



669 Winnetka Avenue N | Golden Valley, MN 55427

## Office/Retail Space For Lease

Golden Valley Town Square is conveniently located off Highway 55 and Winnetka Avenue in the heart of Golden Valley and is surrounded by professional offices, residential apartments, and single-family homes. This attractive center is minutes away from Downtown Minneapolis. Join co-tenants Block Advisors, Snap Fitness, Davanni's, Mainstream Boutique, Golden Valley Animal Hospital, Bergstrom Studio, Triple D Espresso, WA Champion & Co, Pups & Stuff, 3 Click Mobile Fitness, Custom Trim Barbers, New Asian Ju Yuan, Fix My Busted Computer, Lash Lounge *and new tenant Hidden Nails!*

### Highlights and Features:

- Prominent corner with great visibility
- Easy access to Hwy 55, Hwy 169 and I-394
- On the bus line
- Outdoor patio/indoor common area seating
- Elevator
- Building signage
- Ample parking
- Area tenants: McDonald's, UPS Store, O'Reilly Auto Parts, Mathnasium, Kuipers Ace Hardware, Chipotle, Love Pizza, Doolittle's, Patina, New Bohemia, Pancheros Mexican Grill, D'Amico & Sons, and Golden Valley Country Club

### Space Available:

- Suite 677B: 600 sf (office space)
- Suite: 681A: 2,447 sf (turnkey salon with office space, treatment room, private staircase and elevator)
- Suite 681B: 1,097 sf
- Suites 677B, 681A, and 681B are contiguous to 4,144 sf
- 2024 CAM: \$11.64 psf and Tax: \$4.30 psf
- Lease Rate: Negotiable

### Demographics and Traffic Counts:

- Average Household Population: 1 mile - 2,802, 3 miles - 38,711, and 5 miles - 130,441
- Average Household Income: 1 mile - \$87,528, 3 miles - \$84,516, and 5 miles - \$77,048
- Traffic Counts: Hwy 55 - 32,499 vpd, Winnetka Avenue N - 9,235 vpd, and Golden Valley Rd - 3,897 vpd



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# Floor Plan

Suite 677B-LL, Suite 681A-LL and Suite 681B-LL  
Contiguous to 3,785 SF

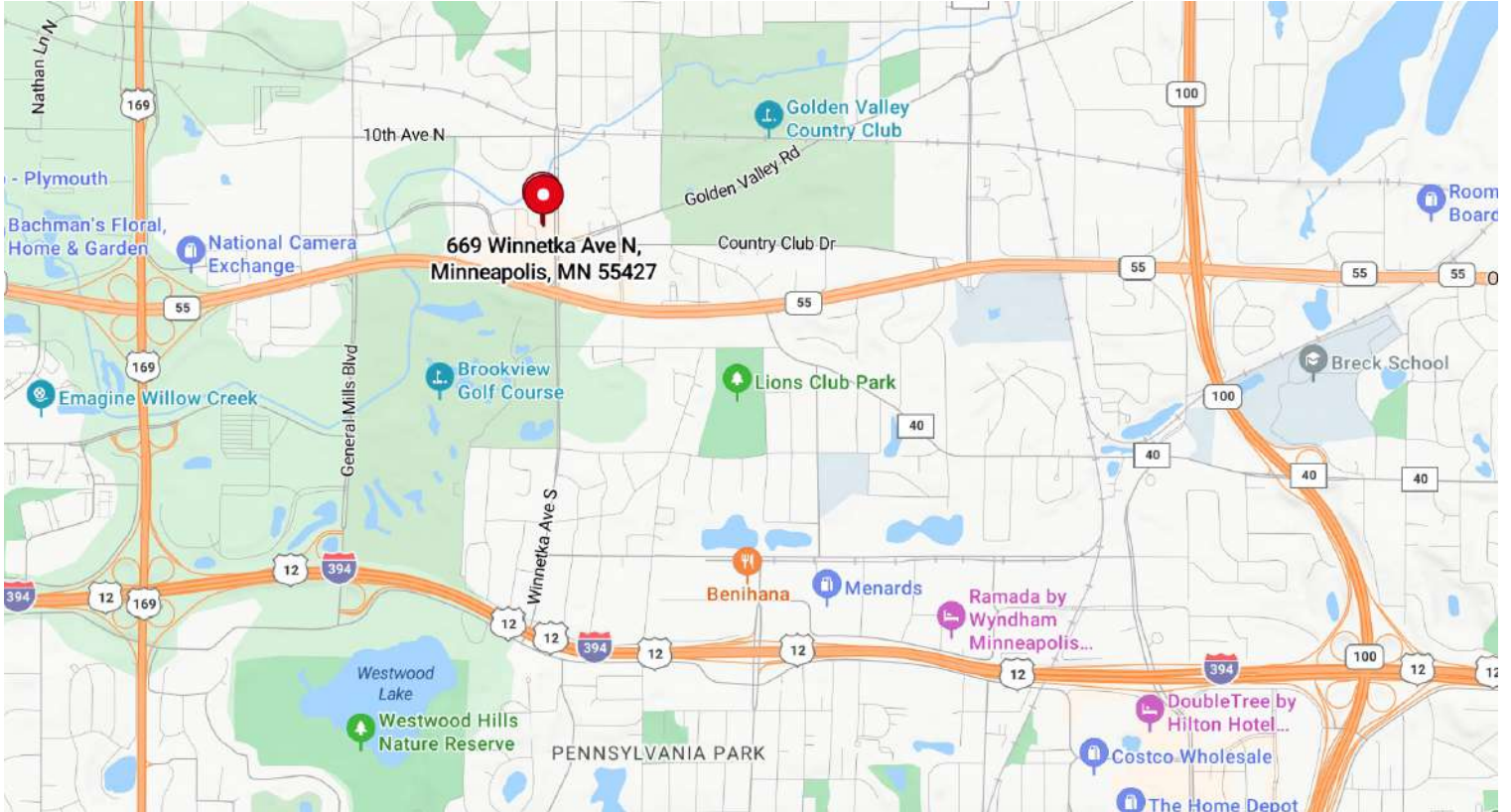


## Interior Photos



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## Map



## Aerial



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