

Westwood West

St. Louis Park | MN
For Lease

UPLAND
REAL ESTATE GROUP, INC.

Zach Stensland
612.436.0745
zach@upland.com

Chad Sturm
612.436.1122
chad@upland.com

UPLAND

REAL ESTATE GROUP, INC.

THE OPPORTUNITY

Address	2316 Louisiana Ave
City, State	St. Louis Park, MN
Building Size	24,000 SF
Year Built	1967
Lot Size	2 Acres
Space Available	2,170 SF
Asking Rent	\$18.50 PSF Net
CAM 2025 Est.	\$5.27 PSF
RE Taxes 2025 Est.	\$4.13 PSF
CAM & Taxes Total Est.	\$9.40 PSF
Parking	176 Spaces

Monument Signage



Location Highlights:

- Located on signalized corner of Cedar Lake Rd and Louisiana Avenue
- Dense urban neighborhood center
- Close to the main thoroughfare to I-394
- Near Cedar Lake Regional Trail

St. Louis Park
Middle School

Park Adam
Transportation

Coolibar

12,648 VPD
Cedar Lake Rd

12,444 VPD
Louisiana Ave

Walgreens

DOLLAR TREE

SITE

Cedar Knoll
Park

NAPA

Cedar Lake Regional Trail

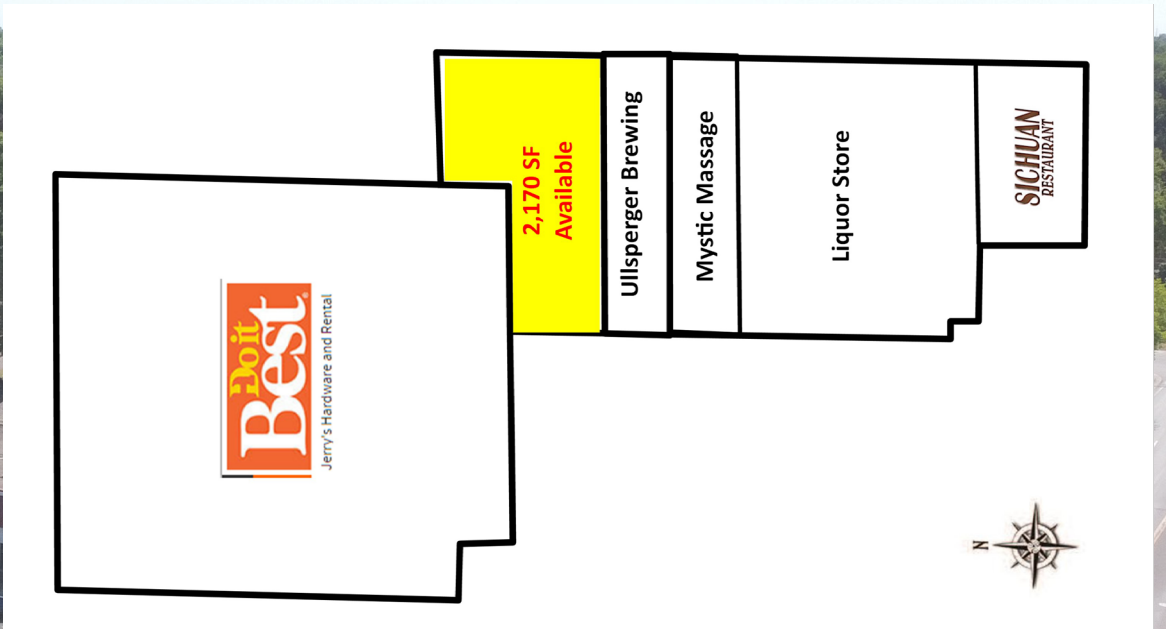


Population		Median HH Income		Average HH Income		Median Age	
1 Mile	14,595	1 Mile	\$59,562	1 Mile	\$72,073	1 Mile	36.0
3 Miles	89,354	3 Miles	\$65,644	3 Miles	\$89,698	3 Miles	38.5
5 Miles	306,619	5 Miles	\$57,542	5 Miles	\$84,205	5 Miles	36.4



Interior Highlights:

- In-line space in vanilla shell condition
- Former Office Space



Located between Do It Best &
Ullsperger Brewing

2,170 SF

Brookview
Golf Course

Traffic Counts

Louisiana Ave 13,000 VPD
Cedar Lake Rd 11,500 VPD
I-394 123,000 VPD

169

80,000 VPD

Minneapolis
Golf Club

Cedar Lake Rd

Cedar Lake Regional Trail

Louisiana Ave

SITE

13,000 VPD

11,500 VPD

123,000 VPD



104,897 VPD

MINNESOTA
100

MINNESOTA
7

Knollwood - 1.75 Miles from **SITE**



37,500 VPD

West End - 1.25 Miles from **SITE**



The Minikahda
Club

Bde
Maka
Ska





UPLAND
REAL ESTATE GROUP, INC.

Zach Stensland
612.436.0745
zach@upland.com

Chad Sturm
612-436-1122
chad@upland.com

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION. REFERENCES TO SQUARE FOOTAGE OR AGE ARE APPROXIMATE. UPLAND HAS NOT REVIEWED OR VERIFIED THIS INFORMATION. TENANT OR BUYER MUST VERIFY ANY INACCURACIES