

The Shoppes at Arbor Lakes

12459 Elm Creek Blvd N, Maple Grove, MN 55369



Newly renovated center offering premier shopping and dining

The Shoppes at Arbor Lakes, Minnesota's first lifestyle center, is located at the epicenter of the Maple Grove retail trade area. It is easily accessible via I-94, I-694 and I-494, providing a regional draw from all parts of the western and northern metro. Maple Grove is one of the premier retail trade areas in the market and is a continuously growing, highly desired real estate location.

Year Built/Renovated	2003
Gross Leasable Area	391,151 SF
No. of Retailers	65
Parking Stalls	2,983

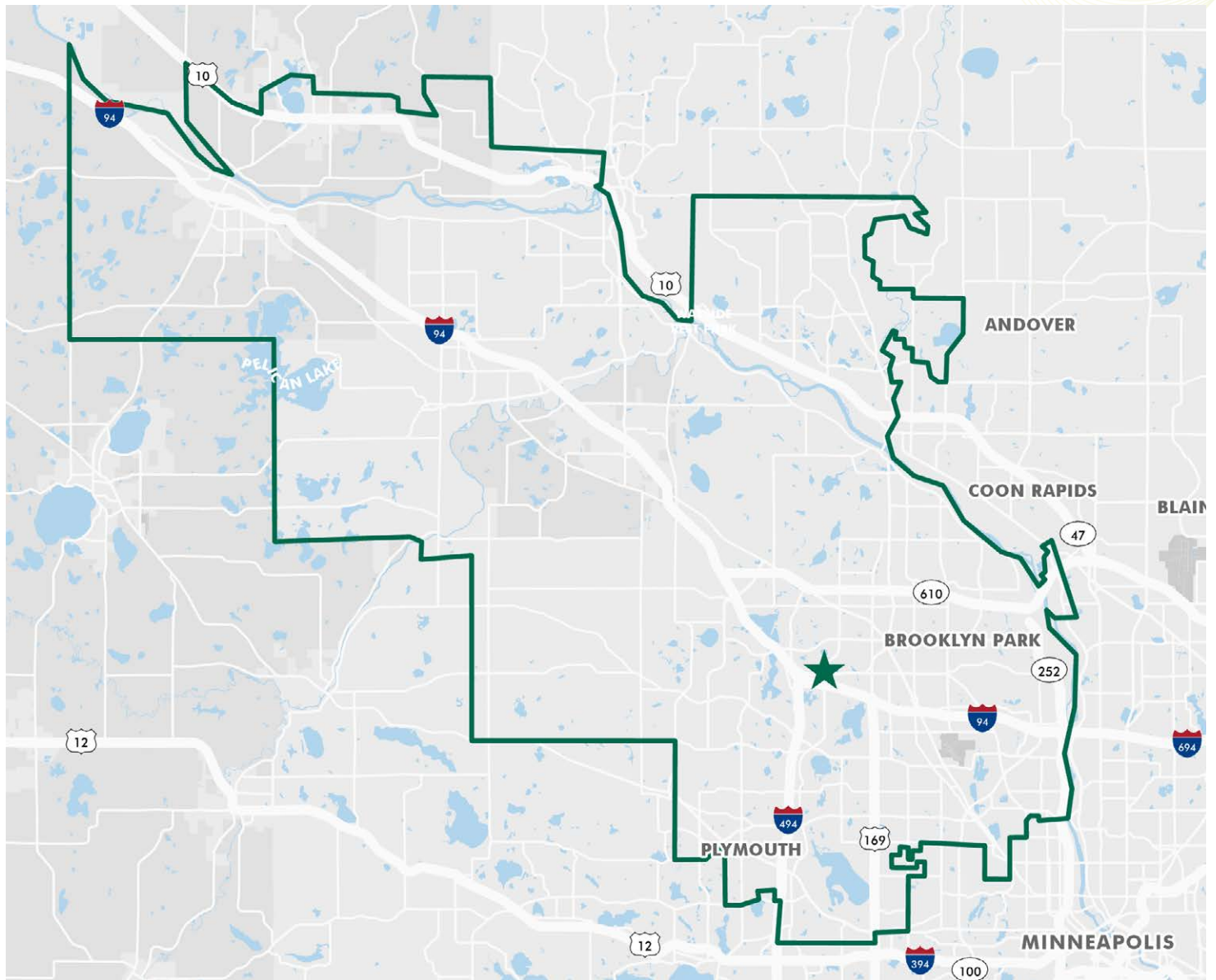
PROPERTY HIGHLIGHTS

- Conveniently located 32 miles from MSP International Airport, 16 miles from Minneapolis, and 26 miles from St. Paul
- Site offers a ±900 car transit center for commuters
- Fifth largest school district in Minnesota with over 20,000 students. The district consists of 17 elementary schools, four junior high schools, and three senior high schools
- Upscale primary trade area with an average household income of \$103,285
- Co-tenants include: Whole Foods, Trader Joe's, Pottery Barn, Cost Plus World Market, H&M, William Sonoma, White House|Black Market, Biaggi's, Express, Gap, J Jill, Pittsburgh Blue, Ulta, and more
- Directly adjacent to 16-screen AMC Theatre

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TRADE AREA



KEY RETAILERS



TRADER JOE'S

WORLD MARKET

FOREVER 21

POTTERY BARN®

WILLIAMS SONOMA
CALIFORNIA

VICTORIA'S SECRET

Bath & Body Works®



PAC SUN

lanebryant

TALBOTS

GAP

ULTA
BEAUTY

J.Jill

PITTSBURGH BLUE
STEAKHOUSE

BIAGGI'S
RISTORANTE ITALIANO

Portillo's

P.F. CHANG'S

Justice

CBRE MALL AND LARGE FORMAT RETAIL

www.shoppesatarborlakes.com

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MOBILE INSIGHTS (Primary Trade Area)

Visitor Origin*



LOCAL
73%



REGIONAL
25%

*of visitors are less than 75 miles from the center

Seasonality



SPRING
25%



SUMMER
30%



FALL
23%



WINTER
22%



Average Length of Stay

60 MINUTES

Distance Decay



60%
12.1 MILES

70%
15.2 MILES

80%
19.1 MILES

2018 DEMOGRAPHIC DATA (Primary Trade Area)

Population



TOTAL POP.
492,968



POP. GROWTH RATE (2018-2023)
1.14%



DAYTIME POP.
242,289



MEDIAN AGE
36.8

Household Stats



AVG SIZE
2.7



AVG INCOME
\$103,285

Household Spending



EATING OUT
\$4,369



APPAREL & SERVICES
\$2,705



GROCERIES
\$6,053

Source: Esri

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THE SHOPPES AT ARBOR LAKES RECENTLY COMPLETED A MAJOR RENOVATION!

Features Include:

Tabled/Shared Street

A curbsless street near the intersections will define this block as a space place within the overall project. The consistent ground plane encourages pedestrian crossing and provides flexibility and functionality for many types of activities.

Sidewalks

Seating and café areas were integrated curbside with generous landscaping and street trees that provide ample shade.

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Features Include:

“Disruptors”

To maximize the potential for seating areas and amenities on a sidewalk with a constrained width, the pedestrian paths of travel within the retail sidewalks are intentionally blocked near the ends of the retail arcades. These fixed seating areas direct patrons into the arcade, from which they can access the curbside amenities.

Arcades

Arcades provide shelter and uncommon placemaking opportunities within retail environments. Unique light fixtures are a feature element within the enclosed space.

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SHOPPER PROFILE

12.88% Soccer Moms

- Married couples
- Professional/management jobs
- College degree
- Go jogging & biking
- Carry high level of debt
- Visit theme parks & zoos
- Shop, bank online
- Own 2+ vehicles (minivans, SUVs)

6.70% Home Improvement

- Married couples
- Professional/services jobs
- College degree
- Eat at Chili's, Chick-fil-A, Panera Bread
- Invest conservatively
- Shop warehouse/club, home improvement stores
- Watch DIY Network
- Own minivan, SUV

5.97% Green Acres

- Are members of veteran's club, fraternal order
- 60% are college educated
- Bank, pay bills online
- Cautious consumers with a focus on quality and durability
- Do home improvement projects
- Watch TV by satellite
- Own truck/SUV

Source: Esri

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