

Davis

Medical Space For Lease

Southdale Place

3400 W 66th St, Edina, MN 55435



487-2,946 SF Available

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Building Facts



Address	3400 W 66th St Edina, MN 55435
Building Size	68,385 SF
Total Available	3,433 SF
Stories	4
Avg. Floorplate	17,096 SF
Year Built/ Renovated	1979/2015
Class	B
Parking	341 Stalls

To schedule a tour, please contact:

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Property Highlights



Newly renovated common areas



Located on the Fairview Southdale Hospital Campus



Adjacent to Southdale Center Regional Shopping Mall



Strong area demographics



5/1,000 parking ratio providing ample surface parking for patients, staff, and physicians



Competitive rates and improvement allowances



TENANT MIX



AFZAL CLINICS

Property Interiors

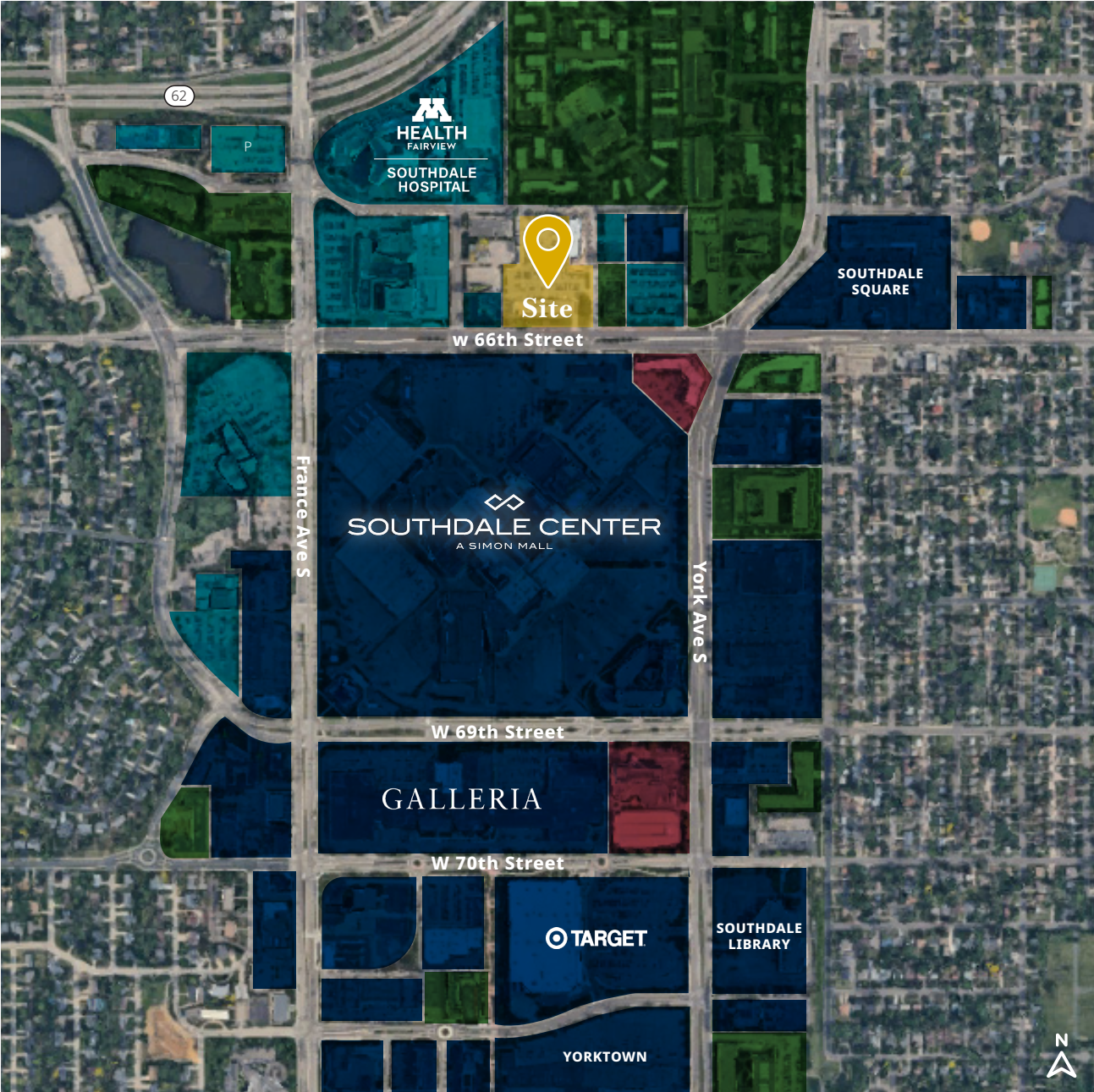
SOUTHDALE PLACE



Edina, MN

SOUTHDALE PLACE

■ Retail ■ Healthcare ■ Multifamily ■ Hotel



Healthcare and Insurance

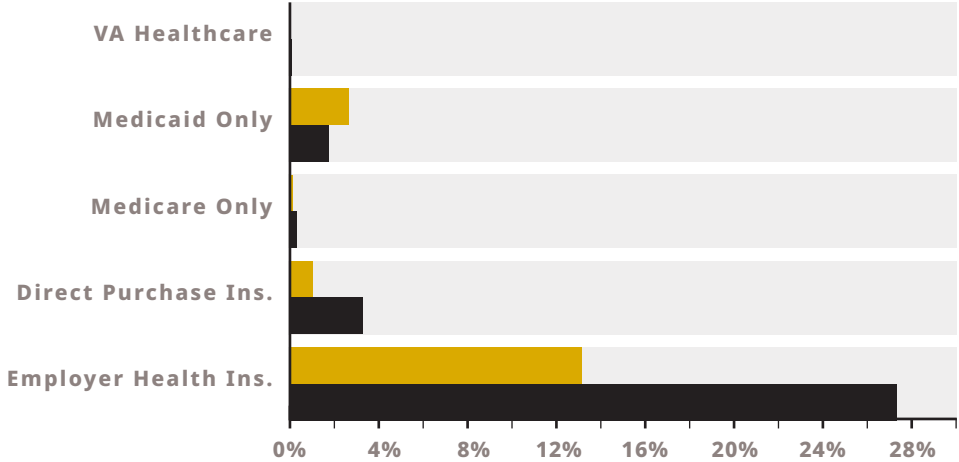
3-MILE RADIUS

Health Insurance Coverage by Age

% With Health Insurance	16.2%	16.6%	33.4%	6.2%
% Not Insured	0.2%	0.8%	0.9%	0.0%
% of Total Population	18.5%	19.2%	37.1%	25.3%
	19<	19-34	35-64	65+

Health Insurance Coverage by Type









■ 19-34 Years Old ■ 35-64 Years Old



Medicare Population 65+

781	1,588	530	107
MEDICARE ONLY	DIRECT-PURCH & MEDICARE	EMPLOYER & MEDICARE	MEDICARE & MEDICAID

Annual Consumer Healthcare Expenditure

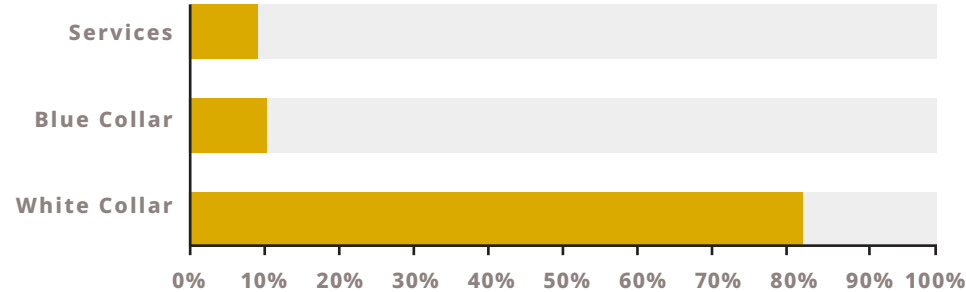
 Blue Cross/Blue Shield \$1,446.5	 Medicare Payments \$1,221.5
 Dental Services \$600.9	 Physician Services \$342.2
 Hospital Room & Services \$298.4	 Eye Care Services \$104.7
 Lab Tests/X-Rays \$97.7	 Home After Care \$55.7

Source: esri (2025)

Edina Demographics

3-MILE RADIUS

Occupation Type



Household Demographics



Total Population
121.9K



Total Daytime Population
161.1K

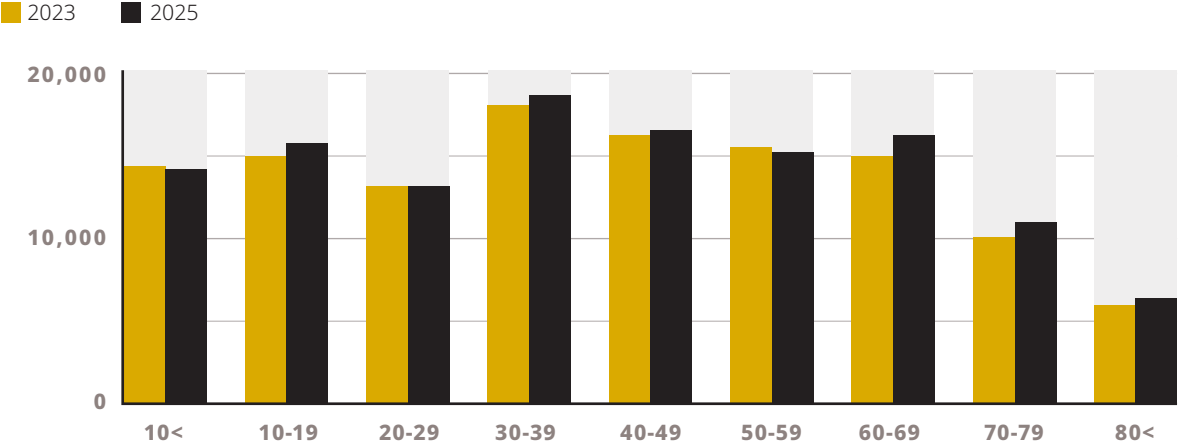


Median Age
41.5



Median Household Income
\$114.6K

Age Distribution



Education

66.1%
BACHELOR'S/GRAD/
PROF DEGREE

20.3%
SOME COLLEGE/
ASSOCIATES DEGREE

11.0%
HIGH SCHOOL
GRADUATE

2.7%
NO HIGH SCHOOL
DIPLOMA



Home Value to
Income Ratio
4.4

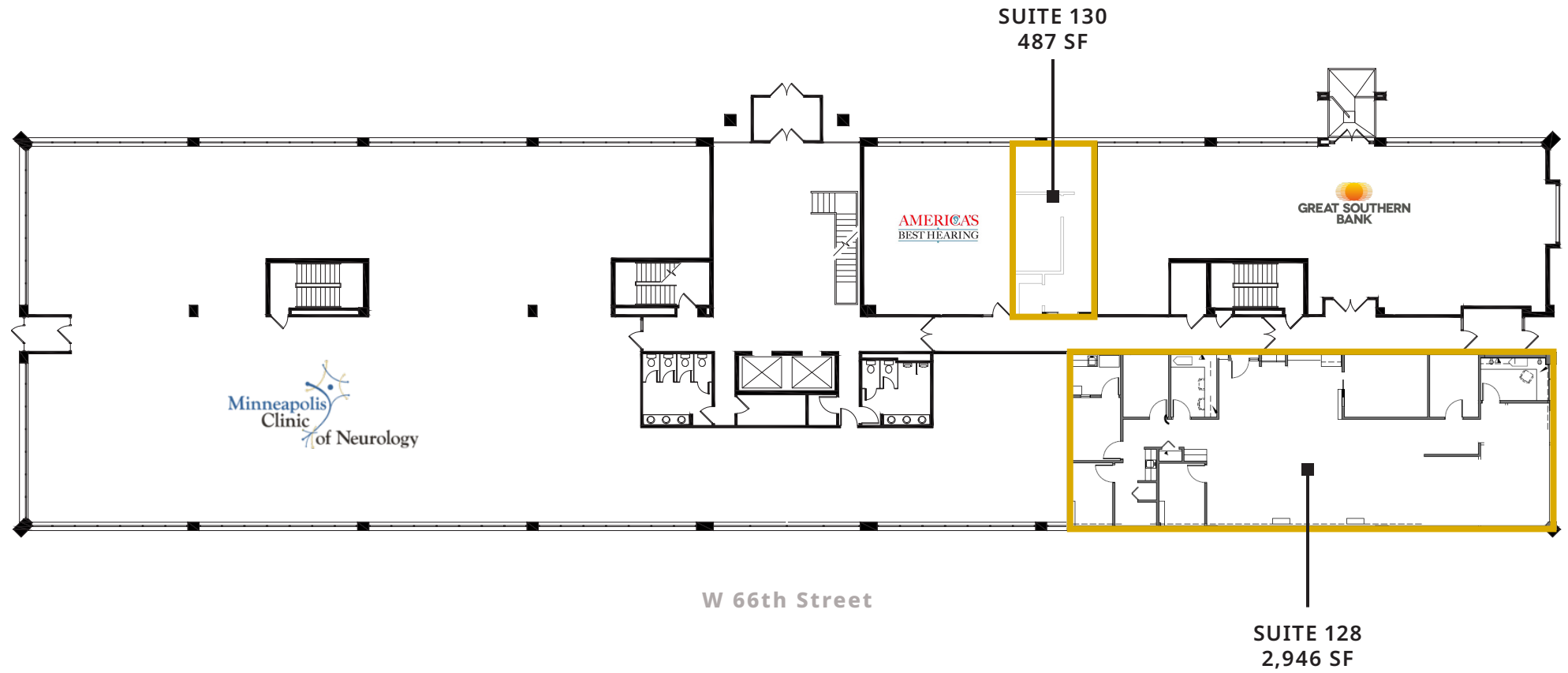
Source: esri (2025)

Floorplan

SOUTHDALE PLACE

First Floor Availabilities

- » Suite 130 - 487 SF
- » Suite 128 - 2,946 SF



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