

# FOR LEASE

**Golden Valley Town Square | 669 Winnetka Avenue North | Golden Valley | MN**



## Property Highlights:

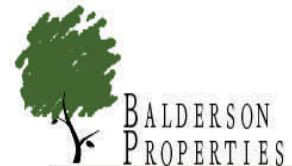
Attractive neighborhood retail center, located on 1 block North West of Hwy 55 on Winnetka Avenue at the intersection of Golden Valley Road. Winnetka Avenue and Golden Valley Road each have approximately 13,500 cars traveling daily—each one passing by the center. Additionally it is only 1 block off Hwy 55 which has 40,000 cars traveling daily. Golden Valley Town Square common areas offer customers a place to sit and relax in a class A environment. This unique mix building has space for both retail and office tenants surrounded by Golden Valley City Center, Post Office, Wells Fargo Bank and many upscale townhomes.

**A PERFECT PLACE TO WORK & MEET WITH FRIENDS AND FAMILY!**

- 40,000 (+/-) Sq. Ft. Retail Center
- Outstanding Signage
- Mixed use retail space
- Available Immediately
- Newly Remodeled
- Vanilla shell w/ ceiling & lights
- Locally Owned & Managed
- Abundant Parking

## Co-Tenants:

Davanni's Pizza, Dunn Bros, Snap Fitness, Best Wishes Floral, Photofast, H & R Block, Brookview Animal Hospital, Salon Six to name a few.

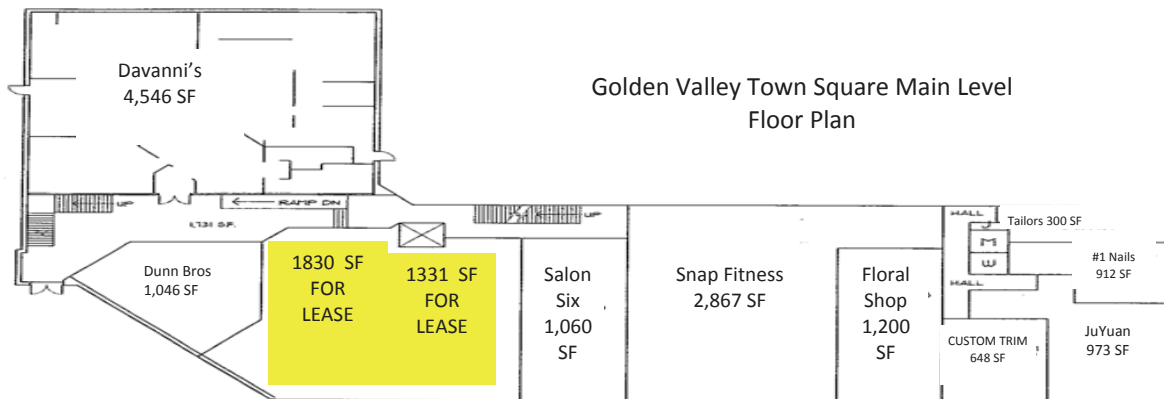


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# GOLDEN VALLEY TOWN SQUARE



Lower Level Retail & Production Space Available for Lease  
 Upper Level Office Space Available for Lease or Sub-lease

Location: 669 Winnetka Avenue, Golden Valley, MN 55427  
 Gross Leasable Area: 39,260 square feet  
 Lease Rate: \$20.00 per square foot, triple net  
 2008 Operating Costs: \$11.86 per square foot, includes taxes and CAM

2007 Demographics:	1 mile	3 mile	5 mile
Population	6,005	77,631	277,822
Households	2,534	35,080	120,240
Average HH Income	\$101,527	\$88,767	\$87,863

