

RETAIL SPACE
FOR SALE OR LEASE

Excelsior & Grand



St. Louis Park, Minnesota – Excelsior Boulevard and Grand Way

- Up to 12,000 square feet available
- 88,000 square feet of retail and restaurant space
- High daytime population of 400,000 employees within 5 mile radius
- Traffic counts of 27,000 cars per day on Excelsior Boulevard and 10,000 cars per day on Monterey Drive
- More than 1,000 residents on site
- \$85,000 average household income within 3 mile radius
- Exceptional access from Highway 100 and Excelsior Boulevard
- Approximately 9 parking stalls per 1,000 square feet of retail space

For Additional Information Contact:

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Excelsior & Grand Property Information



LOCATION:	Excelsior Blvd and Grand Way St. Louis Park, MN
RETAIL SPACE:	88,000 square feet
RESIDENTIAL SPACE:	338 apartments 306 condominiums & lofts <u>644</u> Total residential units
RETAIL PARKING:	475 public ramp parking stalls 285 public street parking stalls <u>760</u> Total retail parking stalls
BELOW-GRADE PARKING:	387 apartment stalls 440 condominium stalls <u>827</u> Total below-grade parking
RENTAL RATE:	\$25 - \$30 Net per square foot
PURCHASE PRICE:	\$395,000
AVAILABILITY:	1,200 – 12,000 square feet





Minneapolis
CBD

Lake Calhoun

Lake
Harriet

Edina

Excelsior Boulevard

Site

Target

Byerly's

Mann
Theaters

Highway 100

St. Louis Park

North







the Grand

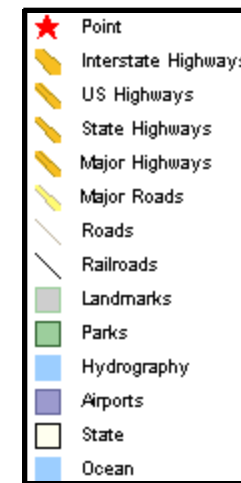
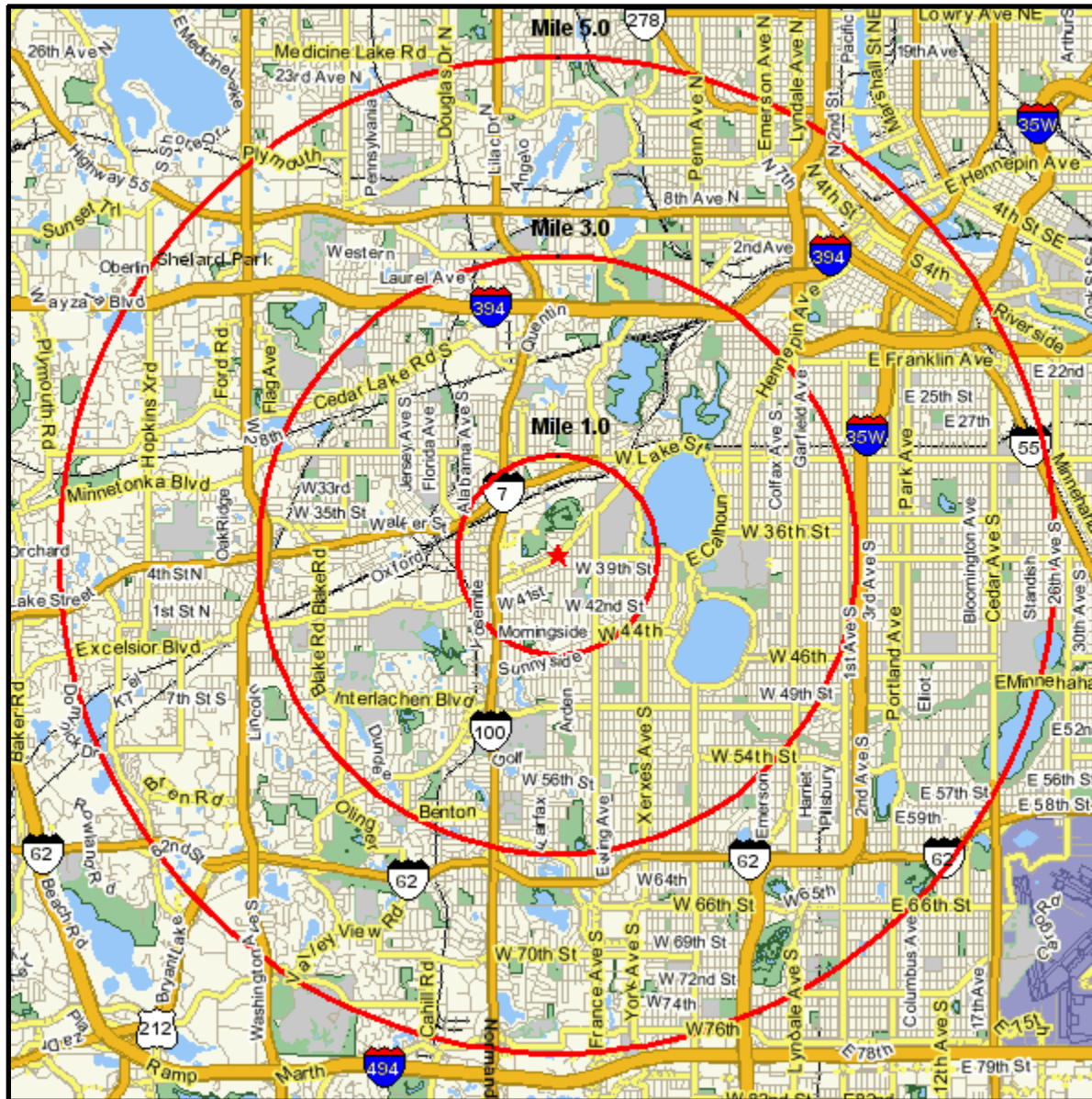
Excelsior & Grand III LLC's policy of continual improvements in design and construction requires that all specifications, equipment, dimensions, plans and pricing be subject to change without notice.

Area Map

Prepared For:
Project Code:

Order #: 965173513
Site: 01

EXCELSIOR BLVD AT MONTEREY DR
ST LOUIS PARK, MN 55416
Coord: 44.934450, -93.336850
Radius - See Appendix for Details



0 miles 1.11 2.21



Pop-Facts: Demographic Quick Facts Report

Radius:EXCELSIOR BLVD AT MONTEREY DR, ST LOUIS PARK, MN 55416, aggregate

Radius:EXCELSIOR BLVD AT MONTEREY DR, ST LOUIS PARK, MN 55416, aggregate

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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius	%	Radius	%	Radius	%
Population						
2012 Projection	11,100		128,594		356,867	
2007 Estimate	11,366		131,351		361,621	
2000 Census	11,816		136,328		370,325	
1990 Census	11,759		136,185		359,250	
Growth 1990 - 2000	0.48%		0.11%		3.08%	
Households						
2012 Projection	5,721		62,961		163,722	
2007 Estimate	5,747		63,531		164,394	
2000 Census	5,792		64,516		165,469	
1990 Census	5,537		63,101		160,645	
Growth 1990 - 2000	4.61%		2.24%		3.00%	
2007 Est. Population by Single Classification Race						
White Alone	10,344	91.01	112,166	85.39	257,705	71.26
Black or African American Alone	361	3.18	6,621	5.04	47,683	13.19
American Indian and Alaska Native Alone	37	0.33	849	0.65	5,553	1.54
Asian Alone	312	2.75	4,150	3.16	16,834	4.66
Native Hawaiian and Other Pacific Islander Alone	5	0.04	100	0.08	282	0.08
Some Other Race Alone	75	0.66	3,975	3.03	18,908	5.23
Two or More Races	231	2.03	3,491	2.66	14,656	4.05
2007 Est. Population Hispanic or Latino						
Hispanic or Latino	271	2.38	7,863	5.99	36,248	10.02
Not Hispanic or Latino	11,094	97.61	123,488	94.01	325,373	89.98
2007 Tenure of Occupied Housing Units						
Owner Occupied	3,394	59.06	36,484	57.43	88,867	54.06
Renter Occupied	2,353	40.94	27,047	42.57	75,527	45.94
2007 Average Household Size						
	1.97		2.03		2.12	



Pop-Facts: Demographic Quick Facts Report

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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius	%	Radius	%	Radius	%
2007 Est. Households by Household Income	5,747		63,531		164,394	
Income Less than \$15,000	349	6.07	4,379	6.89	18,458	11.23
Income \$15,000 - \$24,999	444	7.73	5,471	8.61	16,766	10.20
Income \$25,000 - \$34,999	525	9.14	6,653	10.47	19,228	11.70
Income \$35,000 - \$49,999	788	13.71	9,602	15.11	25,355	15.42
Income \$50,000 - \$74,999	1,220	21.23	12,257	19.29	30,598	18.61
Income \$75,000 - \$99,999	774	13.47	8,310	13.08	19,293	11.74
Income \$100,000 - \$149,999	1,003	17.45	9,219	14.51	19,914	12.11
Income \$150,000 - \$249,999	455	7.92	4,793	7.54	9,447	5.75
Income \$250,000 - \$499,999	133	2.31	1,833	2.89	3,460	2.10
Income \$500,000 and over	57	0.99	1,015	1.60	1,875	1.14
2007 Est. Average Household Income	\$85,965		\$86,651		\$74,421	
2007 Est. Median Household Income	\$65,735		\$61,547		\$51,953	
2007 Est. Per Capita Income	\$43,558		\$42,420		\$34,410	



Business-Facts: WorkPlace and Employment Summary 2006

EXCELSIOR BLVD AT MONTEREY DR, ST LOUIS PARK, MN 5, 0.00 - 1.00 Miles, Total

Business Description	Total Establishment	Total Employees	Employees Per Establishment
Industries (All)	1,024	10,760	11
Industries (Private Sector)	930	9,281	10
Industries (Government and Non-Profit)*	94	1,479	16
Agriculture (All)	17	99	6
Mining (All)	0	0	0
Construction (All)	59	442	8
Manufacturing (All)	50	828	17
Transportation, Communications/Public Utilities	15	244	16
Wholesale Trade (All)	47	468	10
Retail (All Retail)	166	2,651	16
Building Matls and Garden Supply	8	307	38
General Merchandise Stores	8	111	14
Food Stores	14	831	59
Auto Dealers and Gas Stations	11	69	6
Apparel and Accessory Stores	11	69	6
Home Furniture, Furnishings and Equipment	31	328	11
Eating and Drinking Places	33	679	21
Miscellaneous Retail Stores	50	257	5
Finance (All)	107	860	8
Bank, Savings and Lending Institutions	20	171	9
Security and Commodity Brokers	8	52	7
Insurance Carriers and Agencies	25	161	6
Real Estate	50	340	7
Trusts, Holdings and Other Investments	4	136	34



Business-Facts: WorkPlace and Employment Summary 2006

EXCELSIOR BLVD AT MONTEREY DR, ST LOUIS PARK, MN 5, 0.00 - 1.00 Miles, Total

Business Description	Total Establishment	Total Employees	Employees Per Establishment
Service (All)	557	5,085	9
Hotel and Other Lodging	3	16	5
Personal Services	88	413	5
Business Services	144	998	7
Motion Picture and Amusement	26	286	11
Health Services	118	1,470	13
Legal Services	21	62	3
Educational Services	17	417	25
Social Services	38	587	15
Misc, Membership Orgs and Nonclassified	102	836	8
Public Administration (All)	6	83	14
CY Population	11,434		
CY Residential Pop per Business	11		
CY Households	5,719		
CY HHs per Businesses	6		



Business-Facts: WorkPlace and Employment Summary 2006

EXCELSIOR BLVD AT MONTEREY DR, ST LOUIS PARK, MN 5, 0.00 - 3.00 Miles, Total

Business Description	Total Establishment	Total Employees	Employees Per Establishment
Industries (All)	6,508	83,342	13
Industries (Private Sector)	5,911	72,070	12
Industries (Government and Non-Profit)*	597	11,272	19
Agriculture (All)	94	957	10
Mining (All)	4	61	15
Construction (All)	345	2,689	8
Manufacturing (All)	278	5,110	18
Transportation, Communications/Public Utilities	126	3,307	26
Wholesale Trade (All)	243	2,931	12
Retail (All Retail)	1,224	18,073	15
Building Matls and Garden Supply	50	1,522	30
General Merchandise Stores	35	1,093	31
Food Stores	130	3,053	24
Auto Dealers and Gas Stations	71	898	13
Apparel and Accessory Stores	120	863	7
Home Furniture, Furnishings and Equipment	183	1,368	8
Eating and Drinking Places	285	6,537	23
Miscellaneous Retail Stores	350	2,739	8
Finance (All)	761	7,613	10
Bank, Savings and Lending Institutions	165	2,031	12
Security and Commodity Brokers	119	1,072	9
Insurance Carriers and Agencies	129	1,731	13
Real Estate	316	2,423	8
Trusts, Holdings and Other Investments	32	356	11



Business-Facts: WorkPlace and Employment Summary 2006

EXCELSIOR BLVD AT MONTEREY DR, ST LOUIS PARK, MN 5, 0.00 - 3.00 Miles, Total

Business Description	Total Establishment	Total Employees	Employees Per Establishment
Service (All)	3,369	40,806	12
Hotel and Other Lodging	11	150	14
Personal Services	541	3,281	6
Business Services	894	7,785	9
Motion Picture and Amusement	180	2,225	12
Health Services	551	14,131	26
Legal Services	217	873	4
Educational Services	122	4,091	34
Social Services	218	3,124	14
Misc, Membership Orgs and Nonclassified	635	5,146	8
Public Administration (All)	64	1,795	28
CY Population	132,928		
CY Residential Pop per Business	20		
CY Households	63,634		
CY HHs per Businesses	10		



Business-Facts: WorkPlace and Employment Summary 2006

EXCELSIOR BLVD AT MONTEREY DR, ST LOUIS PARK, MN 5, 0.00 - 5.00 Miles, Total

Business Description	Total Establishment	Total Employees	Employees Per Establishment
Industries (All)	24,134	400,469	17
Industries (Private Sector)	21,732	346,009	16
Industries (Government and Non-Profit)*	2,402	54,460	23
Agriculture (All)	249	2,024	8
Mining (All)	8	92	12
Construction (All)	1,020	9,348	9
Manufacturing (All)	1,051	33,299	32
Transportation, Communications/Public Utilities	574	16,445	29
Wholesale Trade (All)	880	14,130	16
Retail (All Retail)	3,980	68,193	17
Building Matls and Garden Supply	163	4,081	25
General Merchandise Stores	136	10,682	79
Food Stores	429	6,795	16
Auto Dealers and Gas Stations	229	4,399	19
Apparel and Accessory Stores	333	2,880	9
Home Furniture, Furnishings and Equipment	590	6,656	11
Eating and Drinking Places	1,028	23,932	23
Miscellaneous Retail Stores	1,072	8,768	8
Finance (All)	2,990	43,258	15
Bank, Savings and Lending Institutions	613	11,795	19
Security and Commodity Brokers	526	6,581	13
Insurance Carriers and Agencies	545	7,967	15
Real Estate	1,148	11,312	10
Trusts, Holdings and Other Investments	158	5,603	36



Business-Facts: WorkPlace and Employment Summary 2006

EXCELSIOR BLVD AT MONTEREY DR, ST LOUIS PARK, MN 5, 0.00 - 5.00 Miles, Total

Business Description	Total Establishment	Total Employees	Employees Per Establishment
Service (All)	12,944	197,236	15
Hotel and Other Lodging	68	4,847	71
Personal Services	1,558	11,344	7
Business Services	3,332	48,424	15
Motion Picture and Amusement	569	7,856	14
Health Services	1,875	58,466	31
Legal Services	1,730	14,873	9
Educational Services	400	15,912	40
Social Services	826	15,023	18
Misc, Membership Orgs and Nonclassified	2,586	20,491	8
Public Administration (All)	438	16,444	38
CY Population	364,080		
CY Residential Pop per Business	15		
CY Households	163,883		
CY HHs per Businesses	7		

Prepared from Claritas Business-Facts which includes data from infoUSA.

* Industries (Government & Non-Profit), or the Public Sector, includes Public Administration , Museums, Educational, and Social Services. All the rest of the Industries are the Private Sector.



Prepared On: Mon Apr 23, 2007 Page 6 Of 7

Project Code:

Prepared For:

Claritas Tech Support: 1 800 866 6511

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Prepared By:



SITEREPORTS