

GOLDEN VALLEY TOWN SQUARE

669 Winnetka Avenue N, Golden Valley, MN 55427



OFFERING SUMMARY

AVAILABLE SF:	Retail: 969 - 3,327 SF Office: 600 SF
LEASE RATE:	Retail: \$8 - \$22/SF Net Office: \$1,000/Mo Gross
YEAR BUILT:	2001
BUILDING SIZE:	39,260 SF
ZONING:	Commercial District

PROPERTY OVERVIEW

Trendy retail and office space available in Golden Valley Town Square with abundant housing nearby, popular businesses, and a high volume of traffic along Winnetka Avenue. Golden Valley Town Square boasts an inviting atmosphere, lovely outdoor patio seating with pergola which works to your advantage for extra seating! Ideal coffee shop/gelato/tea space. Nicely appointed salon space as well.

Underground, covered, and surface lot parking. Mixed use retail and office space located one block north of Hwy 55, Golden Valley's premier location, with great visibility from Winnetka Ave N and easy access to Hwy 169.

PROPERTY HIGHLIGHTS

- Pop Up Shops Welcome | Short Term Leasing Available
- Located in the heart of Golden Valley, great visibility from Winnetka Ave N. and Golden Valley Rd. w/easy access to Hwy 55 and Hwy 169
- 15,200+ vehicles per day on Winnetka Ave. N. and 7,300+ vehicles per day on Golden Valley Road
- 2020 CAM/Tax: \$14.43 psf Retail
- Building signage for all tenants
- Heated underground, covered and surface parking

KW COMMERCIAL
3464 Washington Drive, #100
Eagan, MN 55122

ANDY MANTHEI
Senior Director Brokerage Services
O: 651.331.9136
andy@amkprop.com

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RETAIL FOR LEASE

SALIENT INFORMATION

669 Winnetka Avenue N, Golden Valley, MN 55427



BUILDING INFORMATION

ADDRESS:	669 Winnetka Ave N, Golden Valley, MN 55427
BUILDING SIZE:	39,260 Square Feet
FLOORS:	Three
ZONING:	Commercial District
YEAR BUILT:	2001
AVAILABLE SPACE:	969 SF Retail - \$22.00 psf/yr Net Available w/60 Day Notice 1,104 SF Retail - \$19.50 psf/yr Net Vacant 3,327 SF Retail - \$8.00 psf/yr Net Available with Notice 600 SF Office Studio - \$750/mo - Full Service Gross Vacant
CAM/R.E. TAX RATE:	Retail: \$14.43 psf/yr total Pop Up Shops Welcome - Short Term Leasing Available

BUILDING FEATURES

CROSS STREETS:	Winnetka Ave N & Golden Valley Rd
NEARBY FREEWAYS:	Hwy 55, Hwy 169, Hwy 100 & I-394
SIGNAGE:	Building signage for all tenants
CURRENT SHARED TENANTS:	Davanni's, H&R Block, Snap Fitness, Golden Valley Animal Hospital, and Mainstream Boutique
PARKING LOT:	4/1,000 SF with free surface/ramp parking Heated executive parking also available
ACCESSIBILITY:	Lot accessible from Winnetka Ave N & Golden Valley Rd
TRAFFIC COUNT:	15,800+ vpd on Winnetka Ave N. 7,600+ vpd on Golden Valley Rd. 38,000+ vpd on Hwy 55
BUILDING AMENITIES:	Onsite restaurant, office suites, and retail Class A interior finishes
LOCATION AMENITIES:	One block north of Hwy 55

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SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 675 - ML	969 SF	Net	\$22.00 SF/yr	Available w/Notice
Suite 681 - ML	1,104 SF	Net	\$19.50 SF/yr	Vacant
Suite 681 - LL	3,327 SF	Net	\$8.00 SF/yr	Available w/Notice
Studio - LL	600 SF	Gross	\$750 per month	Vacant

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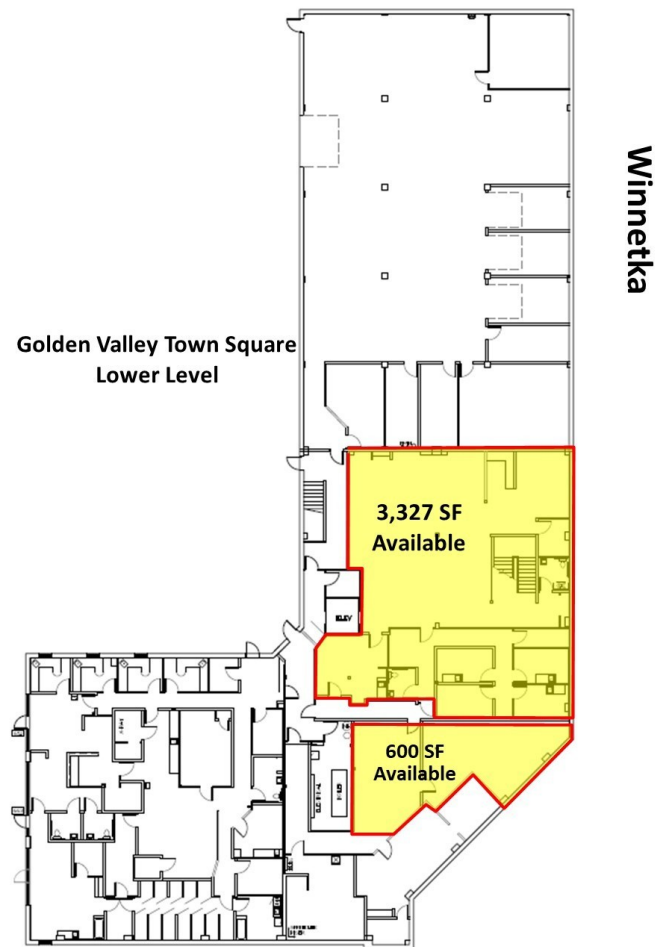
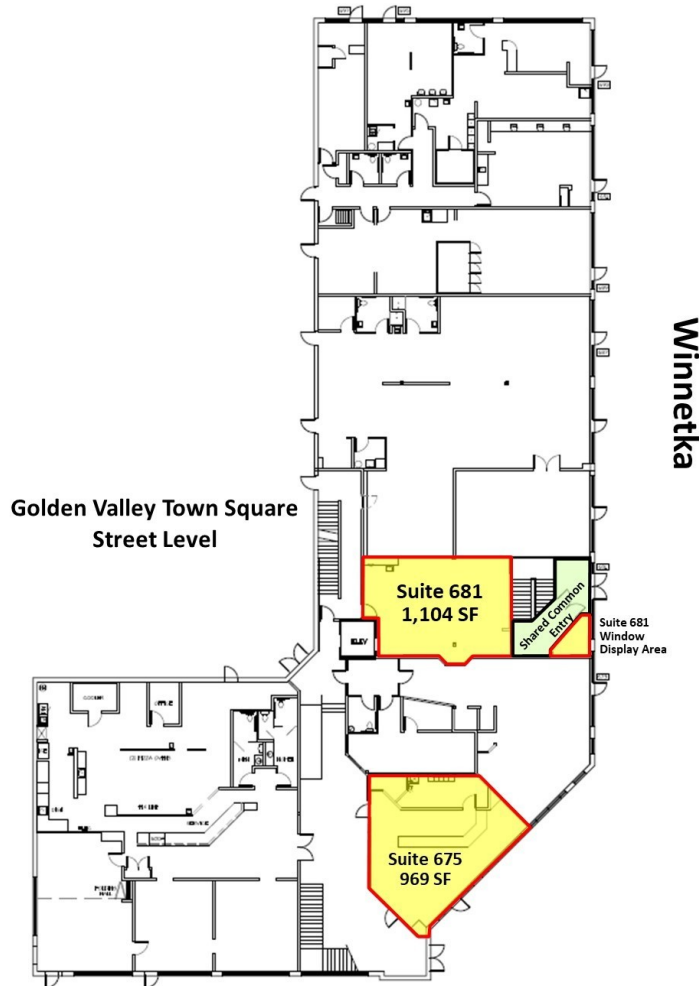
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GOLDEN VALLEY TOWN SQUARE

Street Level And Lower Level Footprints



675-681 Winnetka: STREET-LEVEL BUILDING PLAN

669-681 Winnetka: LOWER-LEVEL BUILDING PLAN

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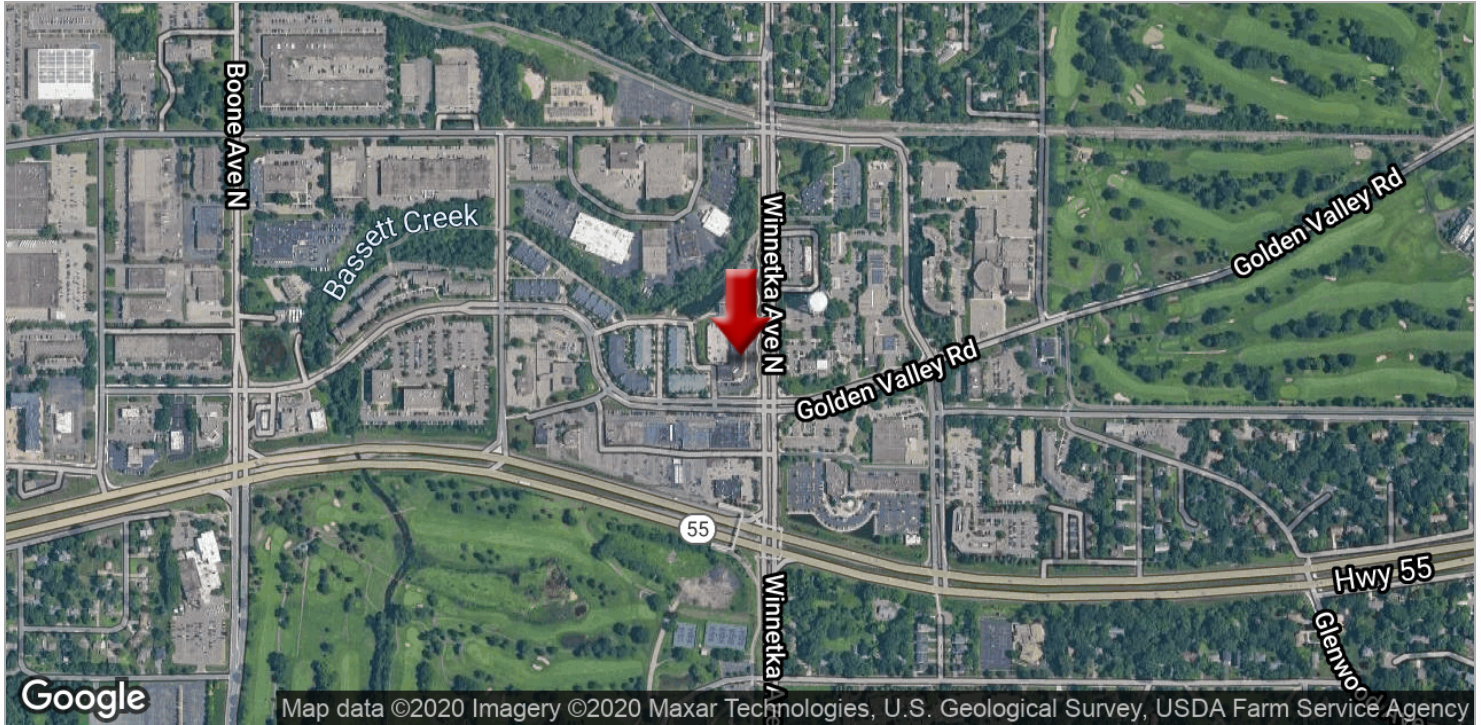
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