

# Westwood West

St. Louis Park | MN  
For Lease

**UPLAND**  
REAL ESTATE GROUP, INC.

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# UPLAND

REAL ESTATE GROUP, INC.

## 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

Walgreens

SITE

Cedar Knoll  
Park



Louisiana Ave

Cedar Lake Regional Trail



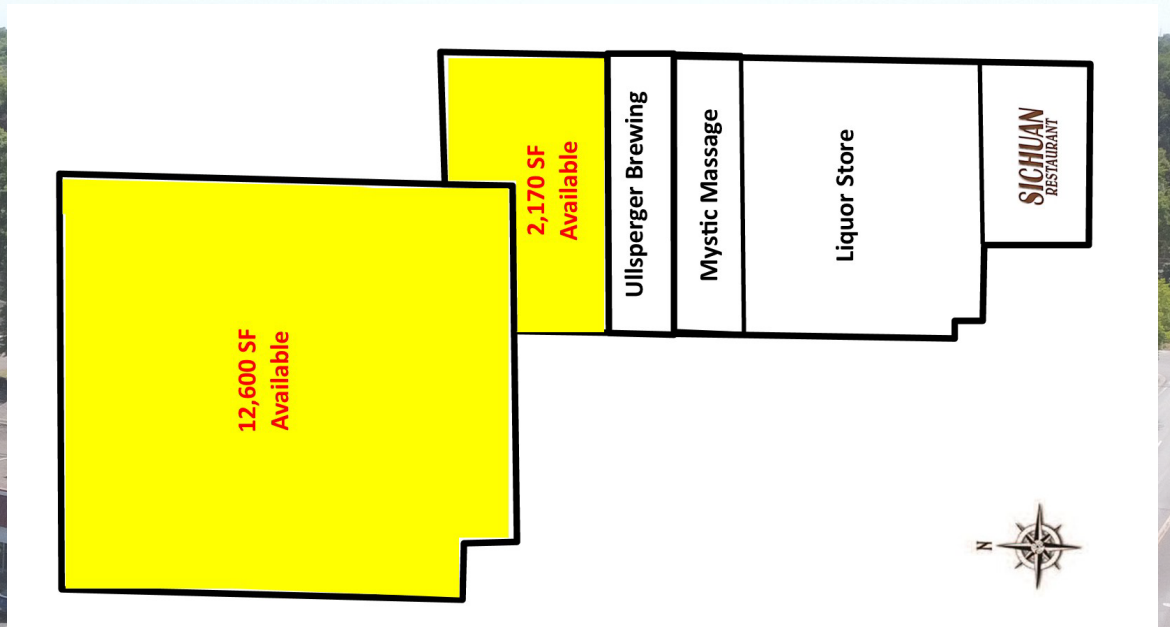
Population		Median HH Income		Average HH Income		Median Age	
1 Mile	14,595	1 Mile	\$59,562	1 Mile	\$72,073	1 Mile	36.0
3 Miles	89,354	3 Miles	\$65,644	3 Miles	\$89,698	3 Miles	38.5
5 Miles	306,619	5 Miles	\$57,542	5 Miles	\$84,205	5 Miles	36.4





### 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

80,000 VPD

Minneapolis  
Golf Club

Cedar Lake Rd

Cedar Lake Regional Trail

Louisiana Ave

**SITE**

13,000 VPD

11,500 VPD

123,000 VPD



104,897 VPD

MINNESOTA  
100

MINNESOTA  
7

West End - 1.25 Miles from **SITE**

**THE HOME DEPOT** **COSTCO WHOLESALE** **Office DEPOT** **PET SMART**

**Rojo** **Yard House** **FIVE GUYS** **Panera** **Arby's**

**Jersey Mike's SUBS** **rōti** **CRAVE**

**Cub FOODS** **ANTHROPOLOGIE**

Knollwood - 1.75 Miles from **SITE**

**Cub FOODS** **Target** **five BELOW** **ALDI**

**Jersey Mike's SUBS** **NORDSTROM** **rack** **BURGER KING**

**OLD NAVY** **Mister DSW** **Panera** **WELLS FARGO** **Chick-fil-A** **White Castle**

37,500 VPD

The Minikahda  
Club

Bde  
Maka  
Ska



**L&B** **Target** **LA FITNESS** **TRADER JOE'S** **McDonald's** **CHIPOTLE**

**WAXING THE CITY** **CVS pharmacy** **ACE Hardware** **SHERWIN WILLIAMS**

**FRESH THYME** **STARBUCKS COFFEE** **BOOKS** **Park Nicollet**





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