

RETAIL/DEVELOPMENT OPPORTUNITY FOR SALE



MONARCH

COMMERCIAL REAL ESTATE



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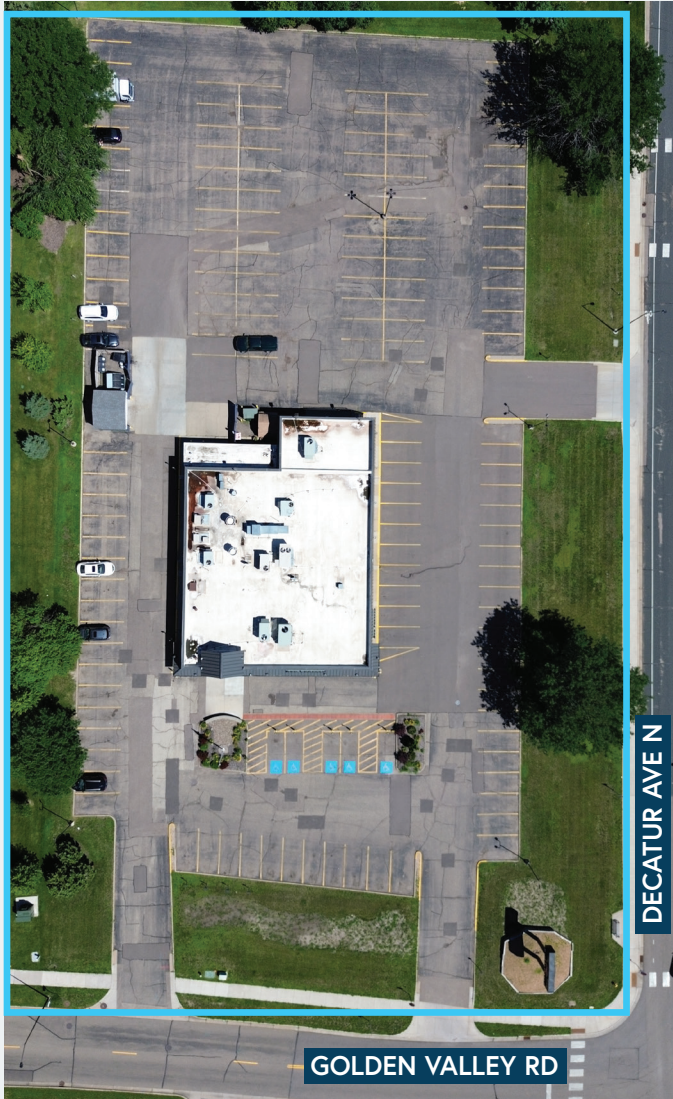
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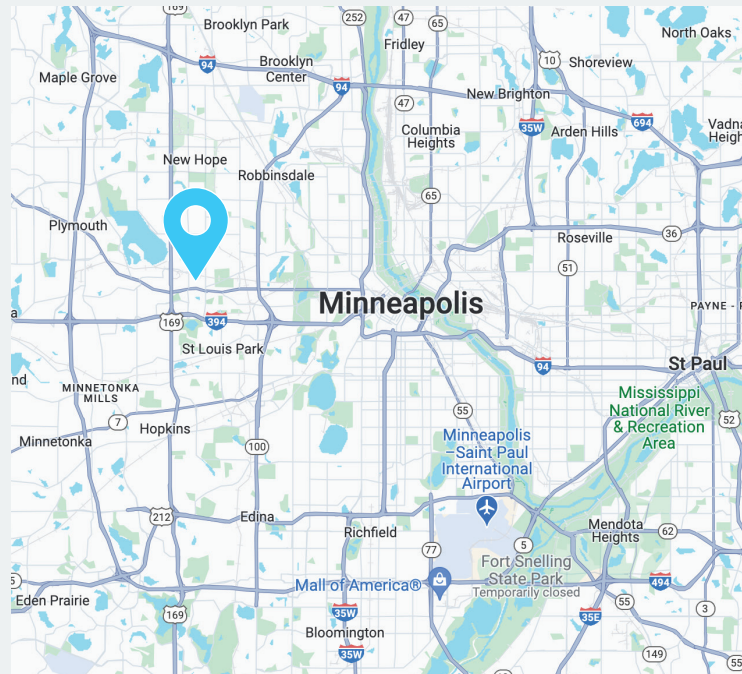
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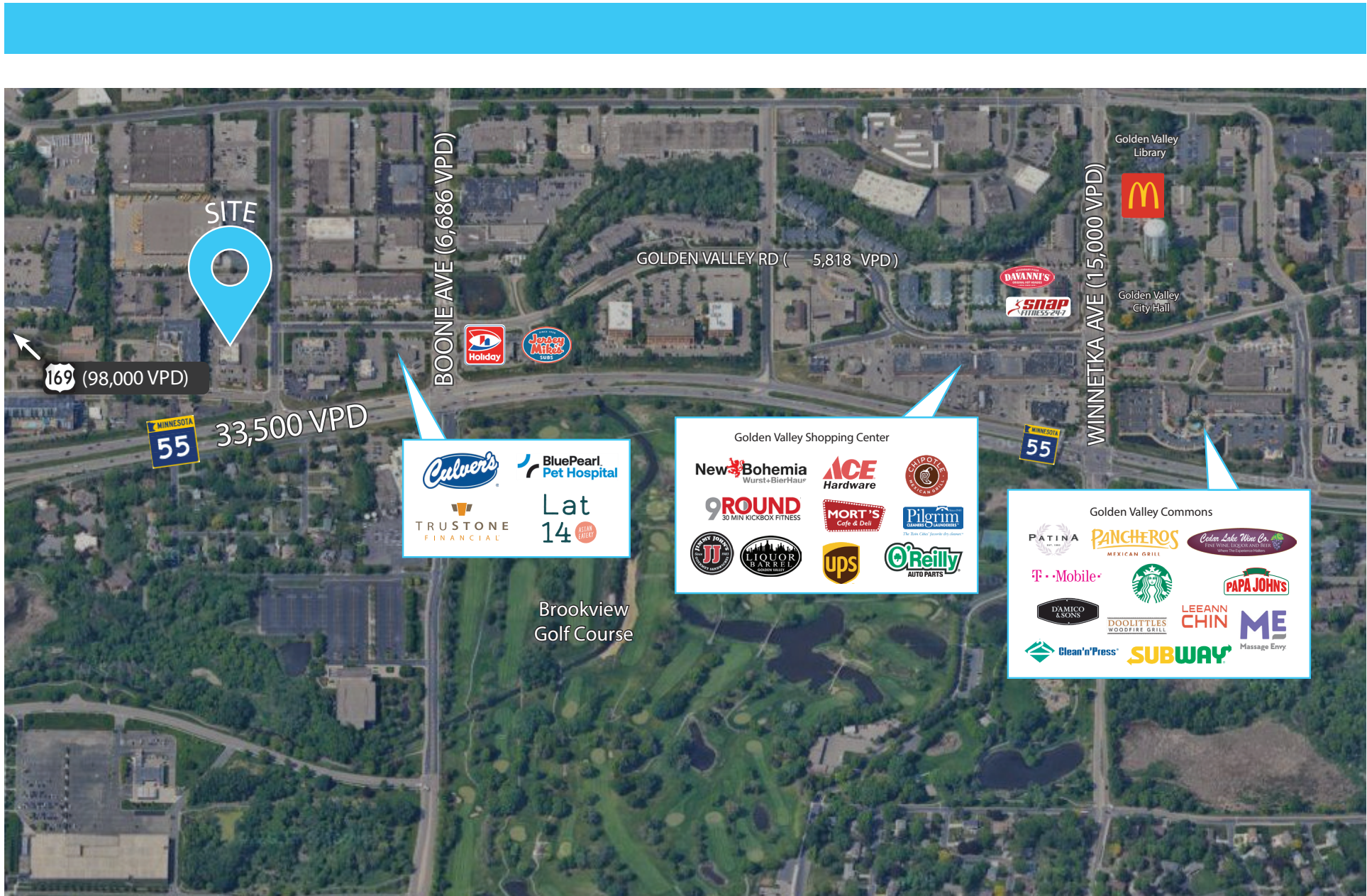
PROPERTY HIGHLIGHTS



- Sq ft: 7,455
- Lot size: 2.29AC
- Parking: 146 Stalls
- Price: Negotiable
- Zoning: Mixed Use Community (MU-C)



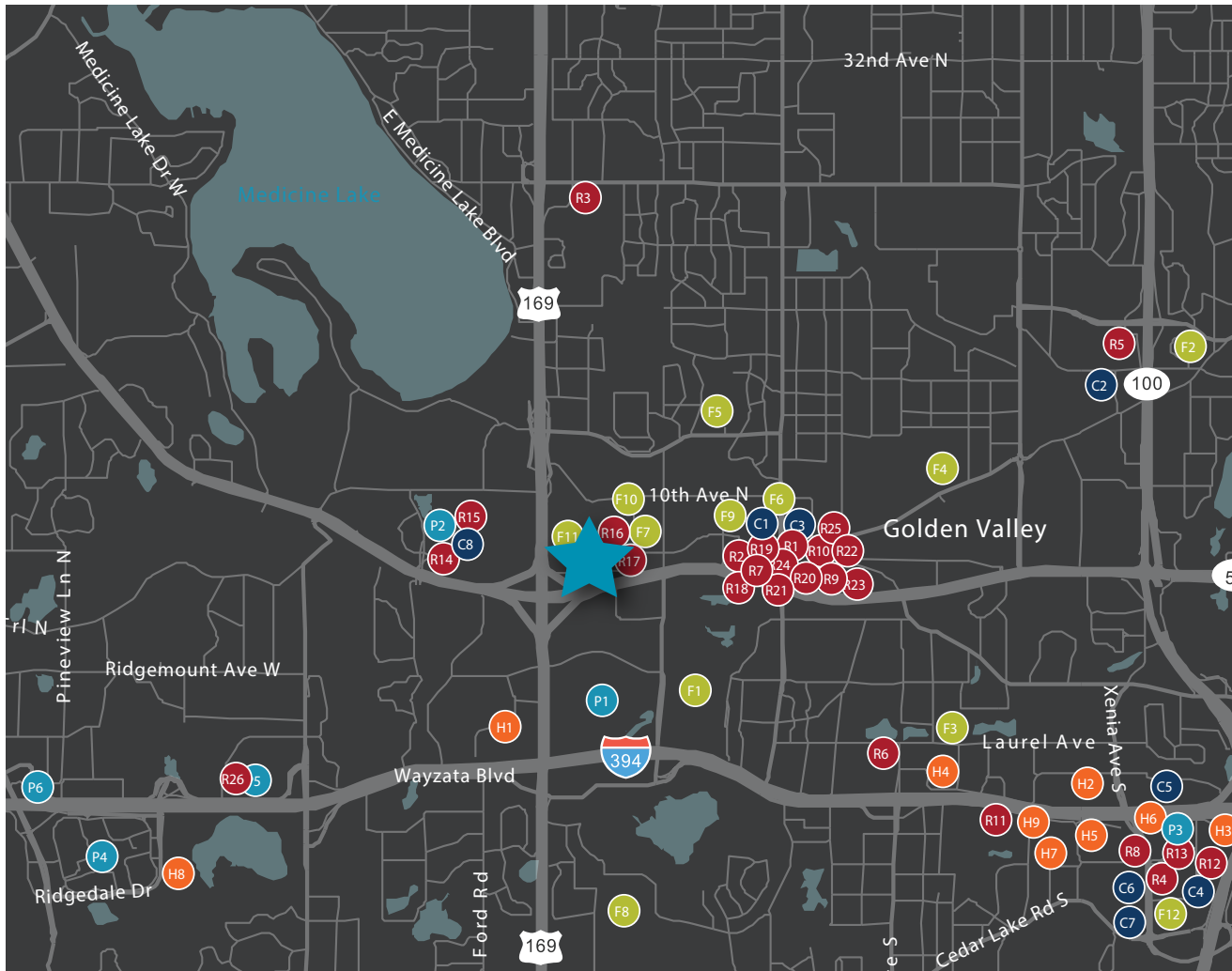
NEIGHBORHOOD AERIAL



LOCATION



REGIONAL MAP



RESTAURANTS

| | |
|-----|---------------------|
| R1 | Doolittles Grill |
| R2 | New Bohemia |
| R3 | Nong's Thai |
| R4 | Yard House |
| R5 | Teresa's Mexican |
| R6 | Benihana |
| R7 | Loves Pizza |
| R8 | Yangtze Restaurant |
| R9 | D-Amico & Sons |
| R10 | Pancheros |
| R11 | Super Moon |
| R12 | The Loop |
| R13 | Raku Sushi |
| R14 | Arbys |
| R15 | Thai Table |
| R16 | Culver's |
| R17 | Lat 14 Asian Eatery |
| R18 | Mort's Deli |
| R19 | Jimmy John's |
| R20 | Chipotle |
| R21 | Smashburger |
| R22 | Dairy Queen |
| R23 | Leann Chin |
| R24 | Noodles & Co |
| R25 | Subway |
| R26 | BLVD Kitchen & Bar |

FITNESS

| | |
|-----|------------------------|
| F1 | Brookview Golf |
| F2 | Sched Park |
| F3 | Laurel Ave Greenbelt |
| F4 | GV Country Club |
| F5 | Wesley Park |
| F6 | Snap Fitness |
| F7 | The Gym Mpls |
| F8 | Mpls Golf Club |
| F9 | 9Round |
| F10 | APEx PT |
| F11 | CrossFit City of Lakes |
| F12 | Haute Barre |

HOTELS

| | |
|----|-----------------------|
| H1 | Courtyard by Marriott |
| H2 | Holiday Inn Express |
| H3 | AC Hotel by Marriott |
| H4 | Ramada |
| H5 | DoubleTree |
| H6 | Homewood Suites |
| H7 | TownePlace Suites |
| H8 | Sheraton |
| H9 | SpringHill Suites |

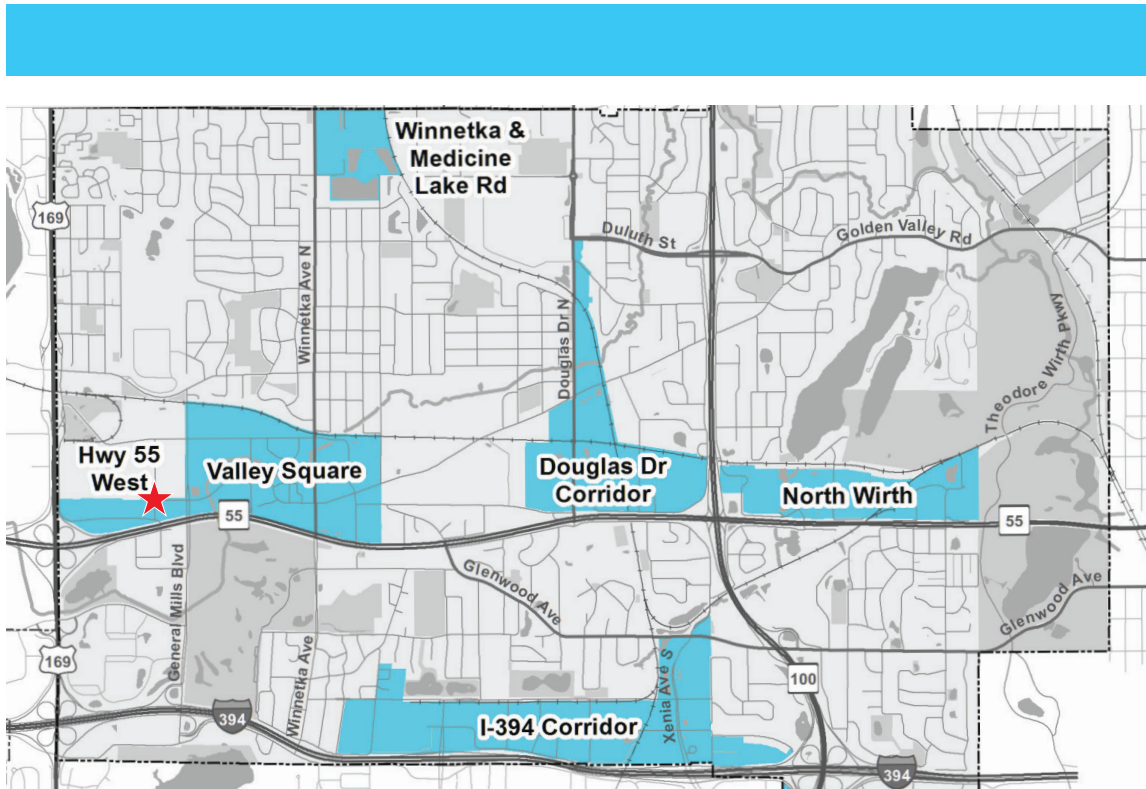
COFFEE

| | |
|----|-------------------|
| C1 | Triple D Espresso |
| C2 | Caribou Coffee |
| C3 | Starbucks |
| C4 | Bruegger's Bagels |
| C5 | Good Day Cafe |
| C6 | Caribou Coffee |
| C7 | Panera Bread |
| C8 | Caribou Coffee |

POINTS OF INTEREST

| | |
|----|------------------|
| P1 | General Mills |
| P2 | Cub Foods |
| P3 | Cub Foods |
| P4 | Ridgedale Center |
| P5 | Whole Foods |
| P6 | Trader Joes |

DEVELOPMENT OPPORTUNITY

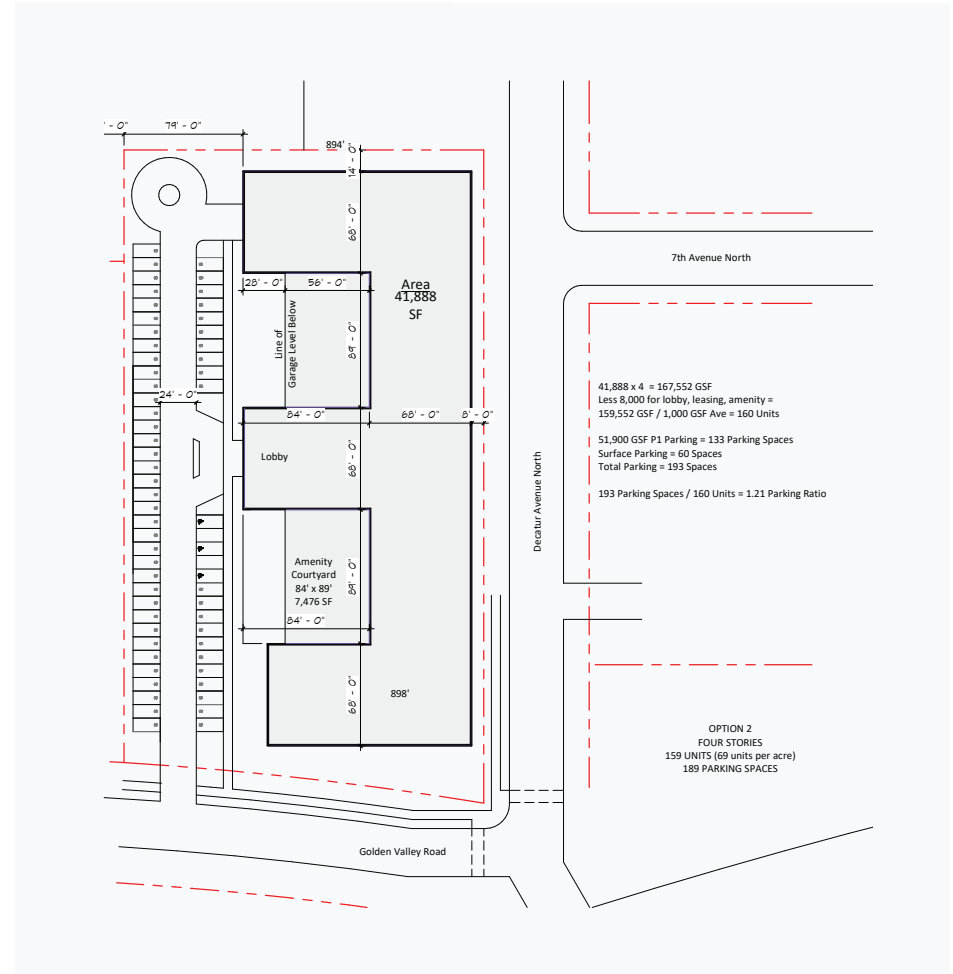
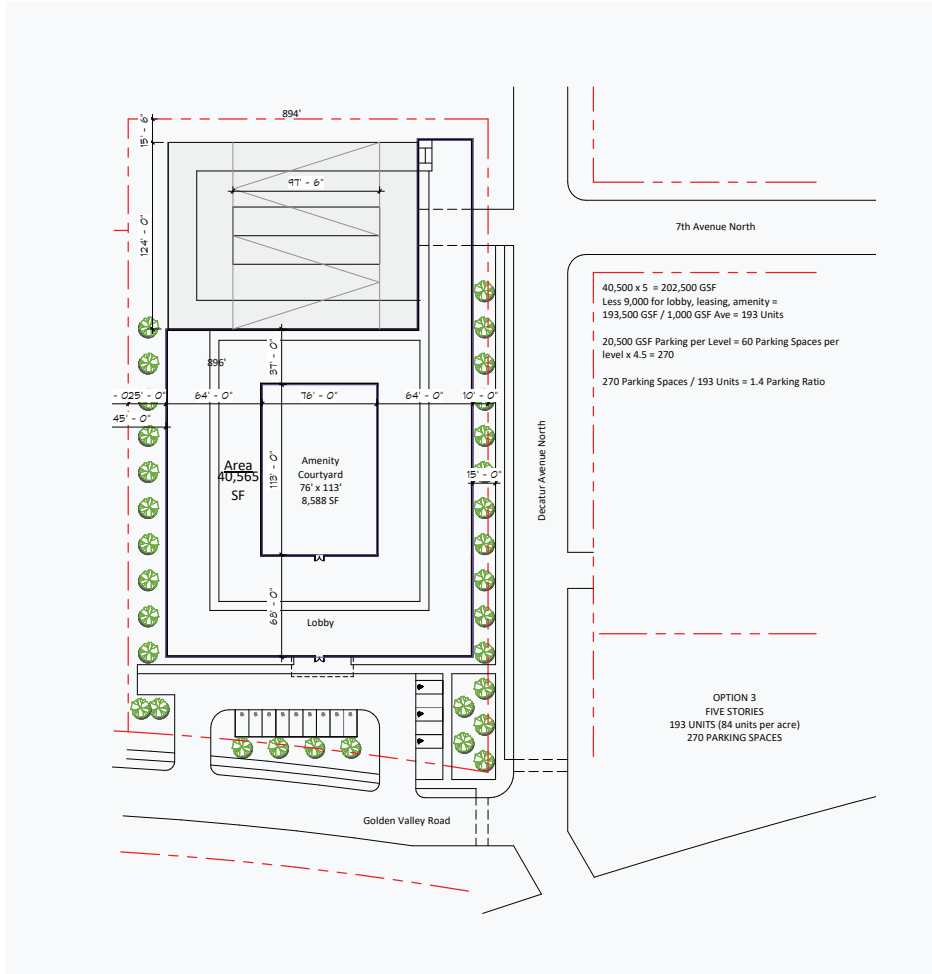


HWY 55 WEST REDEVELOPMENT AREA

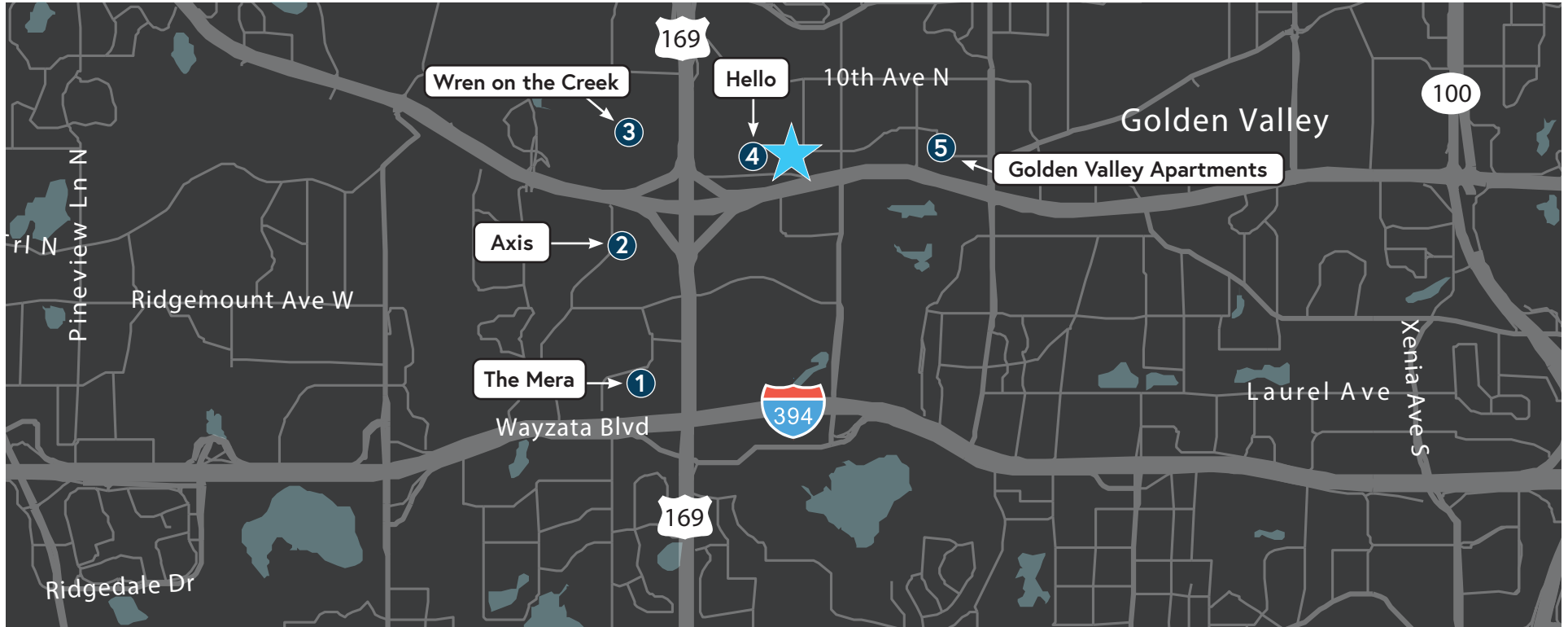
- Golden Valley currently has six established Redevelopment Areas. These areas are designated by the Golden Valley Housing and Redevelopment Authority (HRA) and adopted by the City Council.
- This site resides in the Hwy 55 W redevelopment area. Various tools such as Tax Increment Financing (TIF), can be used to facilitate growth and development in these areas.
- Zoned Mixed Use Community (MU-C), the zoning allows for high-density residential use.



DEVELOPMENT TEST FIT



COMPETITIVE PROPERTY LOCATION MAP



Completion:
August 2024

Number of Units:
233



Completion:
2016

Number of Units:
157



Completion:
June 2024

Number of Units:
176



Completion:
2017

Number of Units:
172



Completion:
Spring 2026

Number of Units:
303

GOLDEN VALLEY DEMOGRAPHICS AND DEMAND DRIVERS

14.4%

Estimated percentage **population growth** between 2020 and 2030 per the Metropolitan Council

22,552

2020 population of Golden Valley per U.S. Census

\$109,122

Estimated **2023 Median Household income** per Maxfield Research and Consulting, LLC

60.5%

Percentage of people over 25 holding a **bachelor's degree or higher** per U.S. Census

9,957

2020 households in Golden Valley per U.S. Census.

\$122,927

Projected **Median household income by 2028** per Maxfield Research and Consulting, LLC



GOLDEN VALLEY HOUSING MARKET STATS

48.8%

Percentage **increase** in Twin Cities average market rate **rent from 2013-2023** per Marquette Advisors Q3 2023 Market Rate

37.0%

Golden Valley average market rate **rent increase from 2016 to 2023** per Maxfield Research and Consulting LLC

4.6%

Golden Valley average annual market rate increase from 2016 to 2023 per Maxfield Research and Consulting LLC

2.9%

Golden Valley vacancy during Q3 2023 per Marquette Advisors

0%

Golden Valley posted **no vacant** units of affordable housing in March 2023

1,523

Number of **additional housing units** demanded in Golden Valley from 2023 to 2035 beyond existing inventory per Maxfield Research and Consulting LLC



GOLDEN VALLEY EMPLOYMENT

1.57

Highest per capita Jobs in the Twin Cities per 2015 City of Golden Valley

34,270

Number of full-time jobs in Golden Valley surpasses its population of 22,000 making it one of the few Net Job Importers in the State and most productive economy in the Region per 2019 U.S. Census Local Employment Dynamics data

97%

Percentage of workers that commute from other communities for jobs in Golden Valley per 2019 U.S. Census Local Employment Dynamics data

2022 MAJOR GOLDEN VALLEY EMPLOYERS

| | |
|--------------------|-------|
| 1. General Mills | 4,500 |
| 2. Allianz | 1,800 |
| 3. Optum Health | 1,700 |
| 4. Honeywell | 1,600 |
| 5. Tennant Company | 729 |
| 6. M.A. Mortenson | 600 |
| 7. Courage Center | 450 |
| 8. Preferred One | 468 |
| 9. Liberty Carton | 360 |
| 10. Breck School | 338 |

