

FOR LEASE

Wayzata Village Shops

812 - 864 Lake St E, Wayzata, MN 55391

Charming retail center along Lake Minnetonka, with individual storefront canopies creating an inviting atmosphere for a variety of retailers and service businesses.



Wayzata Village Shops

About the Property

The Village Shops in Wayzata is a charming retail center that blends traditional design with community-focused shopping. This low-rise brick building, with individual storefront canopies for each tenant, creates an inviting, village-like atmosphere perfect for a variety of small businesses. The layout accommodates specialty shops, cafes, and service-oriented retailers, attracting both locals and visitors seeking a unique shopping experience. Situated along the scenic Lake Minnetonka, on Wayzata's main commercial street, the shops benefit from high foot traffic, with a parking lot onsite and convenient back access points for tenants. The combination of cozy architectural elements, lakeside charm, and diverse tenants makes The Village Shops a beloved destination in Wayzata.

Location

Wayzata, nestled on the northeast shore of Lake Minnetonka, combines small-town charm with a vibrant, walkable downtown that draws both locals and visitors. Known as the "crown jewel" of the western suburbs, Wayzata offers stunning lakeside views year-round and premium access to Lake Minnetonka's recreational amenities. Just 11 miles from downtown Minneapolis, this upscale community boasts a bustling mix of boutiques, restaurants, and cafes along Lake Street E, while the Panoway on Wayzata Bay enhances the waterfront with pedestrian paths, green spaces, and other inviting features.

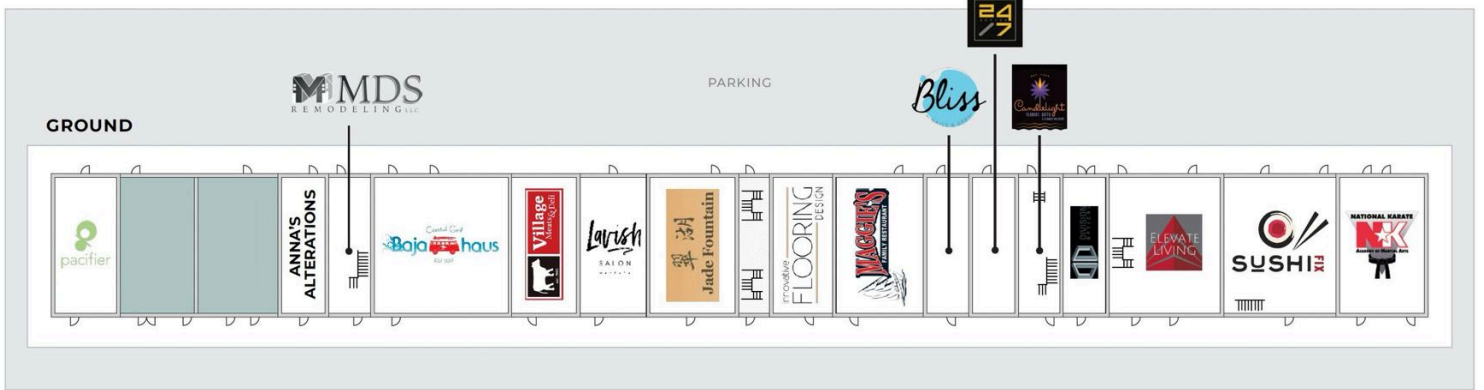


Building Size 43,731 SF
Year Built / Year Renovated 1964 / 2024
Space Available 1,903 - 2,300 SF
Rent Rate \$43.00 NNN
CAM & Taxes \$16.61/SF/yr

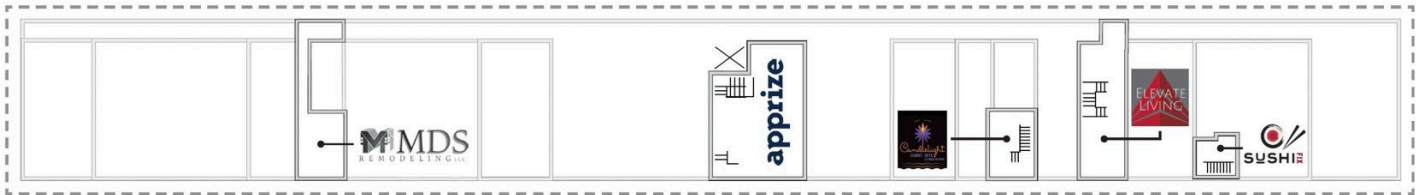
- ✓ High visibility in walkable area of Wayzata
- ✓ Charming individual storefront canopies for each tenant
- ✓ Vibrant mix of specialty shops, cafes, and service-oriented retailers
- ✓ Plentiful street and lot parking with reserved spaces

Site Plan

LAKE ST E



LEVEL 2



Wayzata Village Shops

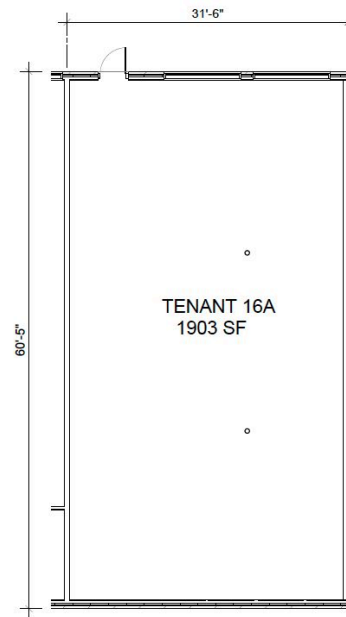
Suite 16A

Rentable Area: **1,903 RSF**

Availability: **Q1 2025**

Lease Rate: **\$43.00 NNN**

CAM & Taxes: **\$16.61/SF/yr**



Prime inline retail space available at Wayzata's Village Shops, perfectly suited for boutique retailers or professional service providers.

- Move-in ready
- Open floorplan for flexible layout options
- Large storefront windows
- Access directly from parking lot
- Distinct canopy signage
- Vibrant mix of co-tenants

Wayzata Village Shops

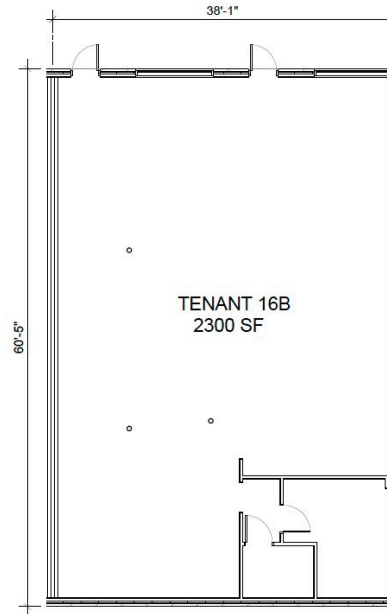
Suite 16B

Rentable Area: **2,300 RSF**

Availability: **Q1 2025**

Lease Rate: **\$43.00 NNN**

CAM & Taxes: **\$16.61/SF/yr**



Prime inline retail space available at Wayzata's Village Shops, perfectly suited for boutique retailers or professional service providers.

- Move-in ready
- Open floorplan for flexible layout options
- Two separate entrances
- Access directly from parking lot
- Distinct canopy signage
- Vibrant mix of co-tenants

The Neighborhood

Wayzata

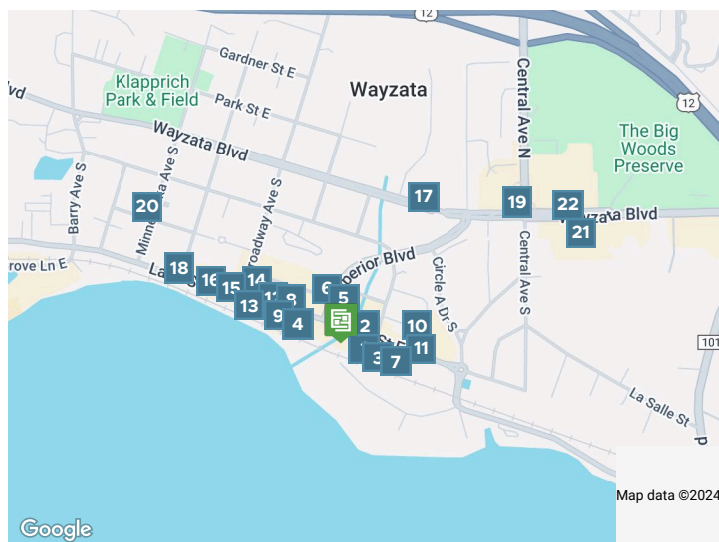
Known for its small-town charm and quaint downtown location along the shores of Lake Minnetonka, Wayzata is the crown jewel of the western suburbs. Not only a retail and boutique haven along Minnesota's most famous lake, Wayzata is home to acclaimed restaurants, unique homes, and romantic views of Lake Minnetonka.



 **51**
WALK SCORE

 **-**
TRANSIT SCORE

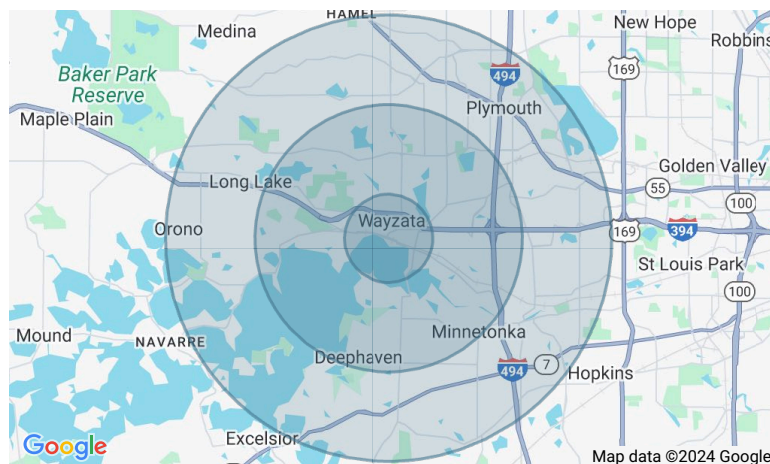
 **32**
BIKE SCORE



- 1 Baja Haus
- 1 Jade Fountain Chinese Restaurant
- 2 Benedict's
- 3 Maggie's Restaurant
- 4 Penny's Coffee
- 4 PURALIMA Cantina
- 5 Gunderson's Jewelers
- 6 Wayzata Bar & Grill
- 7 Sushi Fix
- 8 Crisp & Green
- 8 Wuollet Bakery
- 9 Monique of Switzerland Jewelers
- 10 Red Cow Wayzata
- 11 Ninetwentyfive
- 12 Josefina
- 13 COV Wayzata
- 14 Eloise
- 14 The Grocer's Table
- 15 McCormick's Pub and Restaurant
- 15 Sakana Sushi
- 16 Gianni's Steakhouse
- 16 One Door West
- 17 Wayzata American Legion
- 18 Ben & Jerry's
- 19 Walgreens
- 20 Alexander Tool & Supply Co
- 21 Jimmy John's
- 22 Bruegger's Bagels

Demographics	1 Mile	3 Miles	5 Miles
Total population	4,180	33,647	103,541
Median age in years	53.2	44.6	43.4
Total households	2,165	13,966	43,150
Median household income	\$118,897	\$139,973	\$131,302
Average household size	1.92	2.39	2.38
Average home value	\$1,119,617	\$713,514	\$660,116

Data Source: ESRI/ArcGIS (2024)



Neighborhood Photos

