



6399-6407 City West Parkway | Eden Prairie, MN 55344

## Confidential Endcap Restaurant Space For Lease In Eden Prairie

### Confidential Space Available:

- Suite 6405-1b: 1,800 sf (currently occupied, yet available)
- 2023 CAM: \$5.72 psf and Tax: \$3.29 psf
- Lease Rates: \$22.00 psf Net

### Highlights and Features:

- Confidential endcap space
- Current restaurant space
- Very visible neighborhood center
- Located on Shady Oak Road and City West Parkway
- Immediate access to Highway 62, Highway 212 and I-494
- United Health 1.5 million-square-foot campus across the street housing approximately 6,500 workers
- Shady Oak tenants include Bay Leaf Indian Cuisine, City West Fan Man, TC Running World, Jimmy John's, Advance Services, Haven Asian Eatery, and Stretch Labs



### Demographics and Traffic Counts:

- Average Population: 1 mile - 2,949, 3 miles - 60,443, and 5 miles - 199,106
- Average Household Income: 1 mile - \$129,721, 3 miles - \$131,756, and 5 miles - \$137,021
- Traffic Counts: Shady Oak Road North - 15,900 vpd, South - 14,800 vpd, Hwy 62 West - 29,000 vpd and Hwy 62 East - 31,000 vpd



**Christianson & Company**  
COMMERCIAL REAL ESTATE SERVICES  
[www.SpaceAvailableMN.com](http://www.SpaceAvailableMN.com)

**CORFAC**  
INTERNATIONAL

**LAURA GILL**  
612.310.5399

[laura@christiansonandco.com](mailto:laura@christiansonandco.com)

**LISA CHRISTIANSON**  
952.393.1212

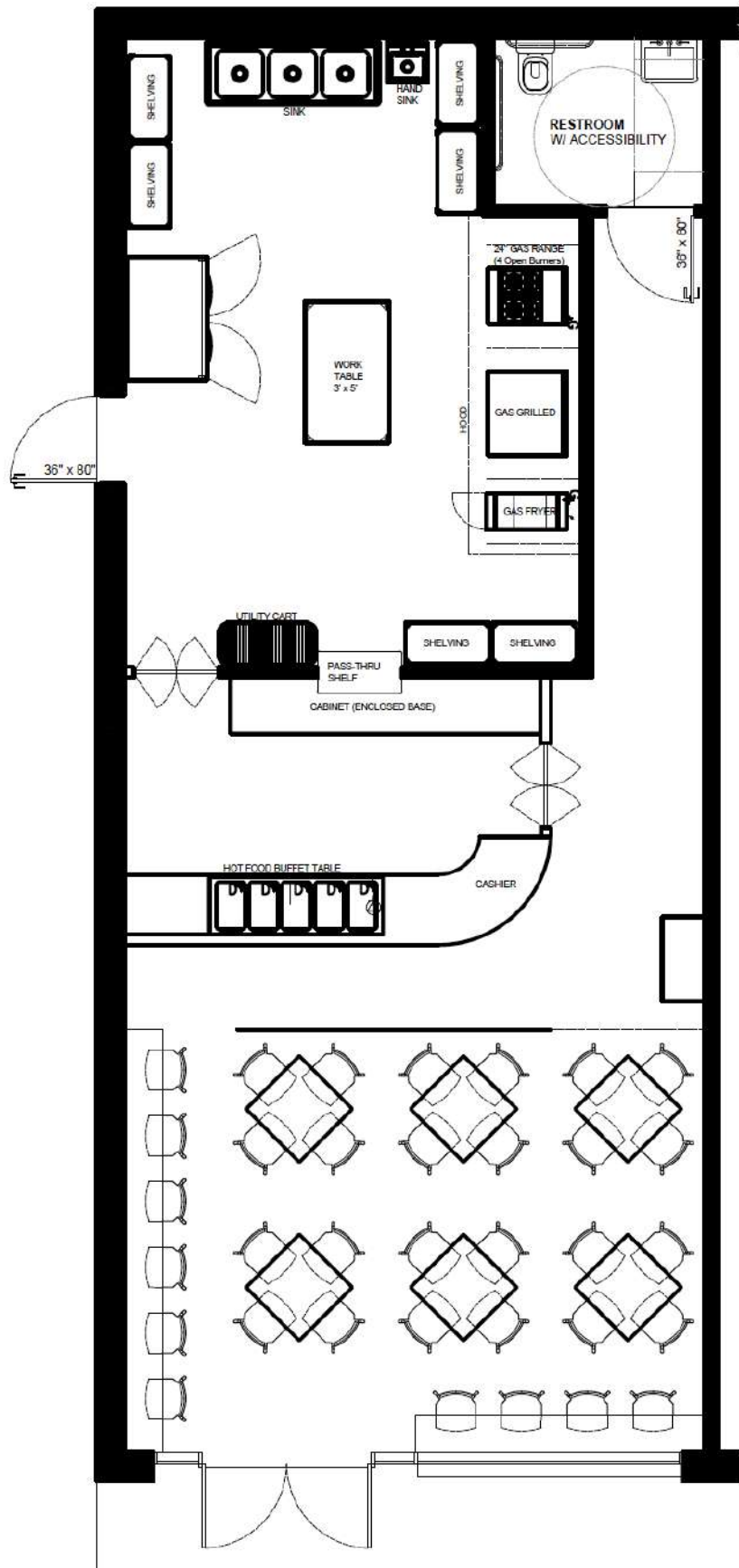
[lisa@christiansonandco.com](mailto:lisa@christiansonandco.com)

This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

[www.SpaceAvailableMN.com](http://www.SpaceAvailableMN.com)

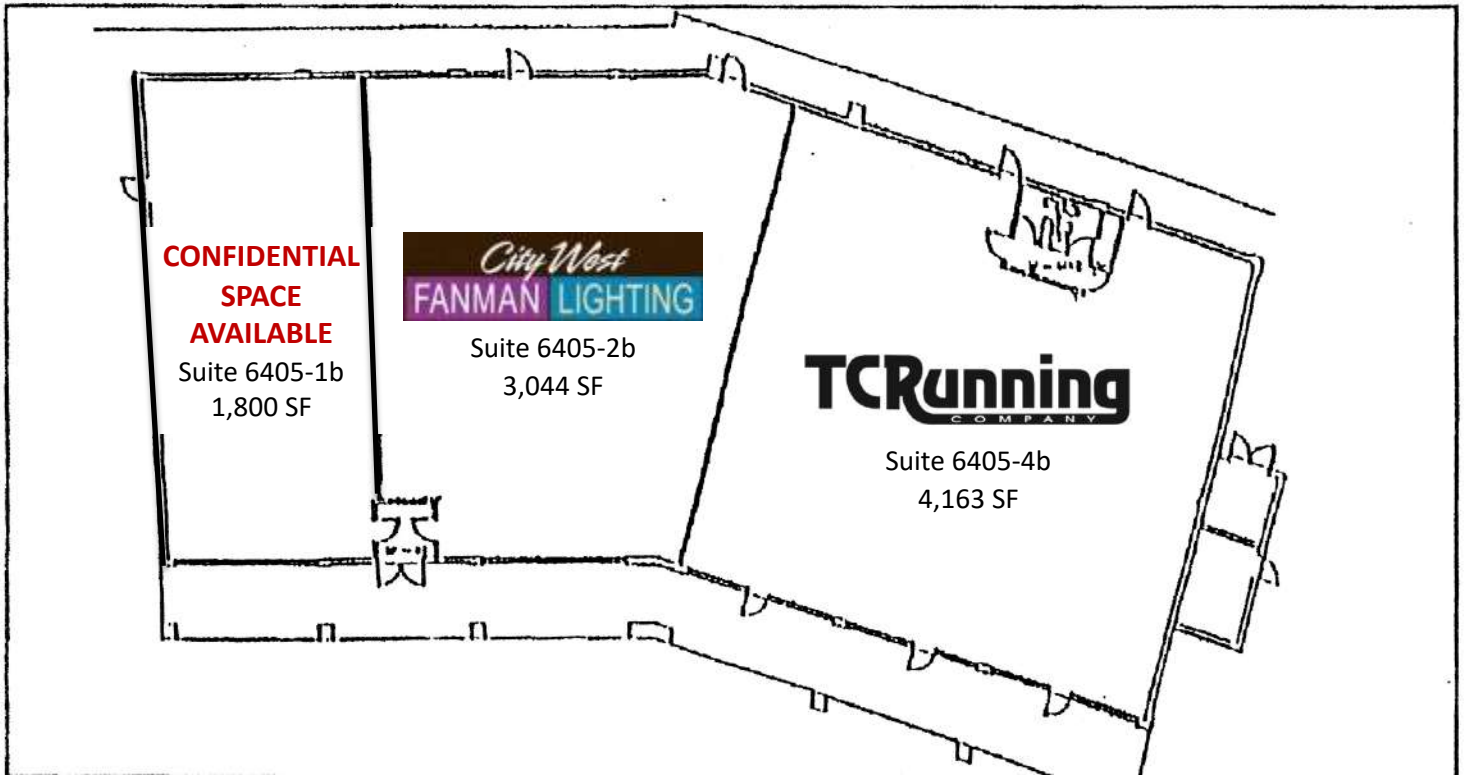
Giving developers, business owners and commercial real estate investors the gifts of experience and personal attention.

# Space Plan





# Building Plan B



Aerial



This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.