



GOLDEN VALLEY COMMONS

GOLDEN VALLEY, MN

Suntide Commercial
Realty, Inc.
2550
University Ave W
Suite 416 S
St. Paul, MN 55114
(F) 651-603-0305
www.suntide.com

F
O
R
L
E
A
S
E

CONTACT
NANCY MURDAKES
BROWN
651.209.9622
NANCY@SUNTIDE.COM
-OR-
DERRICK JENSEN
651.209.9614
DERRICK@SUNTIDE.COM



Property Highlights

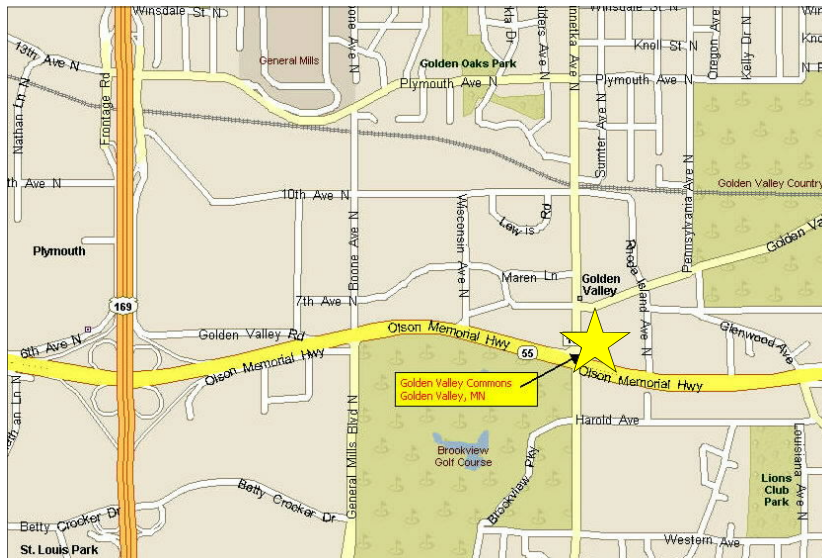
Golden Valley Commons is one of the most attractive centers along Highway 55.

Located at Winnetka Avenue and Olson Memorial Highway (Highway 55), this center acts as the gateway to the city of Golden Valley.

Traffic counts exceed 38,000 vehicles per day along Highway 55 alone (MNDOT 2007).

Pylon space is available.

Come and join an outstanding number of strong national retailers including Papa John's, Noodles & Co, Starbuck's, and D'Amico *to name just a few!*



For more information, please contact listing agents Nancy Murdakes Brown or Derrick Jensen of Suntide Commercial Realty, Inc today.



GOLDEN VALLEY COMMONS

GOLDEN VALLEY, MN

LOCATION 7600-7800 Olson Memorial Hwy, Golden Valley, MN 55427 (Hennepin County)

BUILDING SIZE 37,955 sf

FOR LEASE 1,235 sf and 7,410 sf (divisible to 1,932 sf)

LEASE RATE \$22.00-\$24.00 psf, NNN

2010 CAM \$6.93 psf, estimated

2010 TAX \$8.19 psf, estimated

TOTAL OP. EXP. \$15.13 psf, estimated

CO TENANTS DOOLITTLES, NOODLES & CO, LEEANN CHIN, SUBWAY, PAPA JOHN'S, DAIRY QUEEN, FANTASTIC SAM'S, EINSTEIN BAGELS, AND OTHERS

DEMOGRAPHICS (2009)
1 MILE **3 MILE** **5 MILE**

POPULATION 5,864 79,545 285,718

HOUSEHOLDS 2,511 35,953 126,859

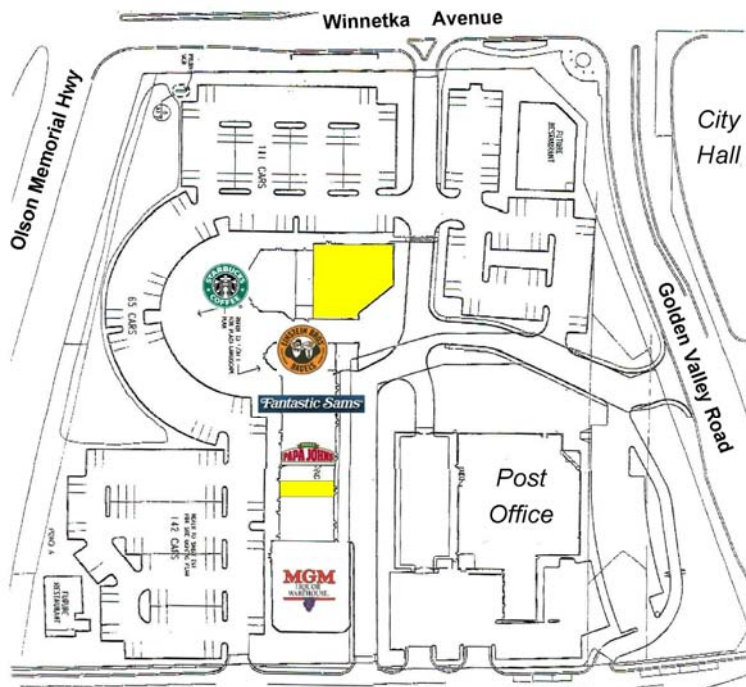
AVG HOUSEHOLD INCOME \$96,591 \$88,228 \$87,173

CONTACT

Nancy Murdakes Brown
651.209.9622
nancy@suntide.com
-or-
Derrick Jensen
651.209.9614
derrick@suntide.com

WEBSITE

www.suntide.com



The information contained herein was obtained from sources believed to be reliable, but Suntide Commercial Realty, Inc has not verified nor has any knowledge regarding the accuracy or completeness of information and makes no representation or warranty concerning the same. Therefore, Suntide Commercial Realty, Inc disclaims all liabilities in connection with any inaccuracies or incompleteness.