

# GRANADA SHOPPING CENTER

14800-14875 GRANADA AVE, APPLE VALLEY, MN 55124

RETAIL FOR LEASE



## OFFERING SUMMARY

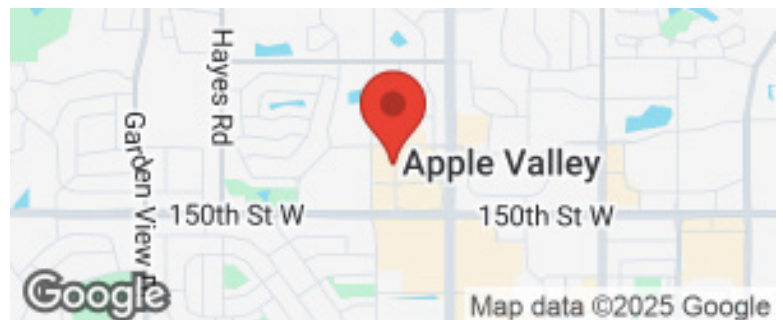
AVAILABLE:	1,984 up to 3,971 SF
NET LEASE RATE:	Negotiable
TAX/CAM:	\$8.57 PSF - Granada East Building
BUILDING SIZE:	41,300 SF
SIGNAGE:	On Building
YEAR BUILT:	1974 w/Renovations in 2014 +
ZONING:	RB - Retail Business

## PROPERTY OVERVIEW

Prime location in the heart of downtown Apple Valley on the northwest quadrant of County Road 42 on Cedar Avenue. Great visibility from 147th Street & Granada Avenue offering excellent exposure to passing traffic. Abundant parking for visitors and staff.

## PROPERTY FEATURES

- Across from Walmart
- Easy Access for Customers
- 41,300 Sq. Ft. Total Comprised of Two Retail Buildings
- Located on Northwest Quadrant of Cnty Rd 42 on Cedar Ave
- High Visibility from 147th Street & Granada Avenue
- 9,300+ VPD on 147th St | 51,000+ VPD Along Cedar Ave
- Building & Pylon Signage



**AMK PROPERTIES TEAM**  
Suntide Commercial Realty  
2550 University Avenue W. #305-S  
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# SALIENT INFORMATION

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## BUILDING INFORMATION

ADDRESS:	14800 Granada Avenue, Apple Valley, Minnesota 55124
BUILDING SIZE:	41,300 Square Feet
FLOORS:	One
YEAR BUILT:	1974, Renovations in 2015 and 2016
AVAILABLE SPACE:	Suite 14820 - East Building - 3,971 SF (Can be subdivided)
LEASE RATE:	Negotiable
CAM & RATE (2024):	East Building: \$8.57 PSF per year West Building: \$8.37 PSF per year

## BUILDING FEATURES

CROSS STREETS:	147th St. W & Granada Avenue
NEARBY FREEWAYS: SIGNAGE:	County Rd 77, I-35E
VISIBILITY:	Building signage for all tenants
CURRENT SHARED TENANTS:	County Rd 42 Visibility
PARKING LOT: ACCESSIBILITY:	Pizza Hut, Clean 'n Press, H&R Block, Apple Valley Diamonds and Creative Sewing
TRAFFIC COUNT:	5.87/1,000 SF surface parking
BUILDING AMENITIES:	Lot accessible from 147th St, 148th St & Granada Ave
LOCATION AMENITIES:	34,500+ vpd on Cty Rd 42, 10,000+ vpd on Granada Ave. 8,000+ vpd on 147th St W  Local ownership & management, build-to-suit suites, Recently Renovated  One block west of Cedar Ave, One block north of Cty Rd 42. Immediately adjacent to numerous other restaurants, retail & shopping centers



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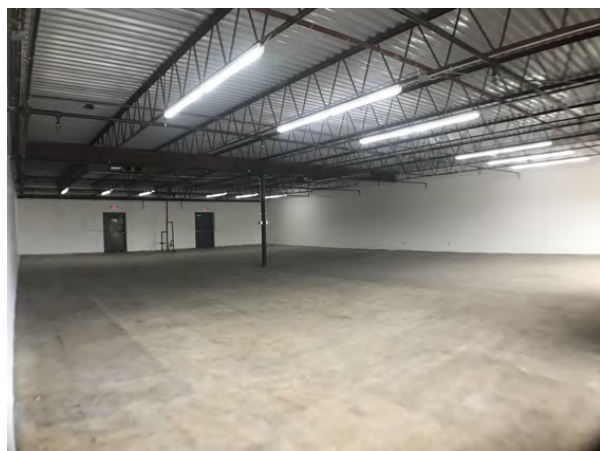
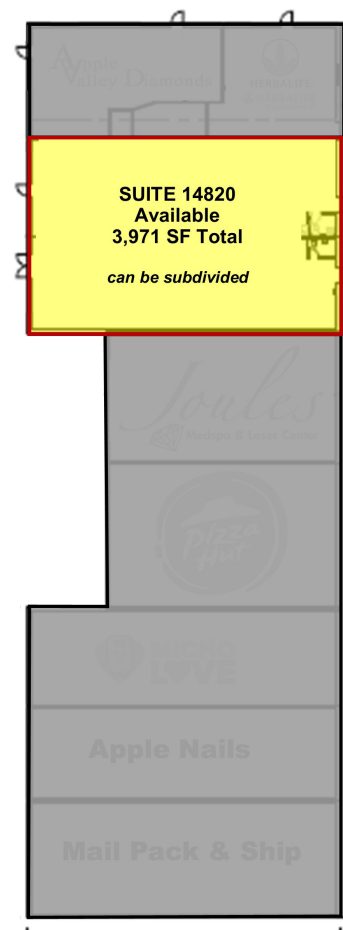
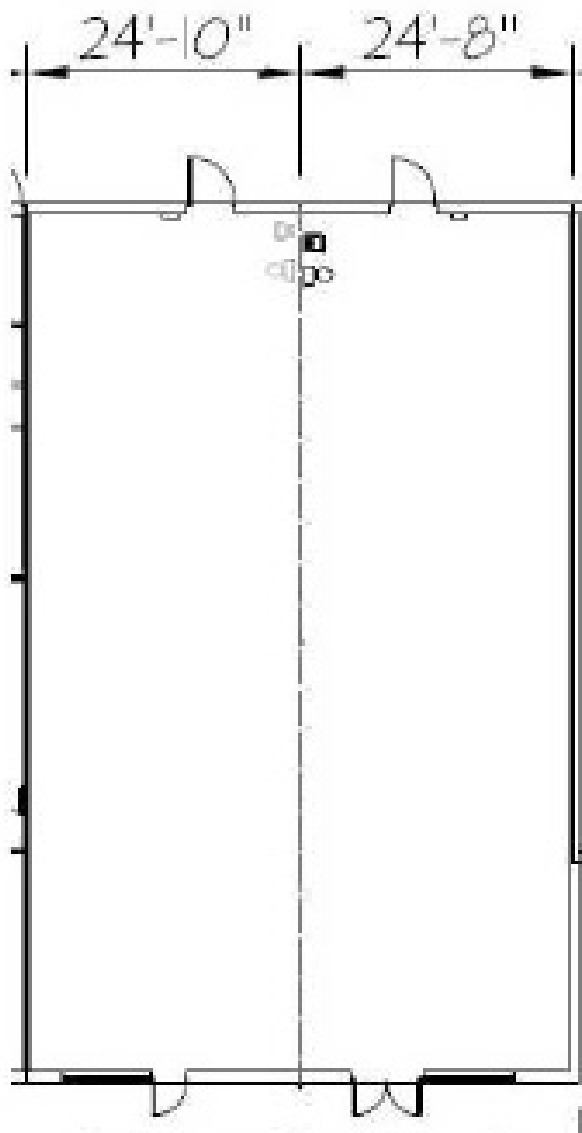
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# SUITE 14820: 1,984 SF UP TO 3,971 SF

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EAST BUILDING



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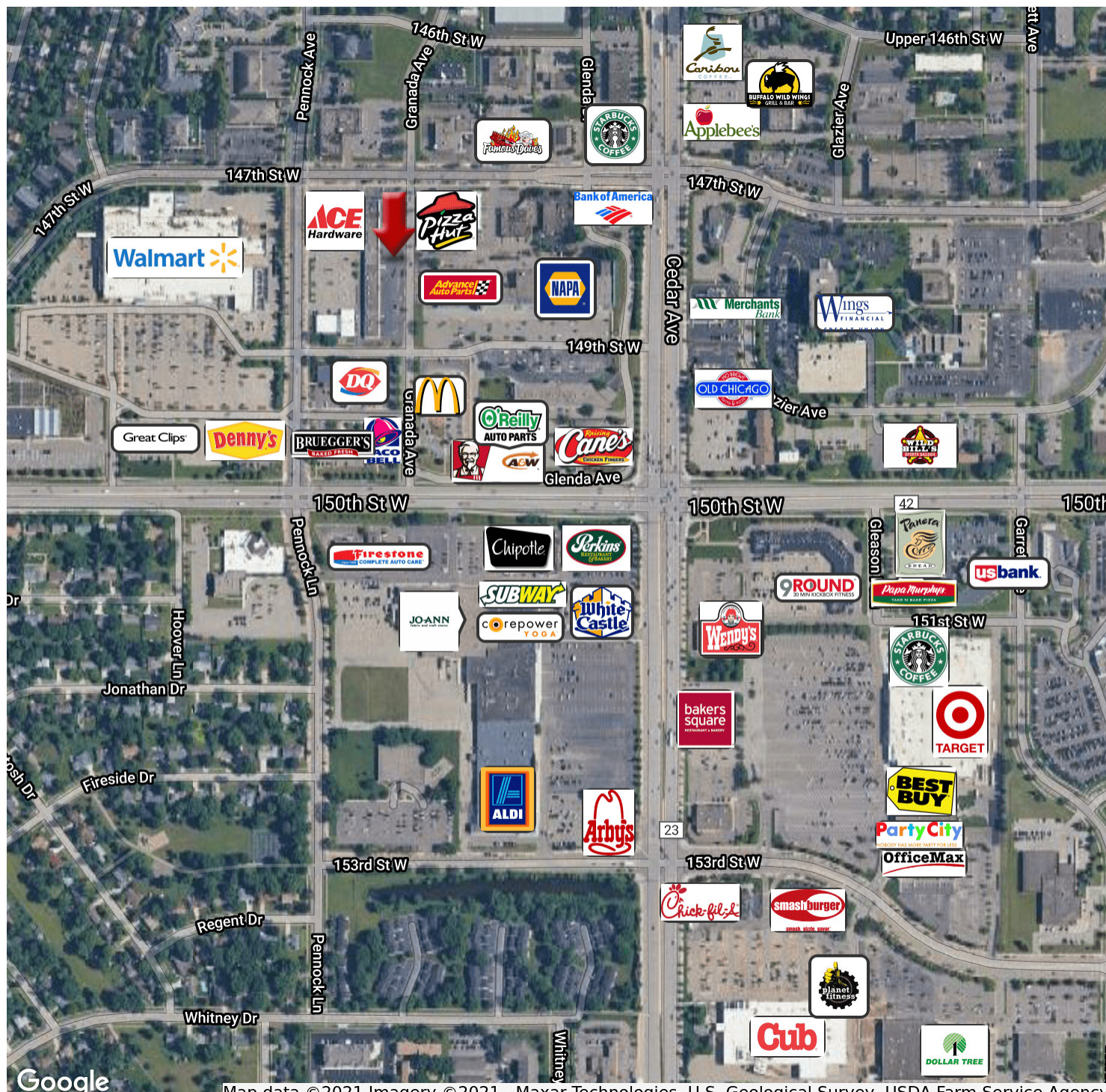
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# AREA RETAILERS

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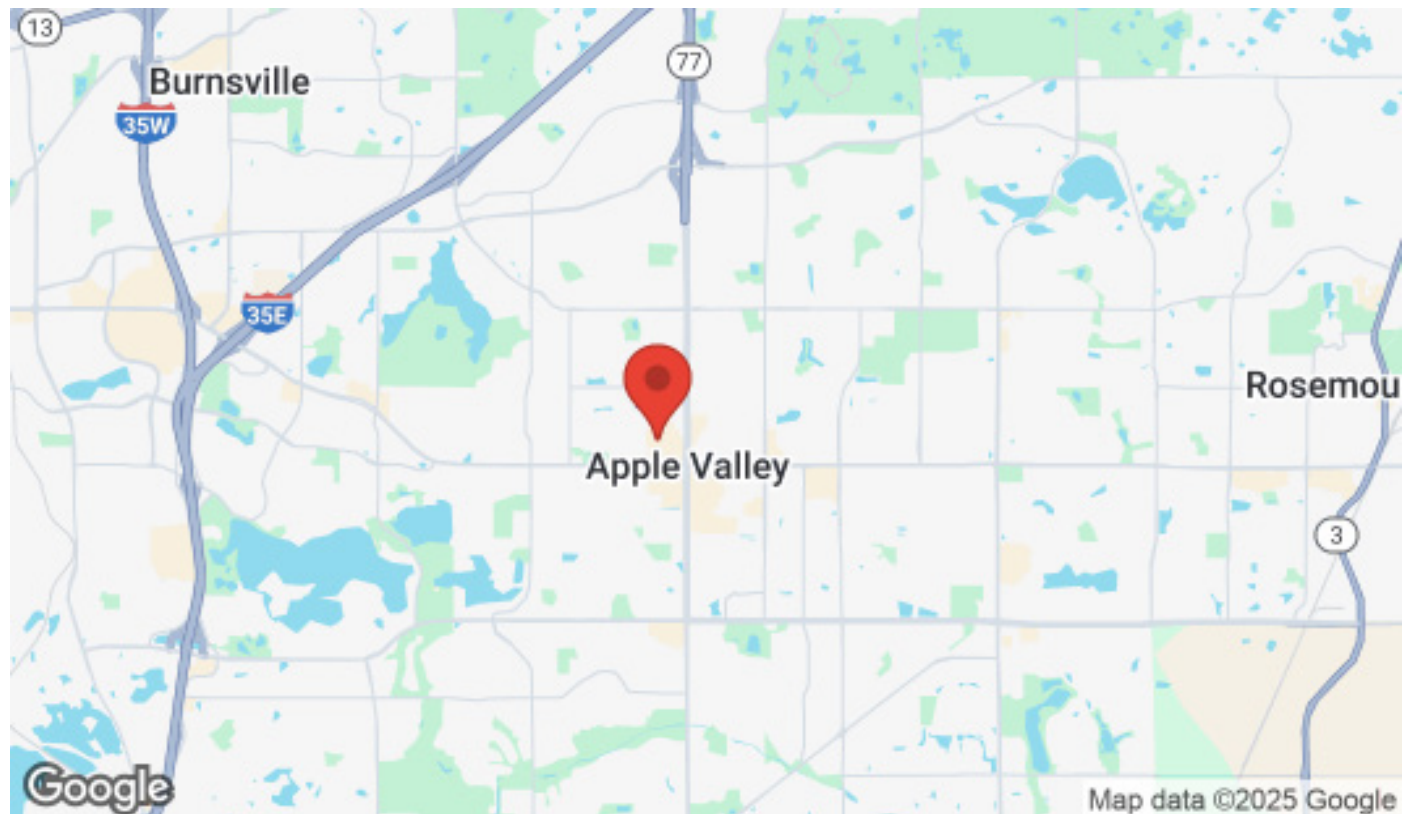
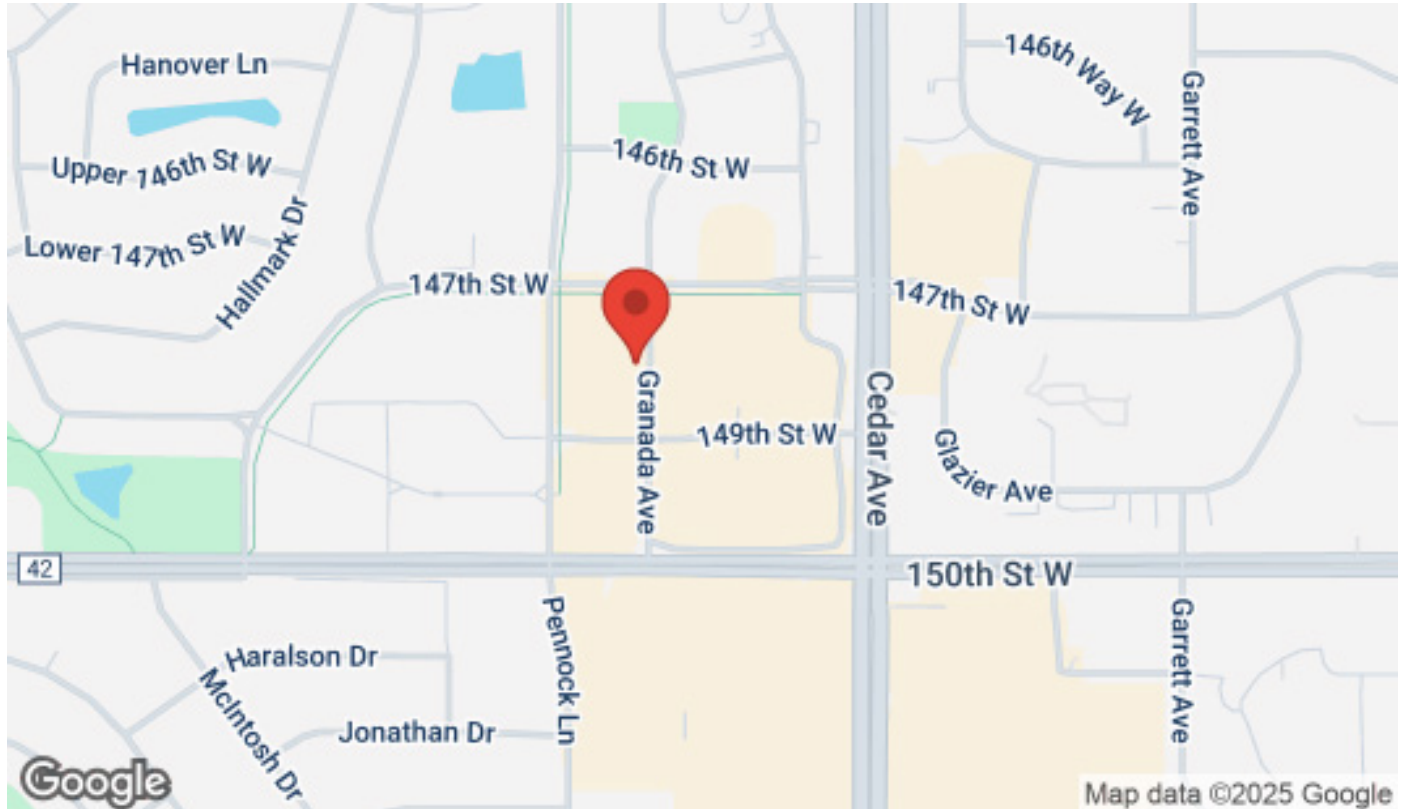
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# LOCATION MAPS

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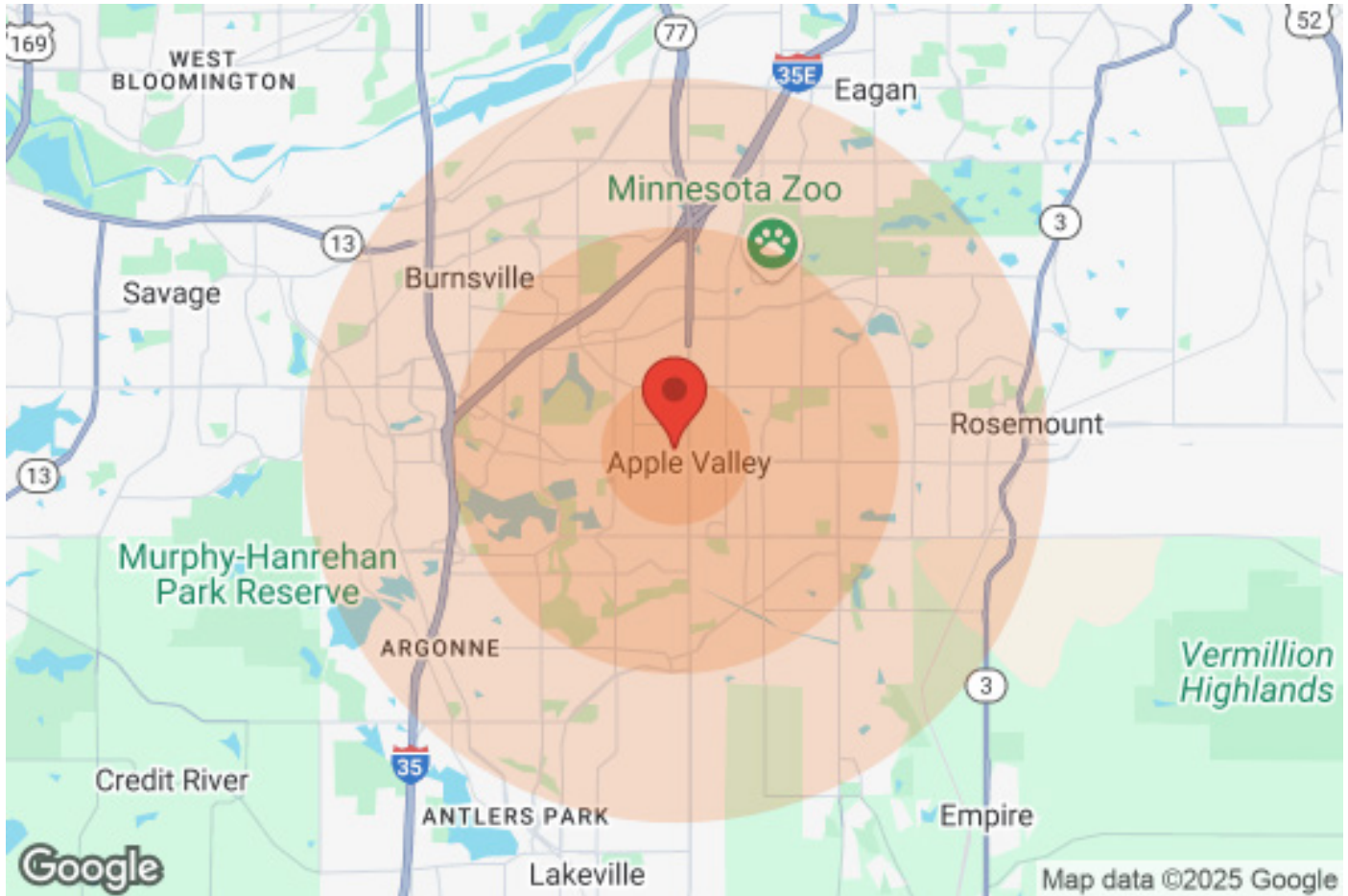
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	6,109	42,071	95,512
Female	6,516	43,151	97,217
Total Population	12,625	85,222	192,729

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,786	18,024	41,515
Ages 15-24	1,617	12,265	28,039
Ages 25-54	5,297	33,984	77,382
Ages 55-64	1,384	10,771	23,359
Ages 65+	1,541	10,178	22,434

Income	1 Mile	3 Miles	5 Miles
Median	\$60,185	\$88,932	\$84,553
< \$15,000	512	1,589	4,016
\$15,000-\$24,999	566	1,535	3,862
\$25,000-\$34,999	454	2,167	4,894
\$35,000-\$49,999	707	3,151	8,103
\$50,000-\$74,999	1,105	6,533	14,361
\$75,000-\$99,999	927	6,079	12,889
\$100,000-\$149,999	648	6,332	14,047
\$150,000-\$199,999	161	2,575	6,092
> \$200,000	49	1,789	3,967

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,402	33,324	75,577
Occupied	5,097	32,130	72,373
Owner Occupied	3,308	26,591	57,065
Renter Occupied	1,789	5,539	15,308
Vacant	305	1,194	3,204



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