



WESTWOOD CENTER EAST

ST. LOUIS PARK, MN

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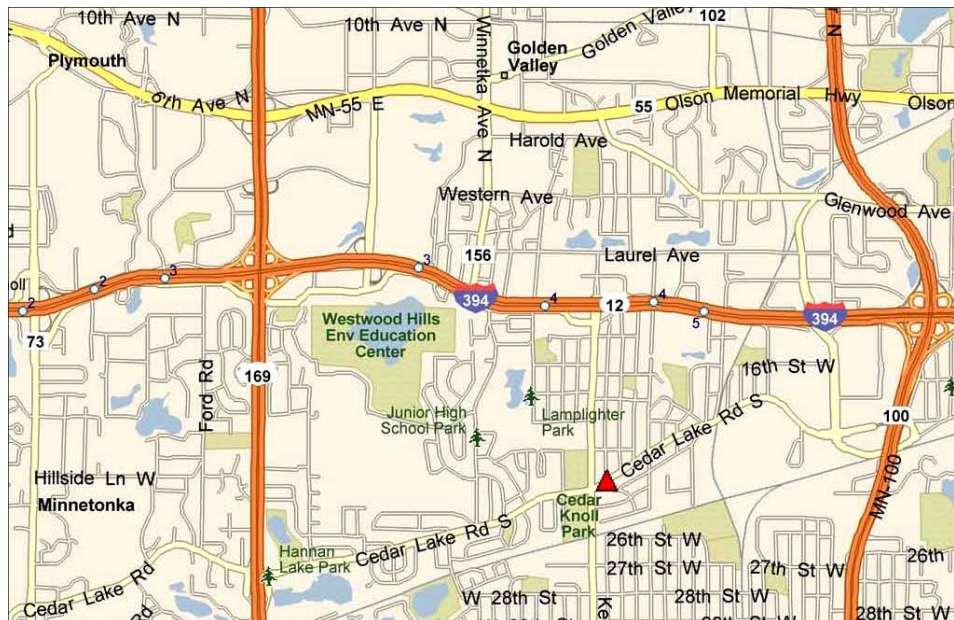


Property Highlights:

Westwood East Shopping Center services the markets of St. Louis Park, Golden Valley and some areas of Minnetonka.

Westwood Center East features quick access from both Louisiana Ave. and Cedar Lake Rd, and is easily accessible to both Highways 394 and 100.

Within 3 miles of the center there boasts a significant amount of class A and B office complexes which generates a strong supply of day-time traffic to the center.





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Location 7105 Cedar Lake Road S, St. Louis Park, MN 55426 (Hennepin County)

Available 432 sf (Second Floor Office) and 2,820-13,051 sf (Garden Level Retail)

GLA 21,190 sf

Usage Type Retail or Office

Lease Rate \$16.00-\$18.00 psf, NNN (Retail)
\$15.00 psf Gross (Office)

CAM \$4.05 psf (2010, est.)

Tax \$3.09 psf (2010, est.)

Total Op Exp \$7.14 psf (2010, est.)

Parking 73 stalls on-site

Traffic 14,800 vehicles per day along
(2005 MNDOT) Louisiana Ave and Cedar Lake Rd

Demographics <i>(2009)</i>	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	14,295	87,330	308,072
Households	6,689	42,188	140,514
Avg. HH Income	\$72,696	\$92,229	\$88,362

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