

# Golden Valley Commons

Golden Valley 1 MN

For Lease

**UPLAND**  
REAL ESTATE GROUP, INC.

Samuel Gerlach  
612.465.8529  
sam@upland.com

Chad Sturm  
612.436.1122  
chad@upland.com



# UPLAND

REAL ESTATE GROUP, INC.

## THE OPPORTUNITY

Address	7600-7800 Olson Memorial Hwy
City, State	Golden Valley, MN
Building Size	40,000 SF
Year Built	1996
Space Available	1,063 SF (Inline)
Can Be Contiguous up to	1,235 SF (Inline)
2,470 SF	1,235 SF (Inline)
	3,990 SF (End-Cap)
Asking Rent	\$32.50 Net
CAM 2024 Est.	\$11.72 PSF
RE Taxes 2024 Est.	\$10.39 PSF
CAM & Tax Total Est.	\$22.11 PSF
Parking	5:1,000 Ratio





Location Highlights:

- Visible from Hwy 55 with over 33,000 VPD
- Access from 2 signalized lights on Winnetka Ave and Rhode Island Ave N
- Very close to 2 golf courses
- Less than a mile away from General Mills World HQ

169

33,500 VPD

13,800 VPD

Winnetka Ave

Golden Valley  
Country Club

MINNESOTA  
55

Brookview  
Golf Course

General Mills  
World HQ

Population		Median HH Income		Average HH Income		Median Age	
1 Mile	5,694	1 Mile	\$94,012	1 Mile	\$121,614	1 Mile	45.9
3 Miles	83,767	3 Miles	\$77,531	3 Miles	\$104,999	3 Miles	41.2
5 Miles	297,072	5 Miles	\$71,537	5 Miles	\$102,995	5 Miles	37.5





Water Fountain Located next to Starbucks







- Nearby Tenants:
- » McDonald's
  - » Schuller's Tavern
  - » Wells Fargo
  - » UPS
  - » Chipotle
  - » Culver's
  - » Papa Murphy's
  - » O'Reilly Auto Parts
  - » New Bohemia
  - » Pilgrim Dry Cleaners
  - » Liquor Barrel
  - » Davanni's Pizza
  - » Doolittles Woodfire

Michael's  
SALLY  
DICK'S  
SPORTING GOODS  
Sprint  
Shane Co  
LANDS' END  
BED BATH & BEYOND  
Schmitt Music

Doolittles Woodfire Grill  
Pancheros  
UPS  
Chipotle  
DQ  
McDonald's  
SUBWAY  
New Bohemia  
Starbucks  
Davanni's

Traffic Counts	
University Ave	15,100 VPD
I-94	157,000 VPD
I-35W	117,000 VPD





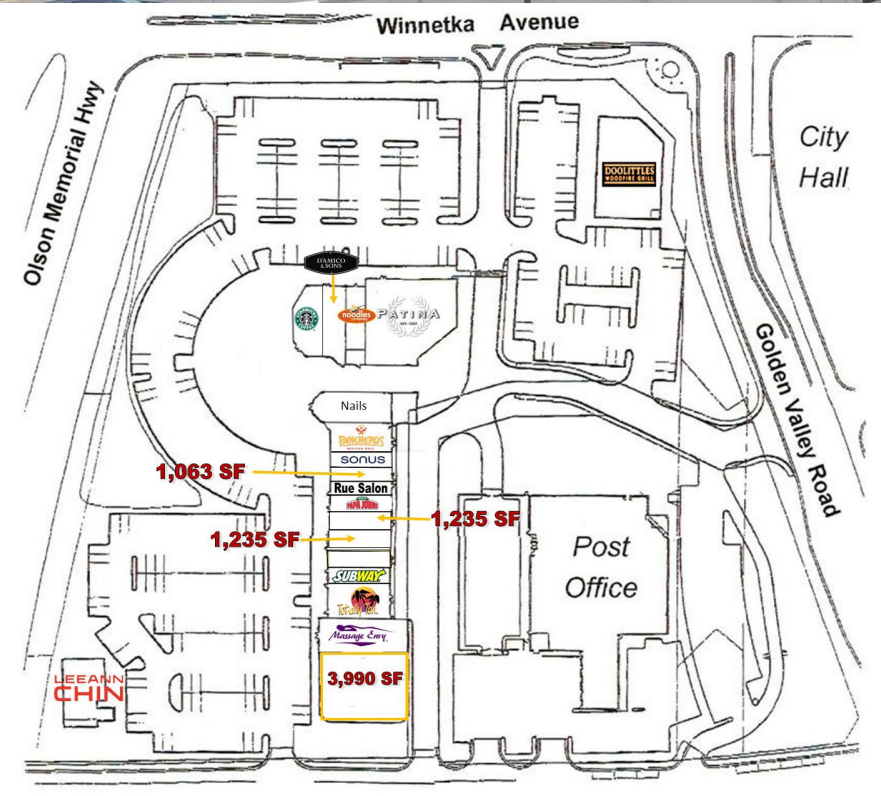
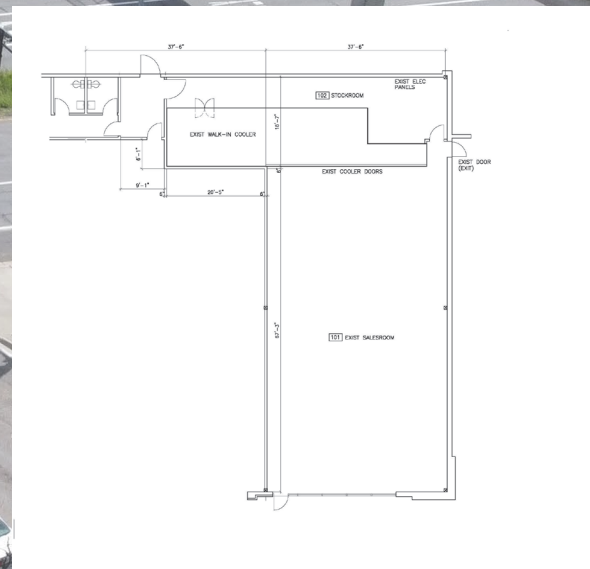
Building Site Plan

- Building Highlights:
- Outdoor fountain provides a comfortable and peaceful environment for social or professional gatherings
  - Golden Valley Commons is a 40,000 SF, upscale retail center positioned along Hwy 55, with excellent visibility from the highway
  - Has been servicing the community for over 15 years
  - Center has attracted strong regional retailers like Starbucks, Patina, and Panchero's

Monument Signage



End-Cap Floor Plan



West Side Availabilities





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