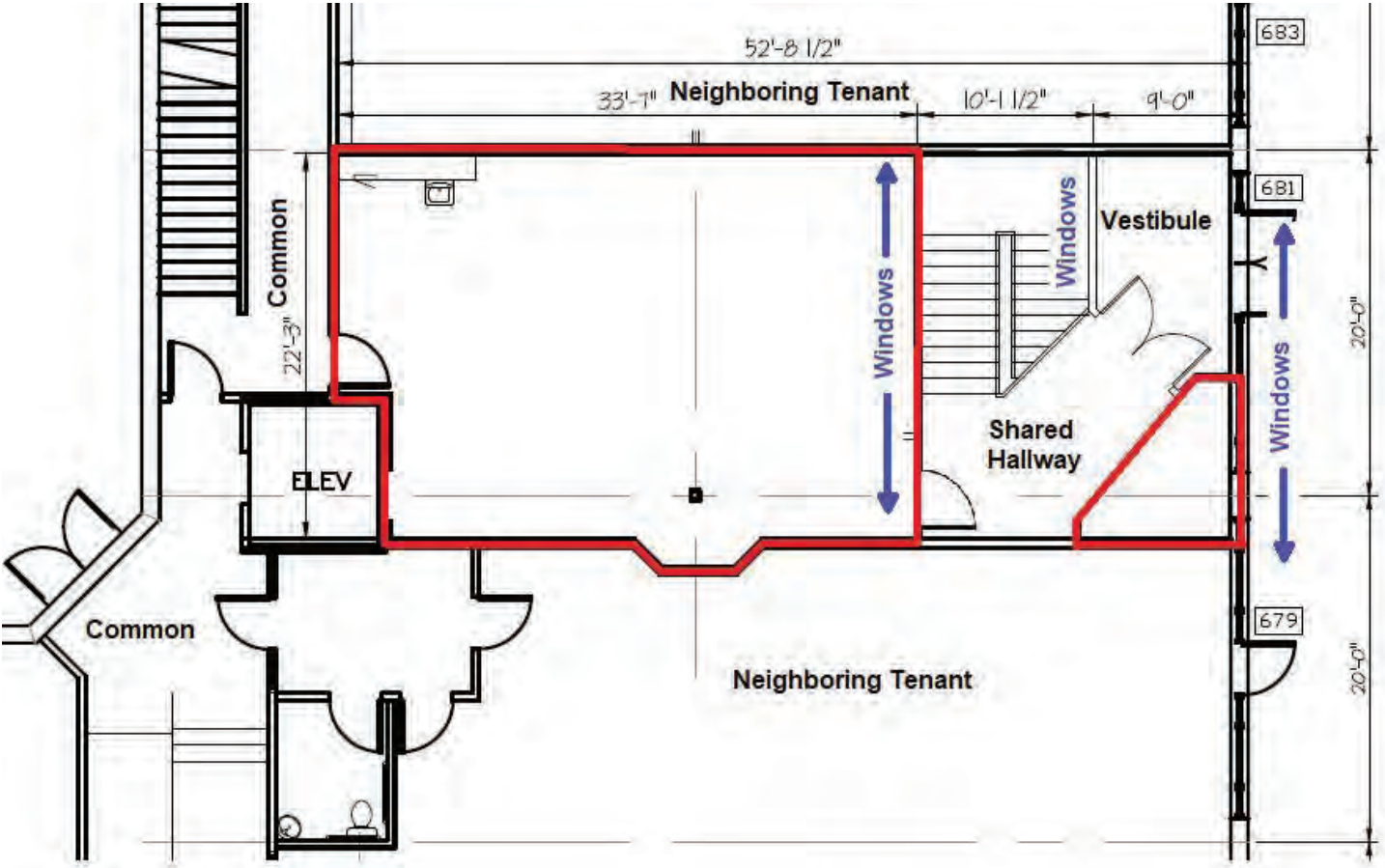
SPACES FOR FOR LEASE

Suite 685 : 1,492-4,055 SF



SPACES FOR
FOR LEASE

Suite 681 - 1,341 SF



For more information or for a personal property tour, contact



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