



Colliers

Hoigaard Village

5600-5690 W 36th St
St Louis Park, MN

Retail Space Available

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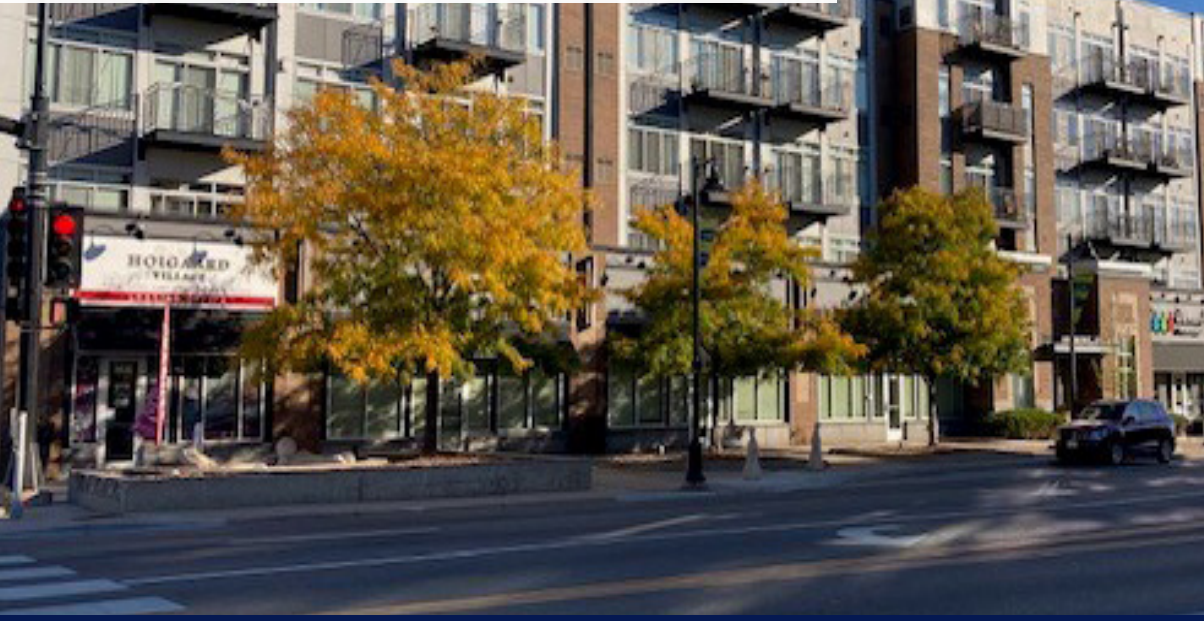
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1600 Utica Avenue South
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Property Highlights

- Close to new light rail developments
- Mixed use property
- Storefront located in retail/residential area
- Off-street parking



Demographics

Radius	1 MILE	3 MILE	5 MILE
Population	15,540	123,559	386,051
Median HH Income	\$103,126	\$106,813	\$92,151
Average HH Income	\$145,348	\$161,316	\$136,235
Daytime Population	23,433	127,681	509,272

Building Size

24,119 SF

Available

Suite B: 2,202 SF

Suite C: 2,349 SF

Suite D: 2,566 SF

Suite B/C/D: 7,117 SF - Available as a direct lease with Landlord or a sublease with term through 5/31/28

2026 Expenses

\$ 5.50 PSF - CAM

\$ 6.50 PSF - Taxes

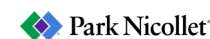
\$12.00 PSF - Total

Traffic Count

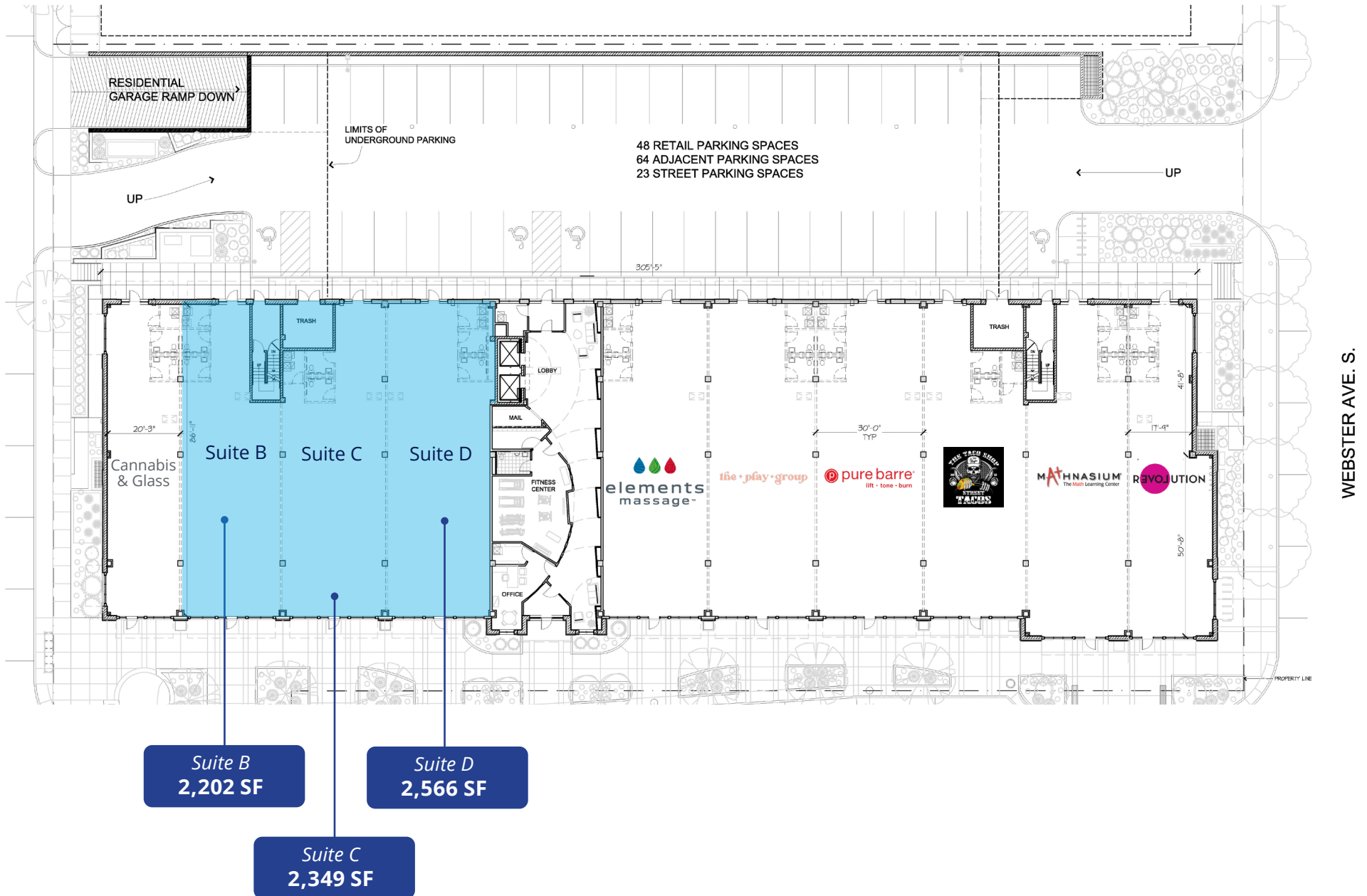
W 36th St: 11,559 vehicles per day

Highway 100: 111,712 vehicles per day

Area Tenants



Floor Plan





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