

7900 Highway 55 | Golden Valley, MN

CBRE



golden valley

SHOPPING CENTER



Retail Reinvigorated

CBRE



Golden Valley Shopping Center, a long-standing retail landmark in the heart of Golden Valley, Minnesota, first opened its doors in 1953. With over 70 years of continuous operation, the center has served as a cornerstone of community commerce and activity in the western Twin Cities metro area. Strategically located in a first ring suburb to Minneapolis's Downtown and North Loop sub-markets, Golden Valley Shopping Center offers excellent visibility and easy access to a highly dense and diversified consumer mix.

Under new ownership for the first time since development, Golden Valley Shopping Center is currently undergoing an extensive, multi-phase renovation. The revitalization project includes significant exterior upgrades, enhanced landscaping, improved parking and lighting, and a fresh architectural identity.



gv



Property Features

85,964 SF

GLA

2,000-20,000 SF

Available Space

\$9.75

Tax/Cam/Ins

- Well established shopping center undergoing renovations at the highly trafficked intersection of Hwy 55 & Winnetka Ave. N
- Small, mid, box and pad opportunities available
- Fully signalized intersection with prominent visibility to Hwy 55
- Pylon signage available

Co-Tenants



RAGSTOCK



EST 2021
LOVE PIZZA



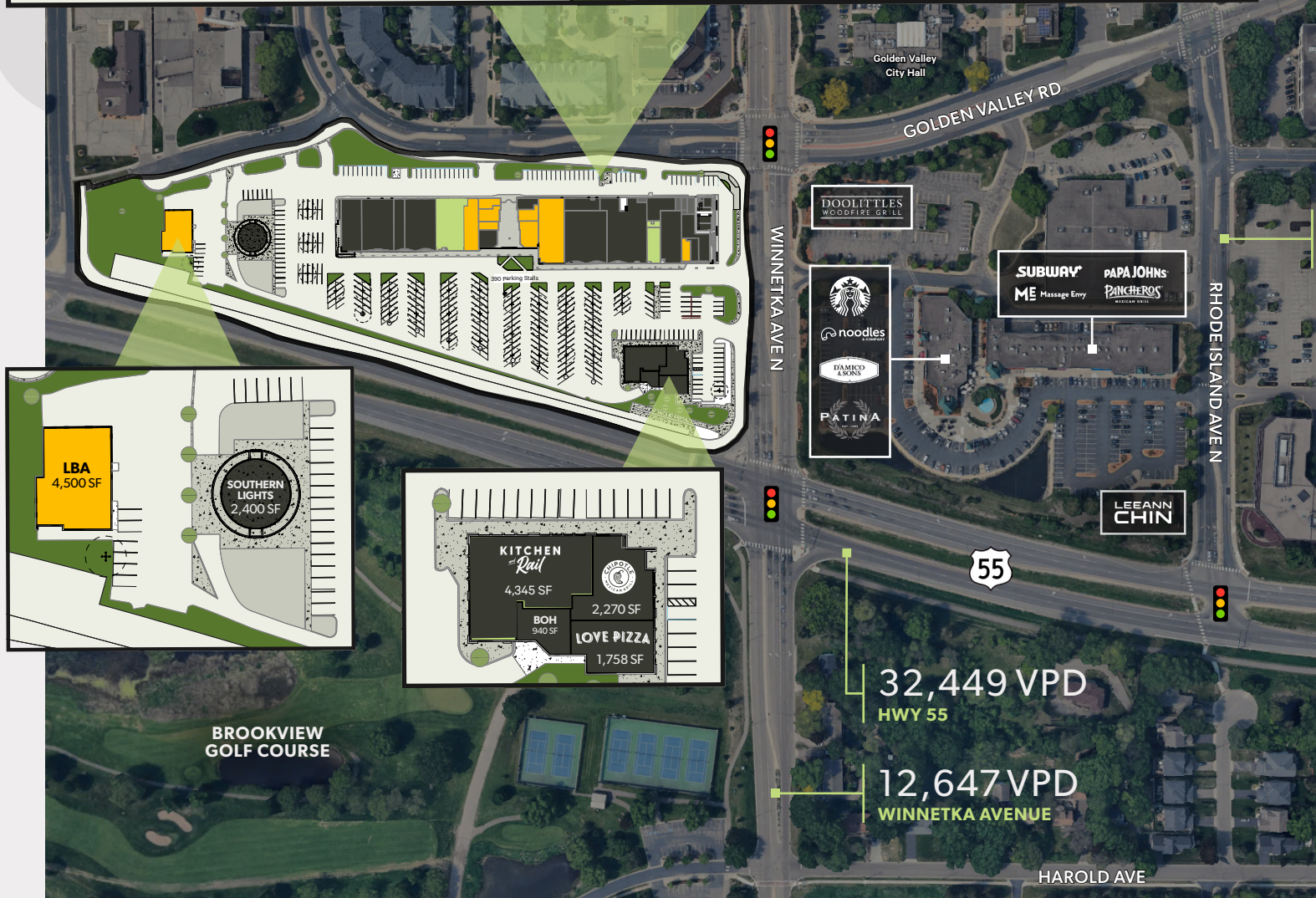
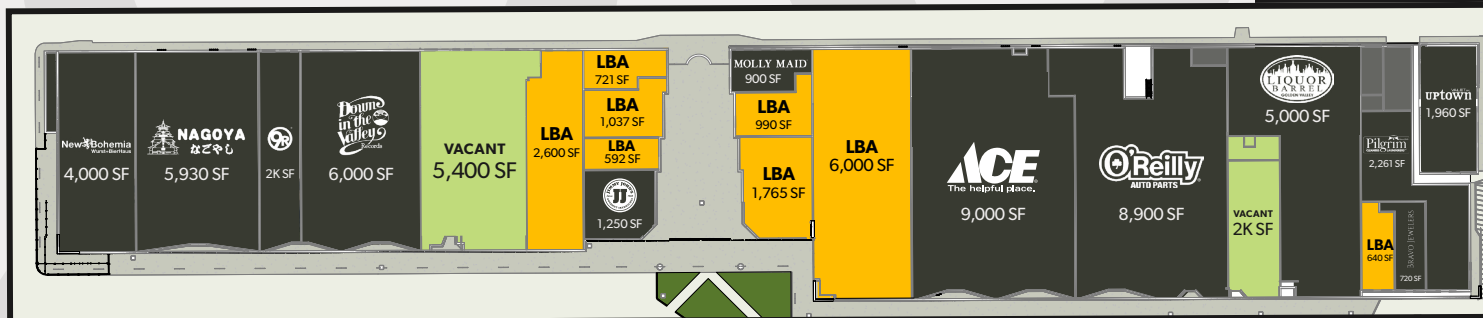
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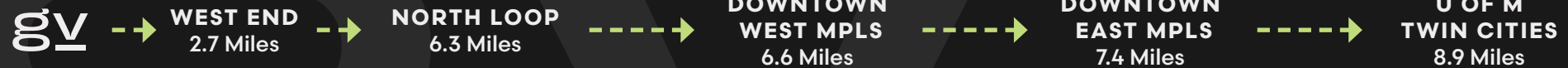
VACANT
 OCCUPIED
 LBA (LEASED BUT AVAILABLE)

CBRE

paster
PROPERTIES



Site Plan





A Golden Community

Golden Valley presents a strong opportunity for business, boasting a highly desirable demographic profile that promises strong retail performance in the western metro. The area is characterized by a concentrated population of affluent and well-educated residents, comprised of both families and young adults alike.

Demographics

1 Mile	3 Miles	5 Miles	Traffic Counts
5,699 POPULATION	83,687 POPULATION	286,702 POPULATION	32,449 HWY 55
14,031 DAYTIME POPULATION	101,976 DAYTIME POPULATION	330,783 DAYTIME POPULATION	12,647 WINNETKA AVENUE
2,483 HOUSEHOLDS	38,526 HOUSEHOLDS	128,778 HOUSEHOLDS	6,226 RHODE ISLAND AVENUE
\$140,824 AVERAGE HH INCOME	\$130,871 AVERAGE HH INCOME	\$127,590 AVERAGE HH INCOME	

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