



# EXCELSIOR & GRAND SAINT LOUIS PARK, MN FOR LEASE

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Minneapolis, MN | 55402

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*Look Upland. Where Properties & People Unite!*  
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## THE OPPORTUNITY

Address	4630 - 4730 Excelsior Blvd
City, State	Saint Louis Park, MN
Building Size	56,644 SF
Suite 4708	900 SF
Suite 3808	4,495 SF - Medical Office
Suite 3801	7,215 SF - Restaurant Space
Rental Rate	Negotiable
CAM & Tax 2024	\$14.75 PSF Est.
Year Built	2003 & 2005

## HIGHLIGHTS

- Existing Tenants include: CVS, Starbucks, Bank of America, Fit Club for Women, Vibe Organic Juice Bar, Invisible Ink, Swoon Beauty, Jain Dental, KinderCare, 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.









Suite 4708

Excelsior Blvd

**SUITE 4708: 900 SF**

- Former Jewelry Store
- Great Small Business Storefront
- Common-Area Bathroom
- Adjacent to Starbucks





Suite 3801

Excelsior Blvd

- SUITE 3801: 7,215 SF**
- Restaurant Space
  - Fully Built-Out Kitchen Area
  - Full-Service Wet Bar
  - Sidewalk Patio Availability
  - Corner glass with lots of natural light
  - Banquet Room





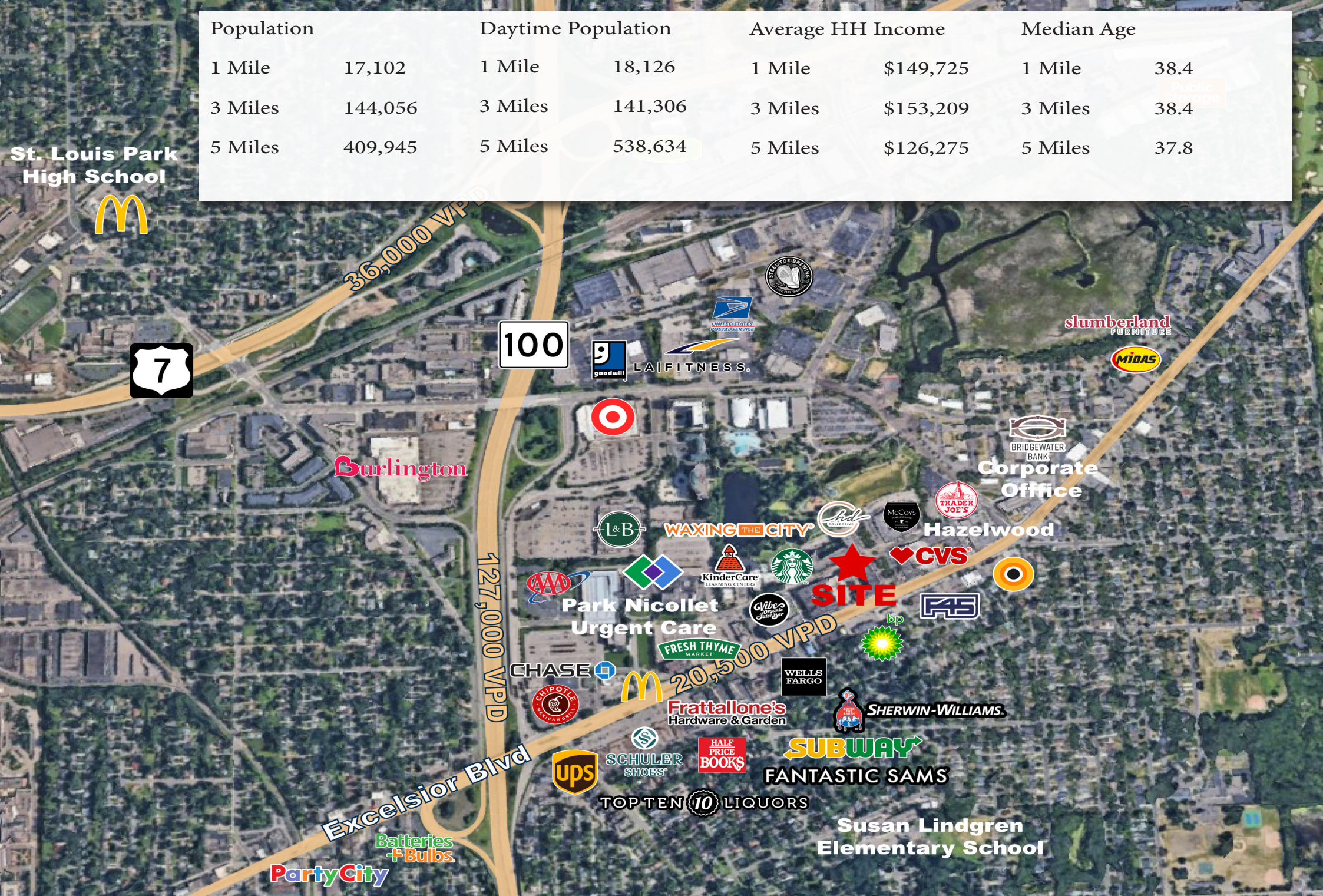
Suite 3808  
of America

### **SUITE 3808: 4,495 SF**

- Former Medical Office
- Fully Built-Out Bathrooms
- Front and Side Entrances
- Medical Exam Rooms & Front Desk



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





# UPLAND

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