

# 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 +

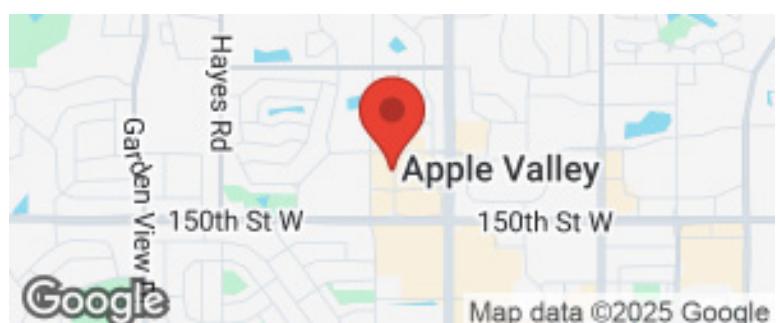
**ZONING:** RB - Retail Business

## 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  
St. Paul, MN 55114

### ANDY MANTHEI

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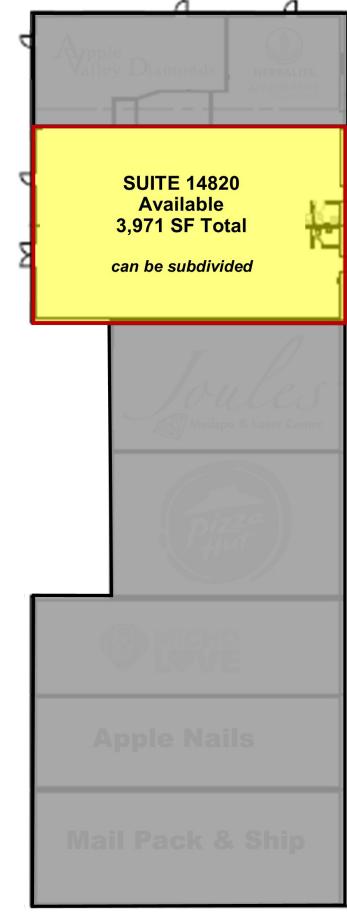
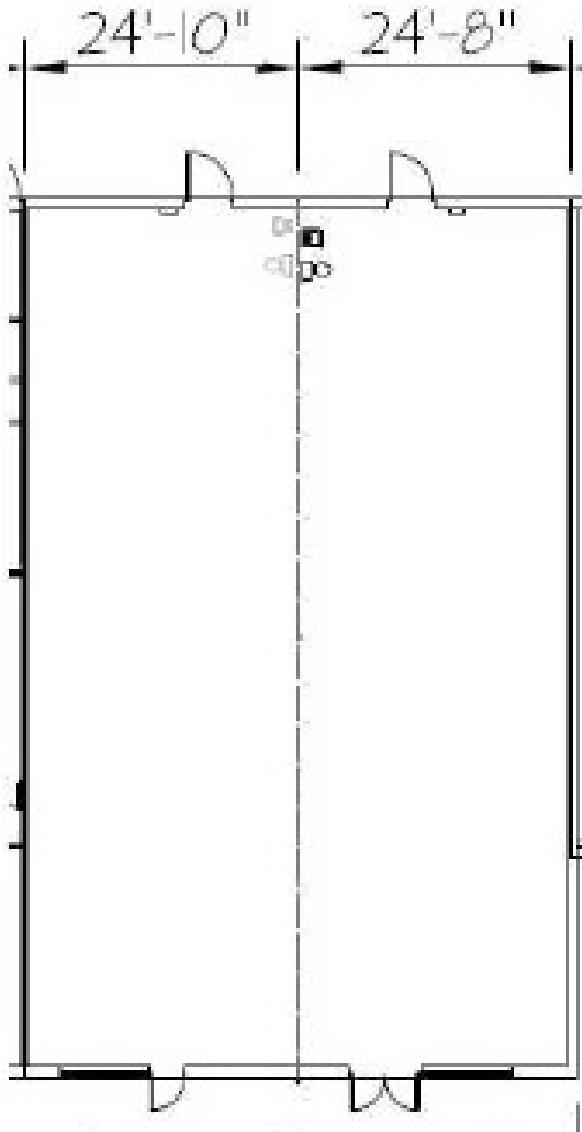
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# SUITE 14820: 1,984 SF UP TO 3,971 SF

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EAST BUILDING



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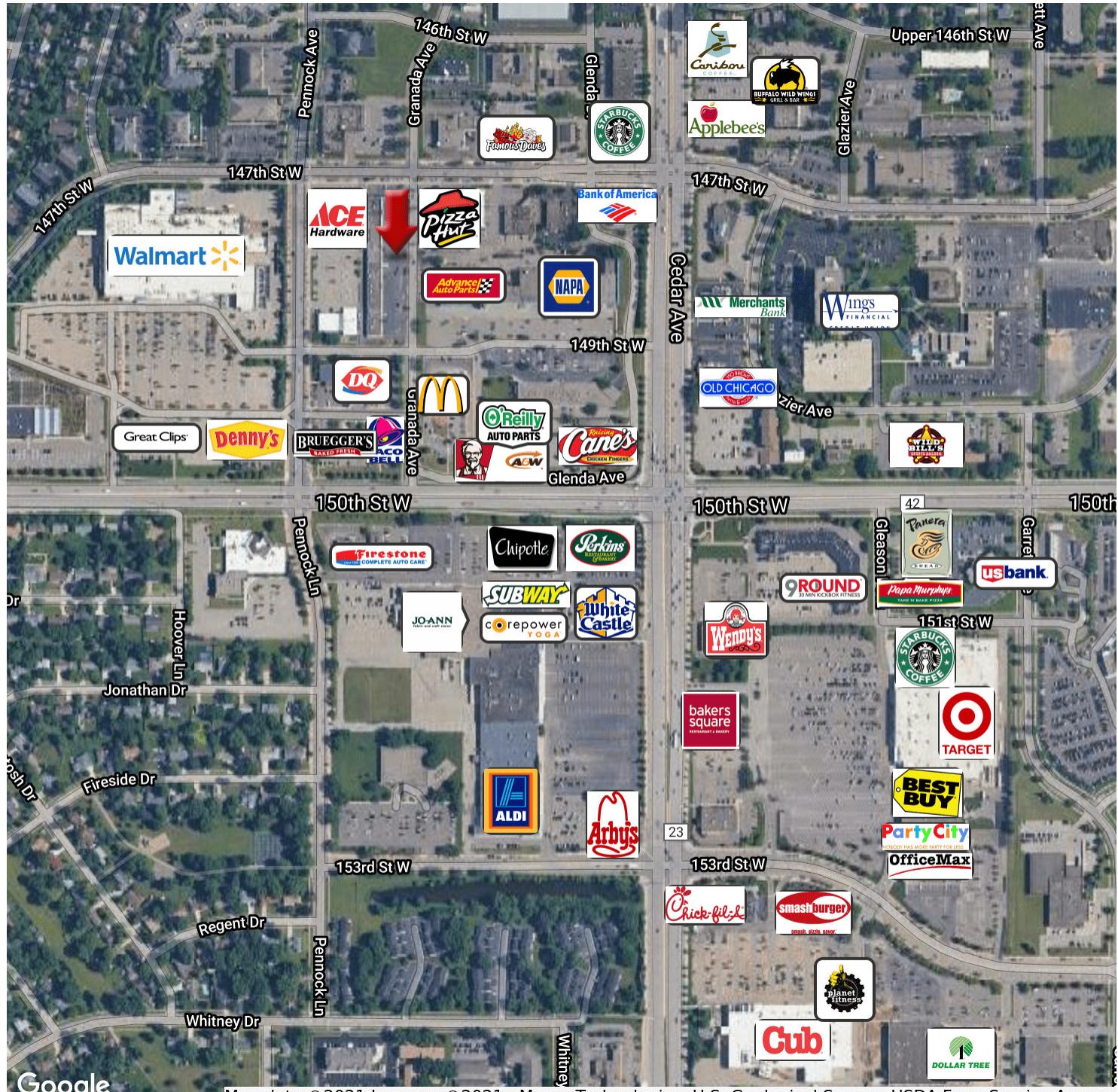
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# AREA RETAILERS

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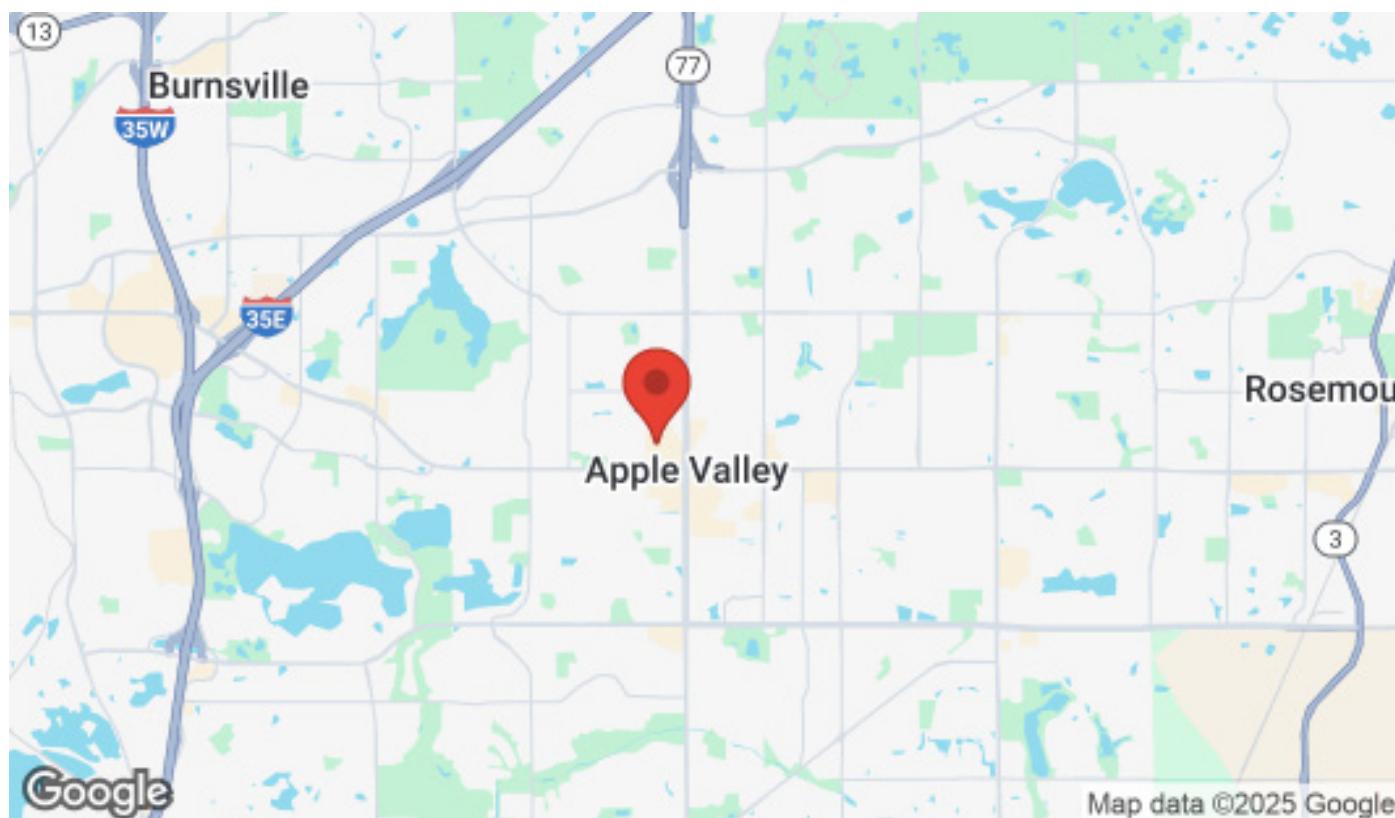
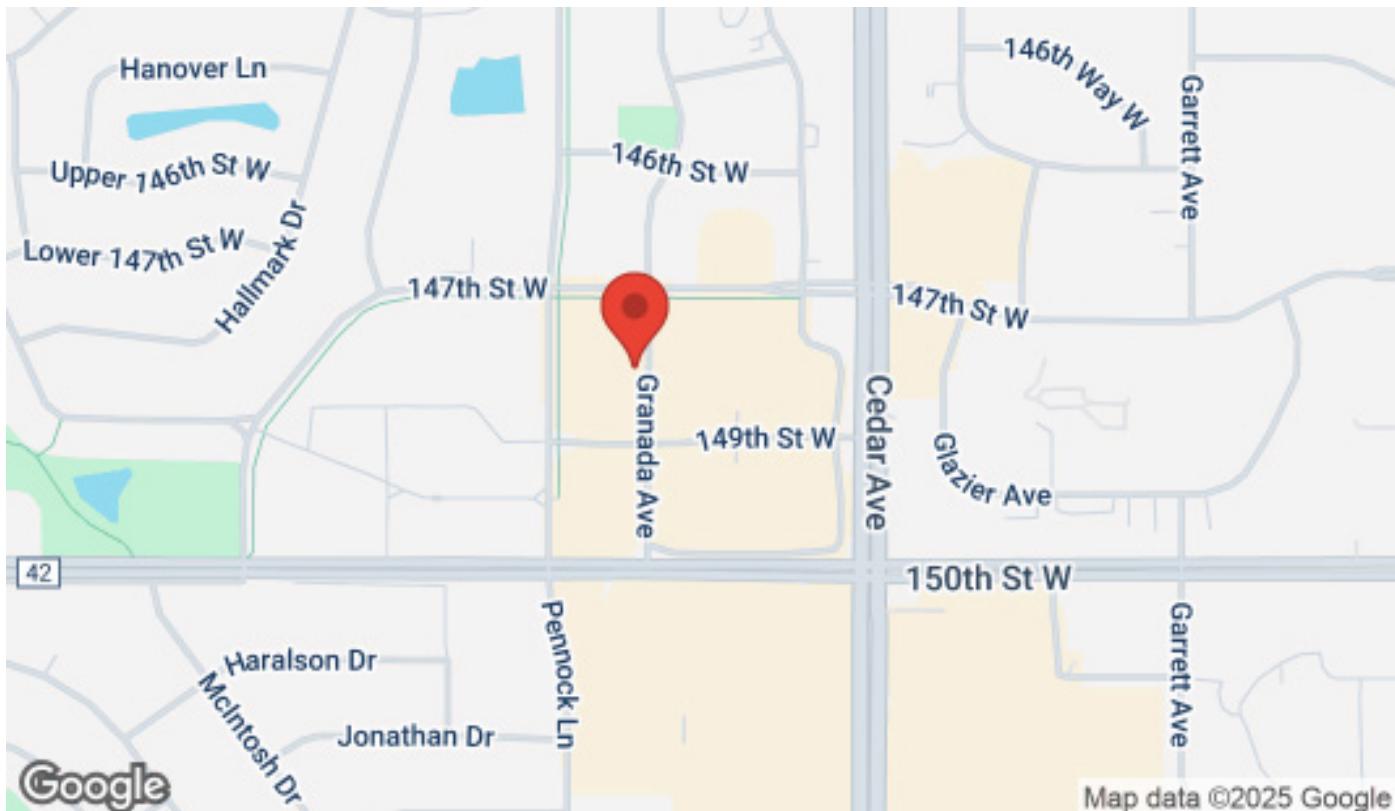
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# LOCATION MAPS

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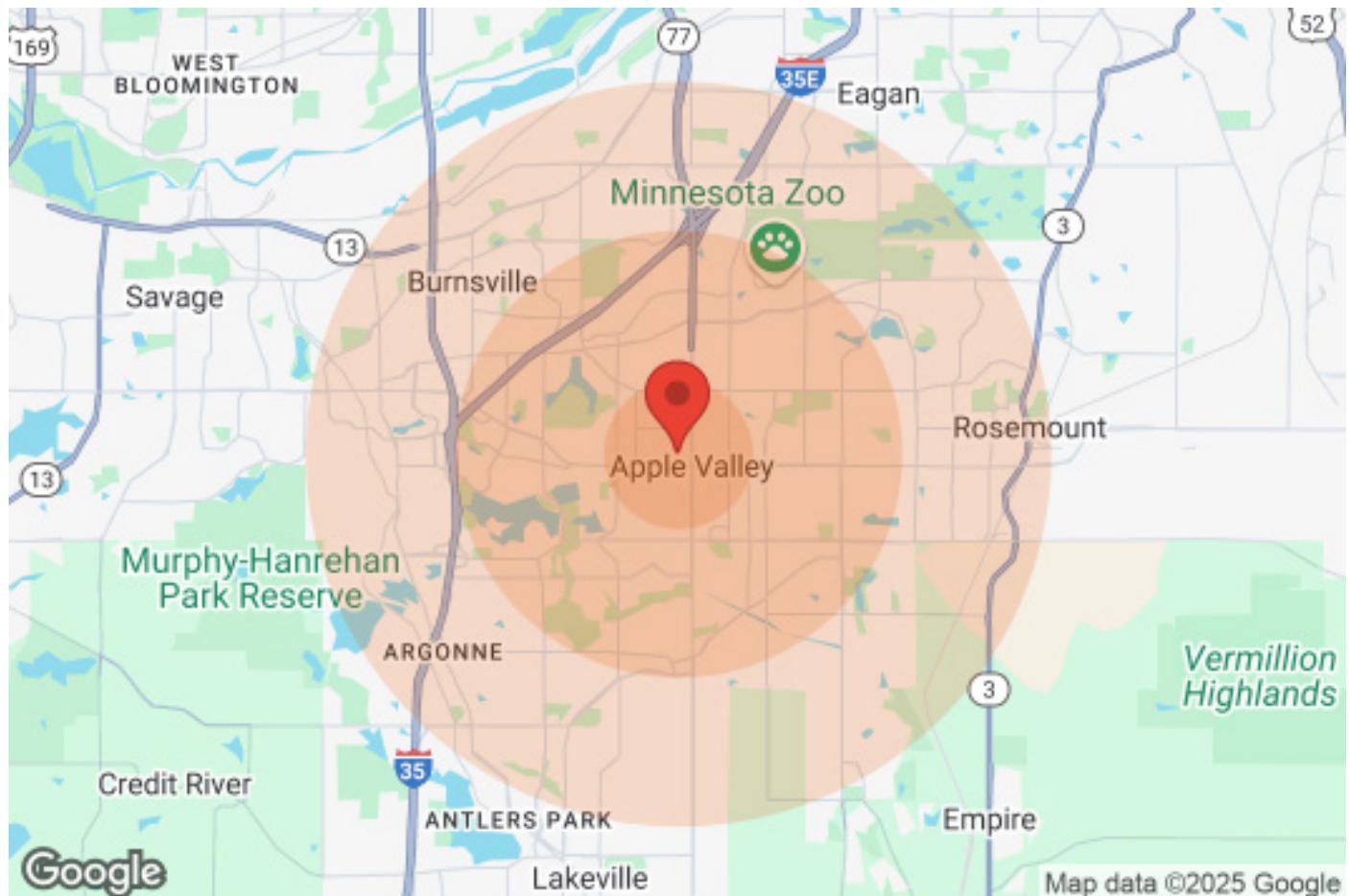
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# DEMOGRAPHICS

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## GRANADA SHOPPING CENTER



Population	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Male	6,109	42,071	95,512	Total Units	5,402	33,324	75,577
Female	6,516	43,151	97,217	Occupied	5,097	32,130	72,373
Total Population	12,625	85,222	192,729	Owner Occupied	3,308	26,591	57,065
<b>Age</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	Renter Occupied	1,789	5,539	15,308
Ages 0-14	2,786	18,024	41,515	Vacant	305	1,194	3,204
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				
<b>Income</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>				
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				



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