

# FOR LEASE

# GOLDEN VALLEY COMMONS

7600-7800 Olson Memorial Highway | Golden Valley, MN | 55427



## Retail Space For Lease In Golden Valley

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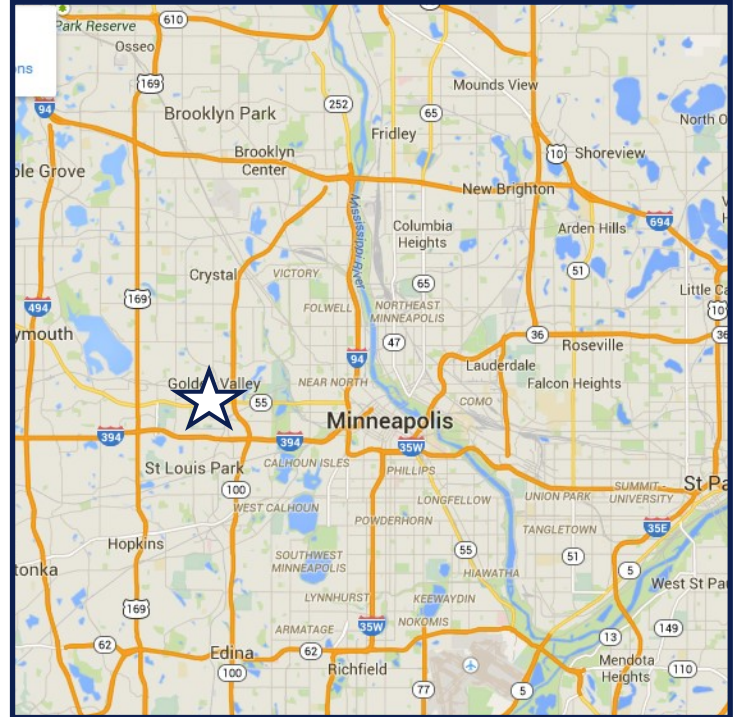
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**PROPERTY INFORMATION**

<b>ADDRESS</b>	7600-7800 Olson Memorial Hwy
<b>CITY, STATE</b>	Golden Valley, MN
<b>BUILDING SIZE</b>	40,000 SF
<b>YEAR BUILT</b>	1996
<b>SPACE AVAILABLE</b>	3,990 SF
<b>ASKING RENT</b>	\$29.50 Net
<b>CAM 2019 EST.</b>	\$9.65 PSF
<b>RE TAXES 2019 EST.</b>	\$11.58 PSF
<b>CAM &amp; TAX TOTAL EST.</b>	\$21.23 PSF
<b>PARKING</b>	5: 1,000 ratio



**DEMOGRAPHICS**

	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>POPULATION</b>	5,629	82,504	292,999
<b>DAYTIME POPULATION</b>	17,371	72,650	266,523
<b>AVERAGE HH INCOME</b>	\$107,893	\$94,776	\$93,086
<b>MEDIAN AGE</b>	46.1	40.7	37

**COMMENTS**

- Golden Valley Commons is a 40,000 sq ft is an upscale retail center positioned along Hwy 55, with excellent visibility to the highway.
- Golden Valley commons have been servicing the community for over 15 years.
- The center has attracted strong regional retailers including: D’Amico & Sons, Noodles & Co., Starbuck’s, Panchero’s Patina and others.

**AREA TENANTS**

- Smashburger
- Doolittle’s Restaurant
- Leeann Chin
- Chipotle

**TRAFFIC COUNTS**

<b>OLSON MEMORIAL HWY</b>	37,000 VPD
<b>GOLDEN VALLEY ROAD</b>	8,324 VPD
<b>WINNETKA AVE N</b>	11,500 VPD

**COMMENTS**

- Traffic counts along Highway 55 exceed 33,500 VPD, with more than 11,500 VPD along Winnetka as well.
- The outdoor fountain provides a comfortable and peaceful environment for social or professional gatherings.



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