

RETAIL SPACE
FOR LEASE

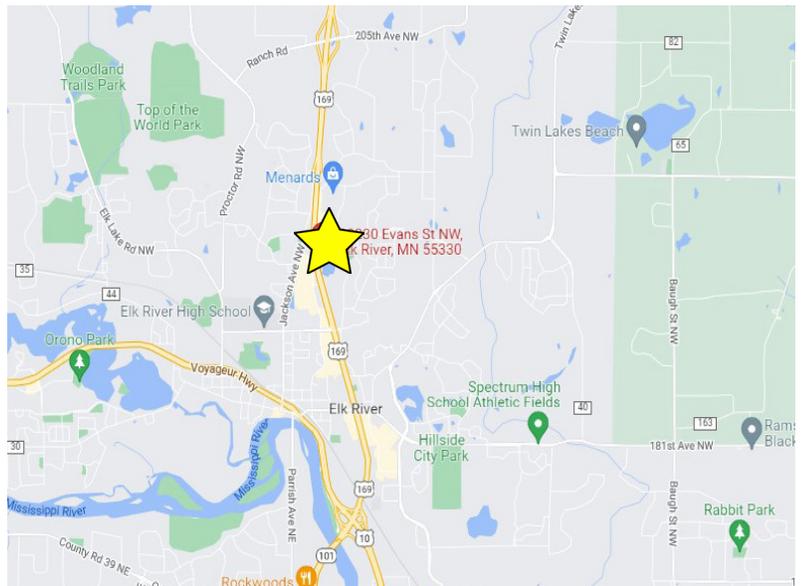


HILLSIDE RETAIL BUILDING

19232-19280 Evans Street NW, Elk River, MN 55330

PROPERTY HIGHLIGHTS

- 25,000 SF regional shopping mall located in Elk River, MN
- Convenient northwest metro location off Highway 169 and 193rd Avenue NW
- Rare, inline retail spaces available
- Suite 19242 - 1,245 RSF
- Suite 19264 - 1,386 RSF
- Lease Rate: \$17.00 - \$19.00 PSF Net
- Several tenant signage options available
- Great traffic counts
- Dedicated surface parking lot
- Long term retail co-tenants include: Sammy's Pizza, Dawn of Discovery Daycare and Bela Salon



901 North Third Street, Suite 100, Minneapolis, MN 55401

ERIN LARSON
612-314-1692
elarson@sr-re.com
www.sr-re.com

HILLSIDE RETAIL BUILDING

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Building Address 19232-19280 Evans Street NW
Elk River, MN 55330

Space Availabilities Suite 19242 - 1,245 RSF
Suite 19264 - 1,386 RSF

Lease Rate \$17.00 - 19.00 PSF Net

Operating Expenses

CAM	\$3.42 PSF
TAX	\$2.74 PSF
<u>INSURANCE</u>	<u>\$0.45 PSF</u>
TOTAL	\$6.61 PSF (2026 est.)

Traffic Counts* 39,000 VPD on Highway 169
*Source: MNDOT

Population* 13,941(3 miles) and 27,540 (5 miles)
*Source: Moody's Analytics/Catylist

Building Features

- Rare availabilites in regional, Elk River shopping mall
- Excellent location in high-traffic retail corridor on Hwy 169
- Tenant signage available
- Great co-tenant traffic generators



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