

# Westwood West

St. Louis Park | MN  
For Lease



**UPLAND**  
REAL ESTATE GROUP, INC.

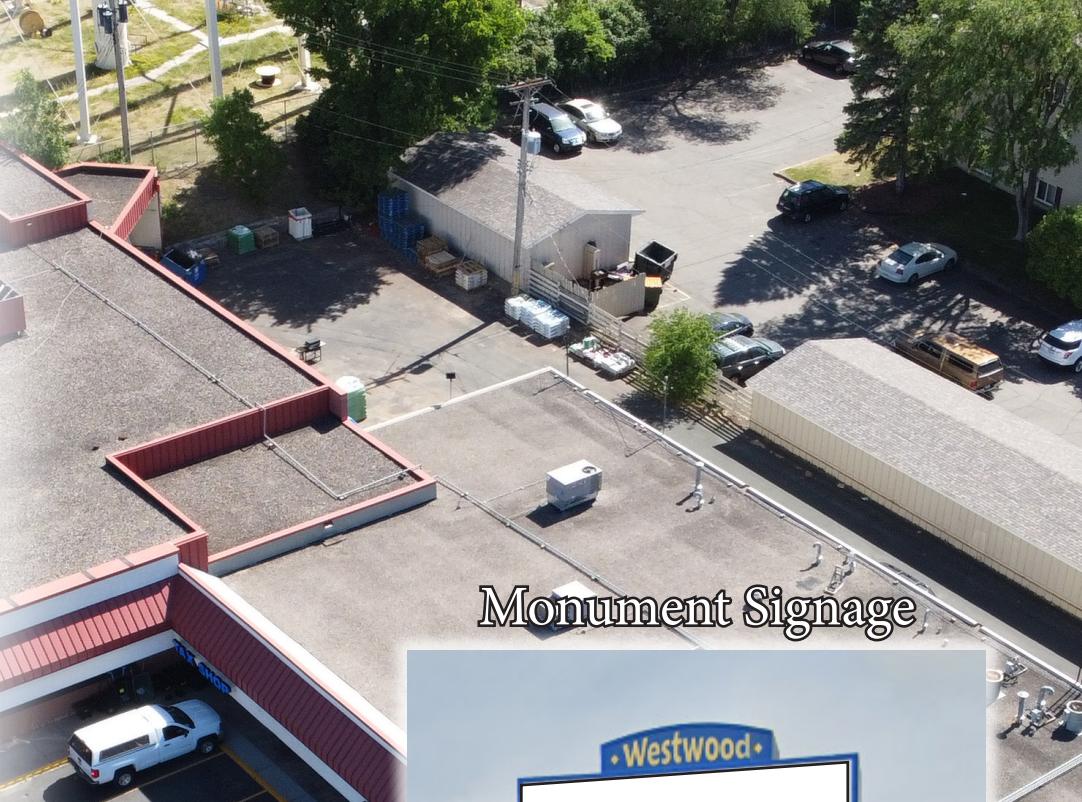
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## THE OPPORTUNITY

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 2026 Est.	\$5.03 PSF
RE Taxes 2026 Est.	\$4.44 PSF
CAM & Taxes Total Est.	\$9.47 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

Cedar Knoll  
Park



12,648 VPD  
Walgreens

12,444 VPD  
Louisiana Ave

Cedar Lake Regional Trail

SITE

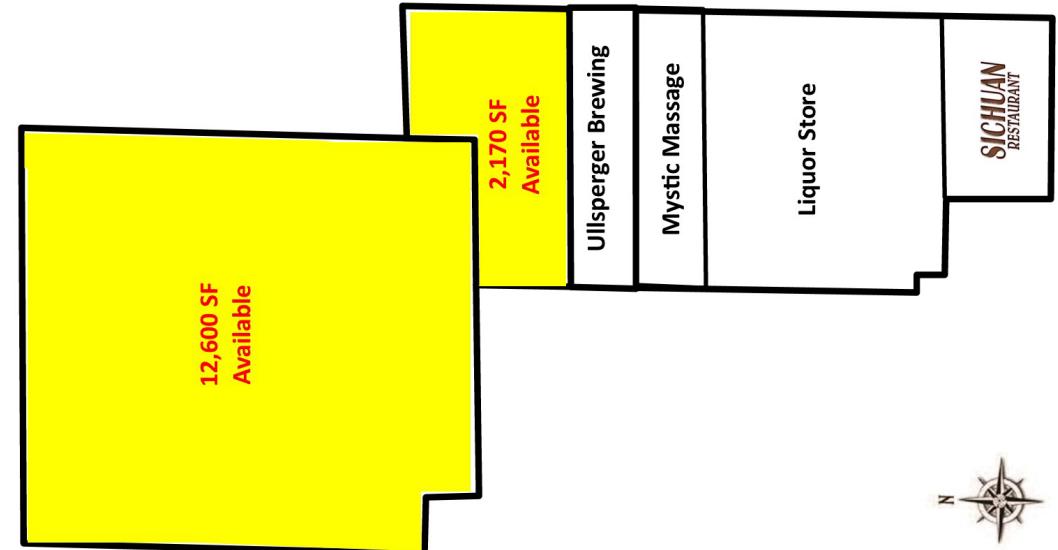


Population	Median HH Income	Average HH Income	Median Age
1 Mile	\$59,562	\$72,073	36.0
3 Miles	\$65,644	\$89,698	38.5
5 Miles	\$57,542	\$84,205	36.4



### 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

Minneapolis  
Golf Club

Cedar Lake Rd  
SITE

Cedar Lake Regional Trail

13,000 VPD

11,500 VPD

123,000 VPD

INTERSTATE  
MINNESOTA  
394

80,000 VPD

Knollwood - 1.75 Miles from SITE



37,500 VPD

MINNESOTA  
7

MINNESOTA  
100

Louisiana Ave

13,000 VPD

11,500 VPD

123,000 VPD

West End - 1.25 Miles from SITE



The Minikahda  
Club

Bde  
Maka  
Ska





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