

RETAIL FOR LEASE

GOLDEN VALLEY TOWN SQUARE

669 Winnetka Avenue N, Golden Valley, MN 55427



OFFERING SUMMARY

AVAILABLE SF:	Retail: 969 - 1,467 SF
	Office: 600 SF
LEASE RATE:	Retail:
	\$8 - \$22/SF Net
	Office:
BUILDING SIZE:	\$750/Mo Gross
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

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

ANDY MANTHEI
Senior Director Brokerage Services
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MN #20366237

KEVIN PECK
Senior Vice President / Principal
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MN #20587160

Outside Broker Address: 2550 W University Ave W, #416-S, St. Paul, MN 55114

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SALIENT INFORMATION

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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:	STE 675 ML - 969 SF Retail - \$22.00 psf/yr Net Available w/60 Day Notice STE 681 ML - 1,104 SF Retail - \$19.50 psf/yr Net Vacant STE 681B LL - 1,467 SF Retail - \$8.00 psf/yr Net Combine w/Studio for 2,067 SF Contiguous STE Studio - 600 SF Office - \$750/mo - FS Gross Combine w/Studio for 2,067 SF Contiguous
CAM/R.E. TAX RATE:	Retail: \$14.43 psf/yr total Office: \$14.21 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 681B - LL	1,467 SF	Net	\$8.00 SF/yr	Combine w/Studio for 2,067 SF Contiguous
Studio - LL	600 SF	Gross	\$750 per month	Combine w/681B-LL for 2,067 SF Contiguous

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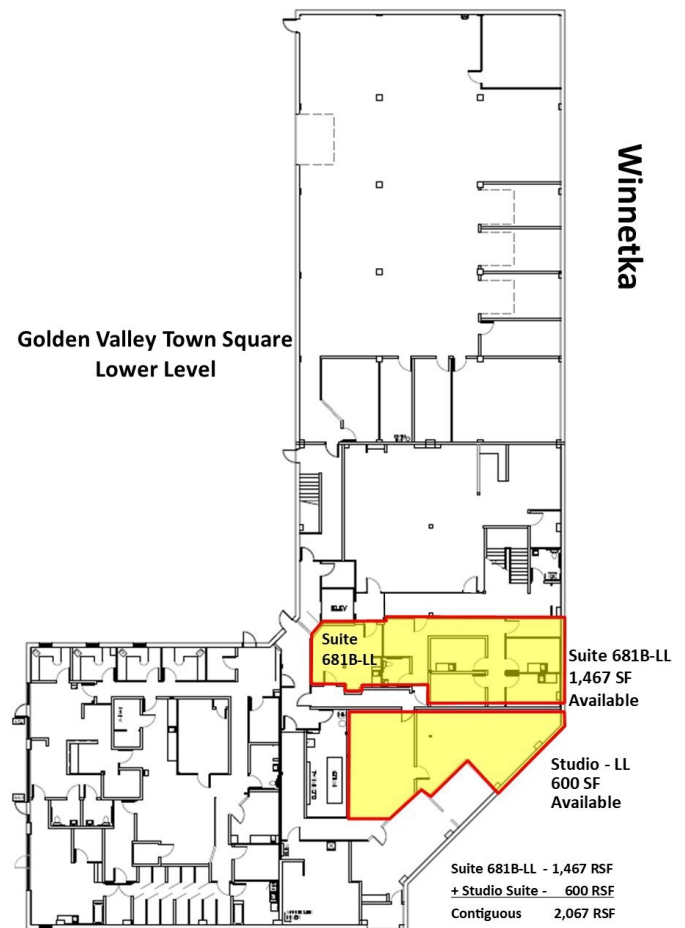
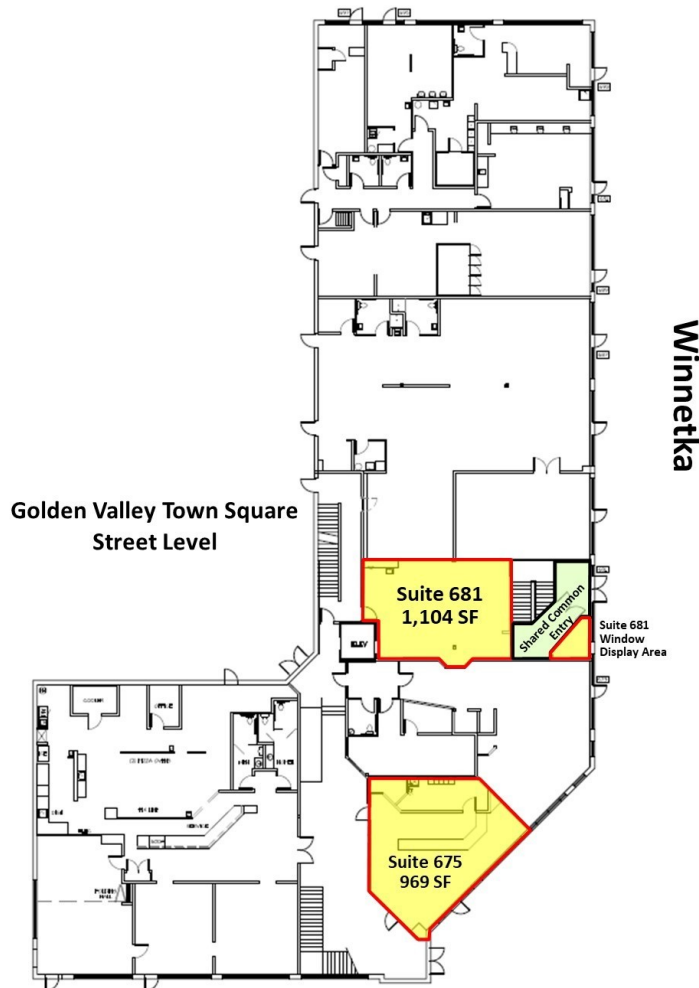
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GOLDEN VALLEY TOWN SQUARE

Street Level And Lower Level Footprints



675-681 Winnetka: STREET-LEVEL BUILDING PLAN

669-681 Winnetka: LOWER-LEVEL BUILDING PLAN

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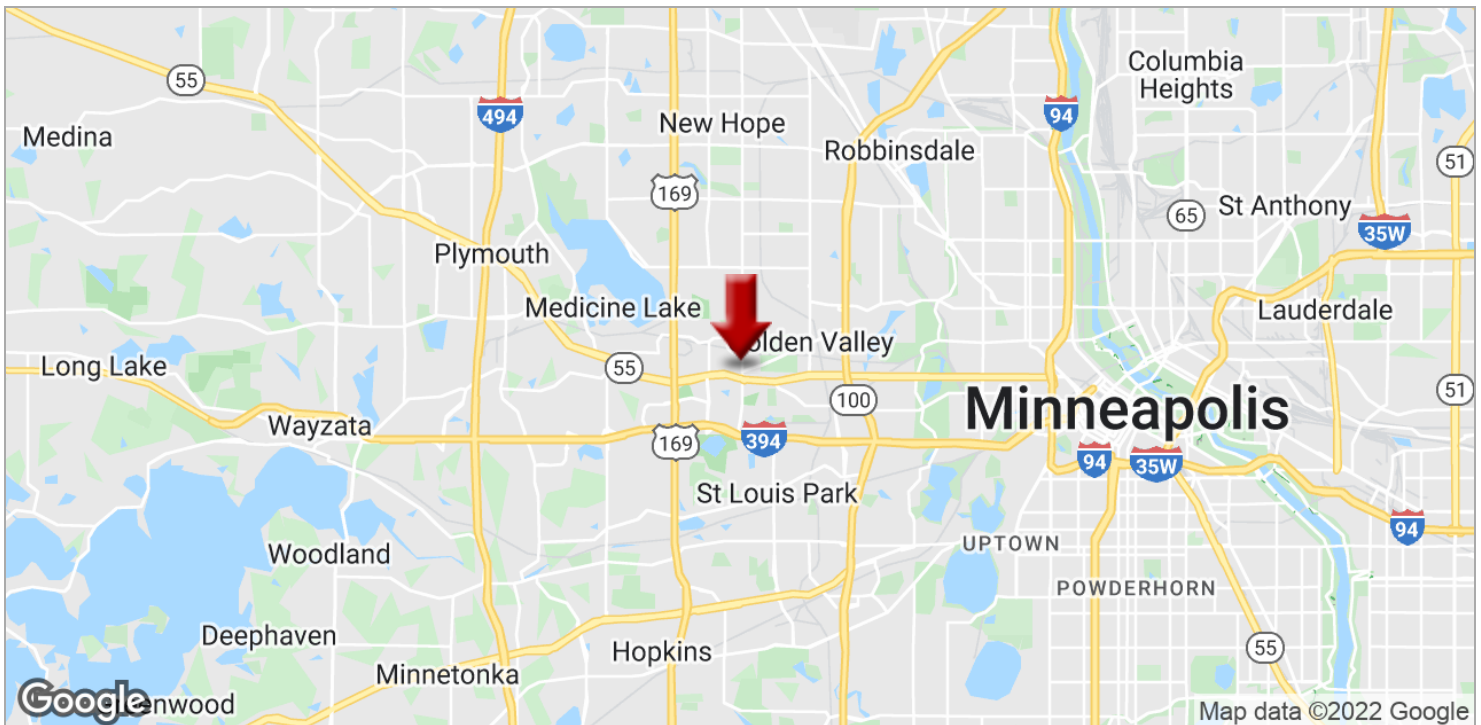
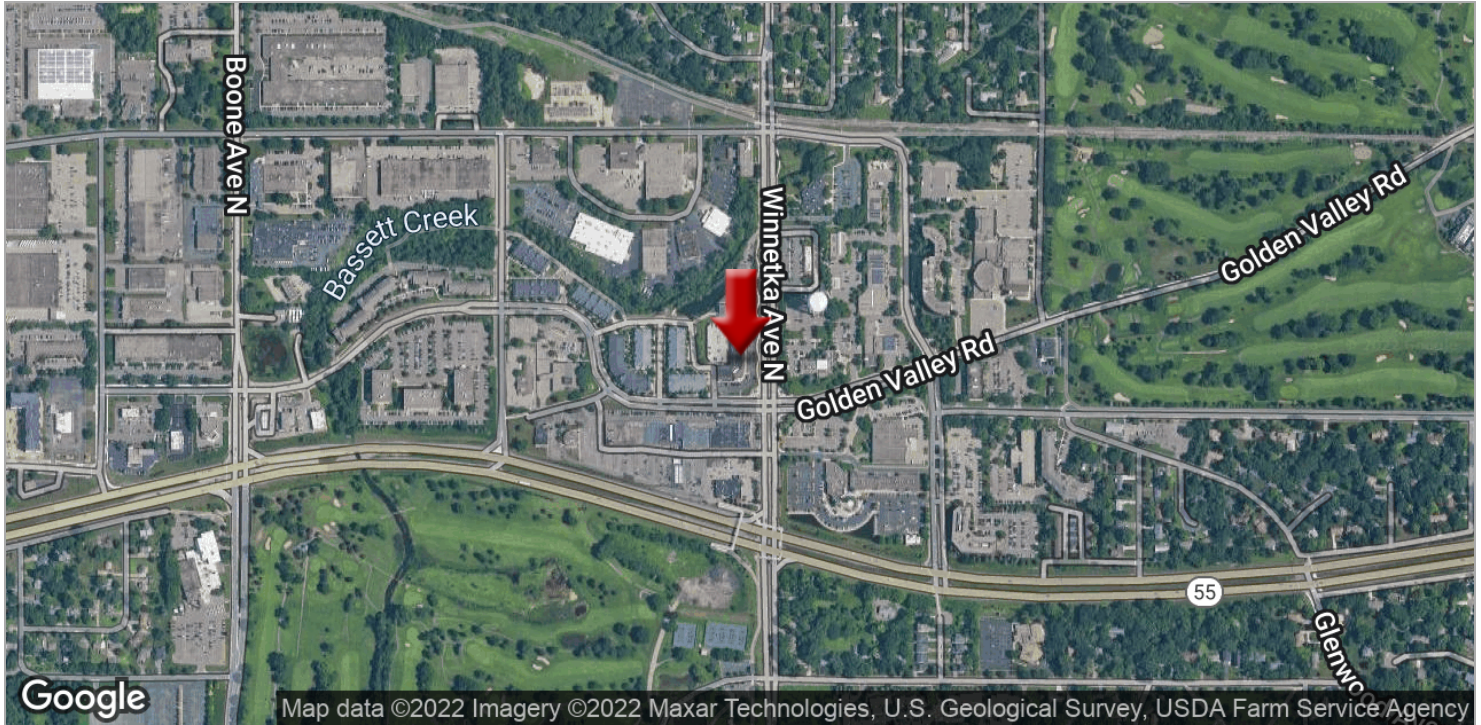
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