UPLAND
REAL ESTATE GROUP, INC.

EXCELSIOR & GRAND
SAINT LOUIS PARK, MN
FOR LEASE

50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

Main: (612) 332-6600
Fax: (612) 376-4489

Look Upland. Where Properties & People Unite!

www.upland.com

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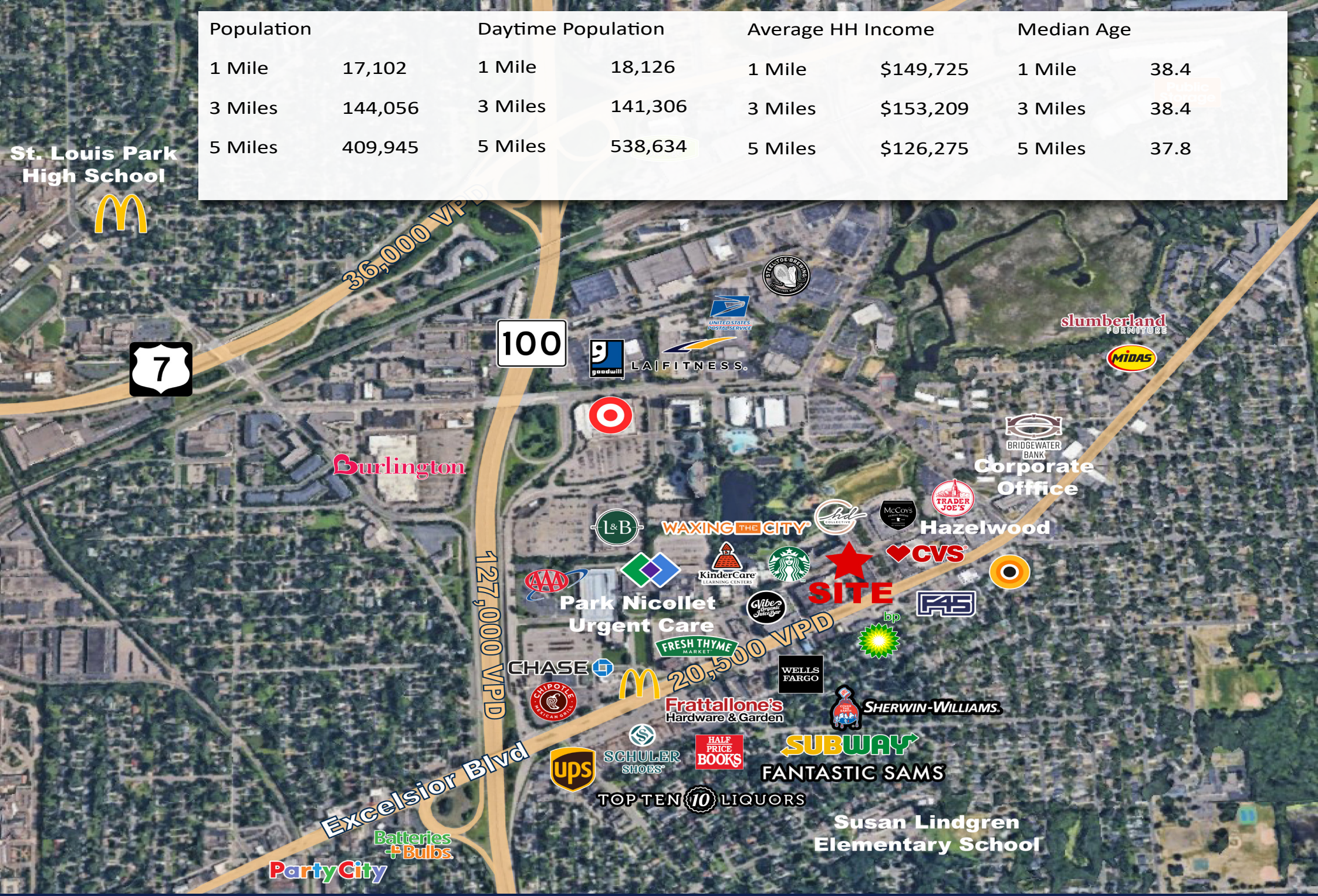
THE OPPORTUNITY

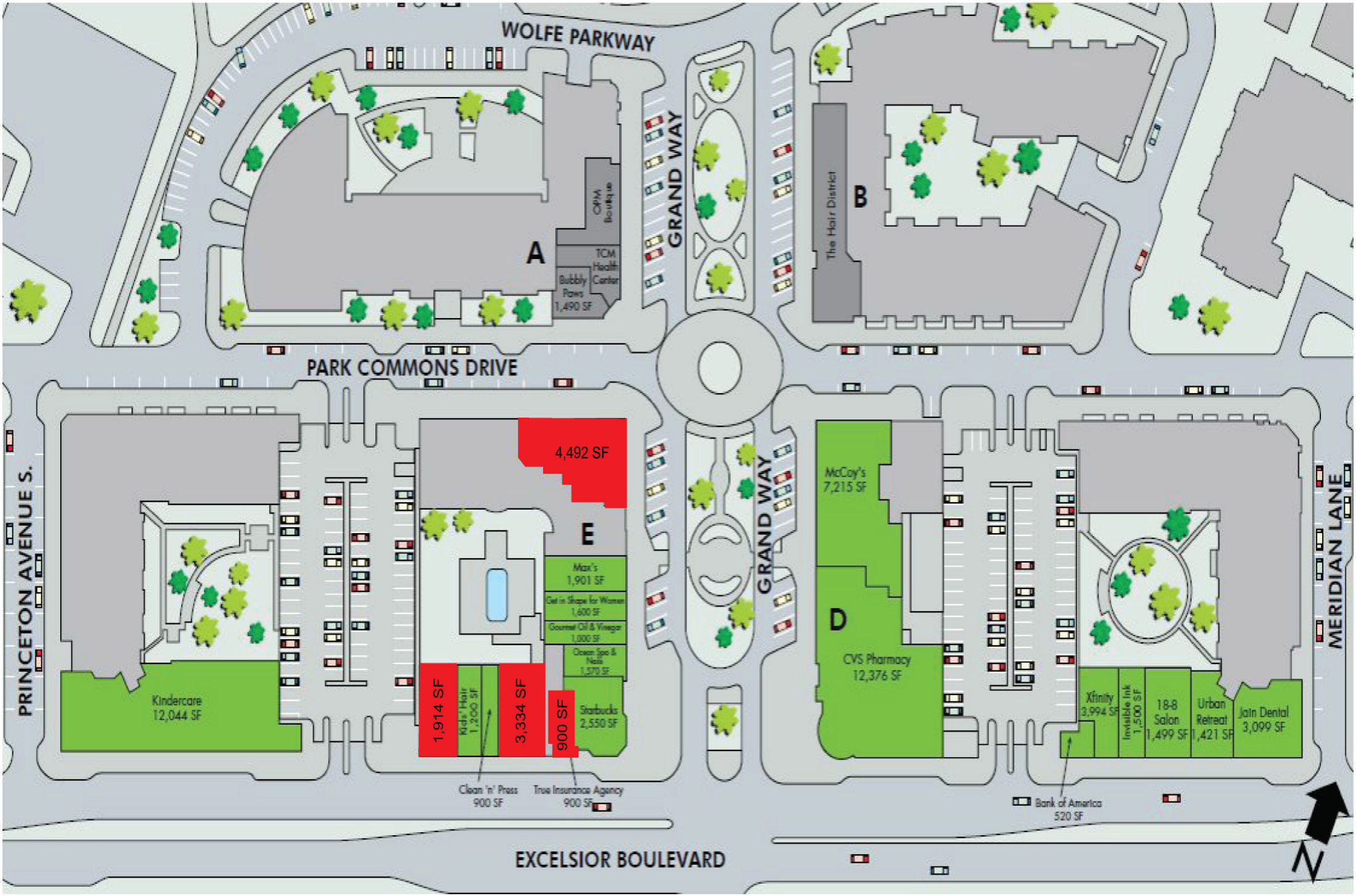
Address	4730 - 4630 Excelsior Blvd
City, State	Saint Louis Park, MN
Building Size	56,644 SF
Space #1	900 SF
Space #2	1,914 SF
Space #3	4,495 SF
Space #4	3,334 SF
Rental Rate	Negotiable
CAM & Tax 2024	$14.75 PSF Est.

HIGHLIGHTS

- Existing Tenants include: CVS, Starbucks, Bank of America, Fit Club for Women, Vibe Organic Juice Bar, Invisible Ink, Tilverkare for Hair, Jain Dental, KinderCare, Max's Jewelry, McCoy's, Ocean Spa & Nails, Wink Family Eye Care, Xfinity, and Apex Commercial Kitchen.
- Strong critical mass within a 3 mile radius including an abundance of multi unit developments and single family homes.
- High annual incomes per household.
- Built in customer base due to the 377 Luxury apartment units above.
- Beautiful landscaped surroundings with ornate floral gardens, paver sidewalks and an outstanding water fountain positioned in the center of the four buildings. Lovely outdoor seating surrounds fountain for patrons use.
- Two parking structures and within the development that are free for patrons.

Population		Daytime Population		Average HH Income		Median Age	
1 Mile	17,102	1 Mile	18,126	1 Mile	$149,725	1 Mile	38.4
3 Miles	144,056	3 Miles	141,306	3 Miles	$153,209	3 Miles	38.4
5 Miles	409,945	5 Miles	538,634	5 Miles	$126,275	5 Miles	37.8




WOLFE PARKWAY
GRAND WAY
PARK COMMONS DRIVE
PRINCETON AVENUE S.
MERIDIAN LANE
EXCELSIOR BOULEVARD
A
B
D
E
OPM Boutique
TCM Health Center
Bubbly Paws 1,490 SF
The Hair District
4,492 SF
Max's 1,901 SF
Get in Shape for Women 1,600 SF
Gourmet Oil & Vinegar 1,000 SF
Ocean Spa & Nails 1,570 SF
Starbucks 2,550 SF
1,914 SF
Kids' Hair 1,200 SF
3,334 SF
900 SF
Kindercare 12,044 SF
Clean 'n' Press 900 SF
True Insurance Agency 900 SF
McCoy's 7,215 SF
CVS Pharmacy 12,376 SF
Xfinity 3,994 SF
Invisible Ink 1,500 SF
18-8 Salon 1,499 SF
Urban Retreat 1,421 SF
Jain Dental 3,099 SF
Bank of America 520 SF
N

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FORMER RESTAURANT FOR LEASE

ADDRESS	3801 Grand Way
CITY, STATE	St. Louis Park, MN
SPACE SIZE	7,215 SF
PARKING	2 parking ramps & free on-street parking
YEAR BUILT	2003
LEASE RATE	Negotiable
TAX & CAM	$14.75 PSF
COUNTY	Hennepin

HIGHLIGHTS:

- FF&E can be included per separate agreement.
- Existing Tenants include: CVS, Starbucks, Bank of America, Fit CluB for Women, Vibe Organic Juice Bar, Invisible Ink, Tilverkare for Hair, Jain Dental, KinderCare, Max's Jewelry, Ocean Spa & Nails, Wink Family Eye Care, Xfinity, and Apex Commercial Kitchen.
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DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	17,102	144,056	409,945
MEDIAN AGE	38.4	38.4	37.8
DAYTIME POPULATION	18,126	141,306	538,634
AVERAGE HH INCOME	$149,725	$153,209	$126,275

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