

2026

# Park Ridge Galleria Portfolio



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ABOUT US

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# INVESTMENT OVERVIEW

## EXECUTIVE SUMMARY

Park Ridge Galleria is a well-established neighborhood retail and service center located at 1600 S. Western Avenue in Sioux Falls. Positioned along a key north–south corridor in the city’s mature southwest neighborhoods, the property benefits from strong local visibility, easy access, and a loyal customer base drawn from surrounding residential areas. The center encompasses approximately 41,800 square feet and is designed to support a mix of dining, retail, wellness, and professional service uses.

Today, the Galleria is anchored by Grille 26, a well-known local restaurant occupying more than 10,000 square feet, and complemented by a diverse lineup of specialty tenants including Hobby Town, Barbara’s Needlepoint, Bloom, Pilates Center, and Midwest Eye Laboratories. This balanced tenant mix creates consistent daily traffic and reinforces the property’s role as a convenient neighborhood destination rather than a traditional big-box retail center.

The property has been maintained and updated through multiple renovation phases, most notably between 2008 and 2018, allowing it to remain functional and competitive while retaining its established character. While the majority of the space is currently leased, limited vacancies remain, offering opportunities for new businesses seeking a stable location within a proven retail environment. Recent leasing activity, including the addition of Liquor Falls in 2025, demonstrates continued interest in the center and highlights its ongoing relevance within the Sioux Falls market.

Overall, Park Ridge Galleria combines strong location fundamentals, an established tenant base, and long-term neighborhood integration, positioning it as a resilient and adaptable retail asset in Sioux Falls.

**ADDRESS** 1600 South Western Avenue, Sioux Falls, SD 57105  
**LOT SIZE** 2.61 Acres  
**BUILDING SIZE** 44,149 SF

|                       |               |
|-----------------------|---------------|
| List Price            | \$6,600,000   |
| Price Per Square Foot | \$149.49 / SF |
| Year Bulit            | 1955          |
| Zoning                | C-3           |
| Pro Forma Cap Rate    | 7.00%         |



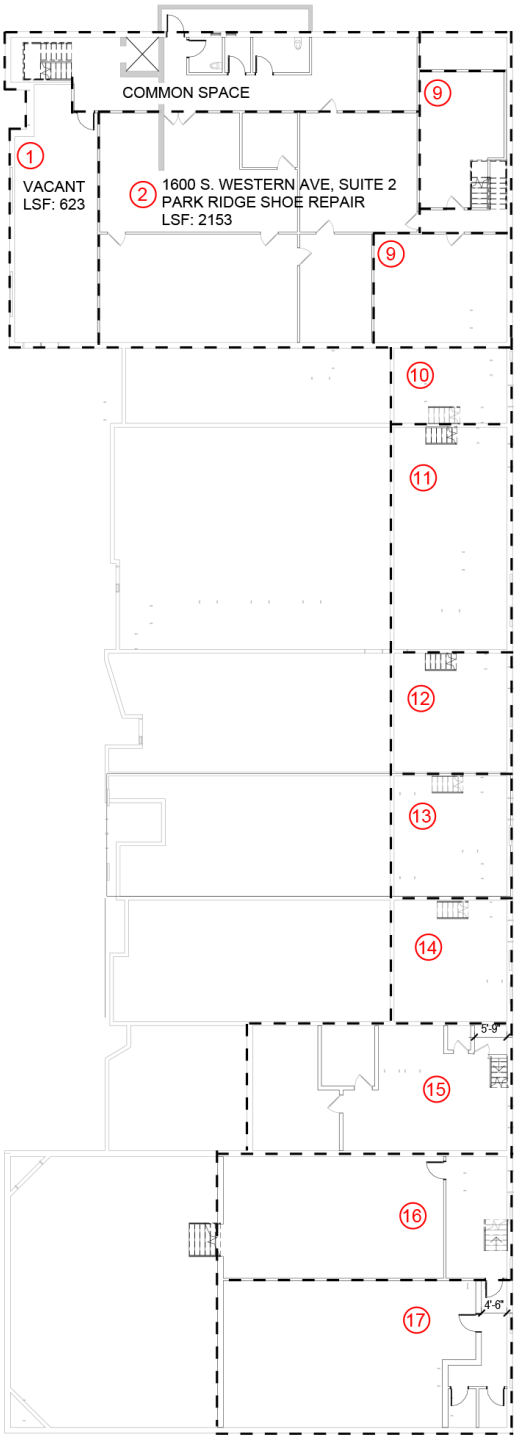
TENANT

SUMMARY

| KEY # | ADDRESS |                |         |                 | TENANT DESCRIPTION                             | MAIN AREA | LENGTH/WIDTH |         | BASEMENT AREA | USABLE SF |
|-------|---------|----------------|---------|-----------------|------------------------------------------------|-----------|--------------|---------|---------------|-----------|
|       | 1600    | S. WESTERN AVE | N/A     | COMMON SPACE    | BASEMENT COMMON SPACE                          | 846       |              |         | 0             | 846       |
|       | 1600    | S. WESTERN AVE | N/A     | COMMON SPACE    | ENTRY COMMON SPACE                             | 239       |              |         | 0             | 239       |
|       | 1600    | S. WESTERN AVE | N/A     | COMMON SPACE    | FIRST FLOOR COMMON SPACE                       | 3452      |              |         | 0             | 3452      |
|       | 1600    | S. WESTERN AVE | N/A     | PUBLIC RESTROOM | FIRST FLOOR PUBLIC RESTROOM                    | 61        |              |         | 0             | 61        |
|       | 1600    | S. WESTERN AVE | N/A     | COMMON SPACE    | SECOND FLOOR COMMON SPACE                      | 782       |              |         | 0             | 782       |
|       |         |                |         |                 |                                                |           |              |         |               |           |
| TOTAL |         |                |         |                 |                                                | 5380      |              |         |               | 5380      |
| 1     | 1600    | S. WESTERN AVE | SUITE 1 | RETAIL          | PARK RIDGE SHOE                                | 623       | 45'-7"       | 14'-7"  | 0             | 623       |
| 2     | 1600    | S. WESTERN AVE | SUITE 2 | RETAIL          | PARK RIDGE SHOE REPAIR                         | 2153      | 40'-7"       | 56'-2"  | 0             | 2153      |
| 3     | 1600    | S. WESTERN AVE | SUITE A | OFFICE          | 44 INTERACTIVE                                 | 739       | 16'-6"       | 44'-8"  | 0             | 739       |
| 4     | 1600    | S. WESTERN AVE | SUITE B | OFFICE          | THE PILATES CENTER                             | 1366      | 37'-6"       | 35'     | 0             | 1366      |
| 5     | 1600    | S. WESTERN AVE | SUITE C | OFFICE          | 44i                                            | 788       | 23'-4"       | 35'-8"  | 0             | 788       |
| 6     | 1600    | S. WESTERN AVE | SUITE D | OFFICE          | GREAT PLAINS CENTER FOR STRUCTURAL INTEGRATION | 660       | 23'-6"       | 29'-10" | 0             | 660       |
| 7     | 1600    | S. WESTERN AVE | SUITE E | OFFICE          | THE SANCTUARY                                  | 519       | 23'-6"       | 20'-6"  | 0             | 519       |
| 8     | 1600    | S. WESTERN AVE | SUITE F |                 | VERIZON STORAGE                                | 263       | 23'-6"       | 10'-9"  | 0             | 263       |
| 9     | 1602    | S. WESTERN AVE |         | OFFICE          | 44I, INC.                                      | 4482      | 87'-4"       | 54      | 803           | 5285      |
| 10    | 1604    | S. WESTERN AVE |         | OFFICE          | THE L.A.B.                                     | 1003      | 71           | 13'-4"  | 0             | 1003      |
| 11    | 1608    | S. WESTERN AVE |         | RETAIL          | LIMB LAB                                       | 2643      | 71           | 39      | 0             | 2643      |
| 12    | 1612    | S. WESTERN AVE |         | RESTAURANT      | THE DIVE                                       | 1644      | 70'-9"       | 21      | 0             | 1644      |
| 13    | 1702    | S. WESTERN AVE |         | RETAIL          | 605 SOCCER                                     | 1554      | 70'-9"       | 21'-4"  | 0             | 1554      |
| 14    | 1704    | S. WESTERN AVE |         | RETAIL          | VOLIN'S                                        | 1486      | 70'-9"       | 20'-5"  | 0             | 1486      |
| 15    | 1706    | S. WESTERN AVE |         | RETAIL          | I CAPELLI SALON                                | 1698      | 70'-9"       | 23'-3"  | 0             | 1698      |
| 16    | 1708    | S. WESTERN AVE |         | RETAIL          | BARBARA'S NEEDLEPOINT                          | 2013      | 88'-2"       | 22'-6"  | 1145          | 3158      |
| 17    | 1710    | S. WESTERN AVE |         | RETAIL          | HOBBY TOWN                                     | 2270      | 88'-2"       | 24'-6"  | 0             | 2270      |
| 18    | 1712    | S. WESTERN AVE |         | VACANT          | VACANT                                         | 2254      | 88'-2"       | 24'-6"  | 0             | 2254      |
| 19    | 1714    | S. WESTERN AVE |         | RETAIL          | LIQUOR FALLS                                   | 3080      | 88'-2"       | 33      | 0             | 3080      |
|       |         |                |         |                 |                                                |           |              |         |               |           |
| TOTAL |         |                |         |                 |                                                |           |              |         |               | 33186     |
| 20    | 1716    | S. WESTERN AVE |         | RESTAURANT      | GRILLE 26                                      | 9699      | 135'-10"     | 68      | 1264          | 10963     |
|       |         |                |         |                 |                                                |           |              |         |               |           |
| TOTAL |         |                |         |                 |                                                |           |              |         |               | 44149     |

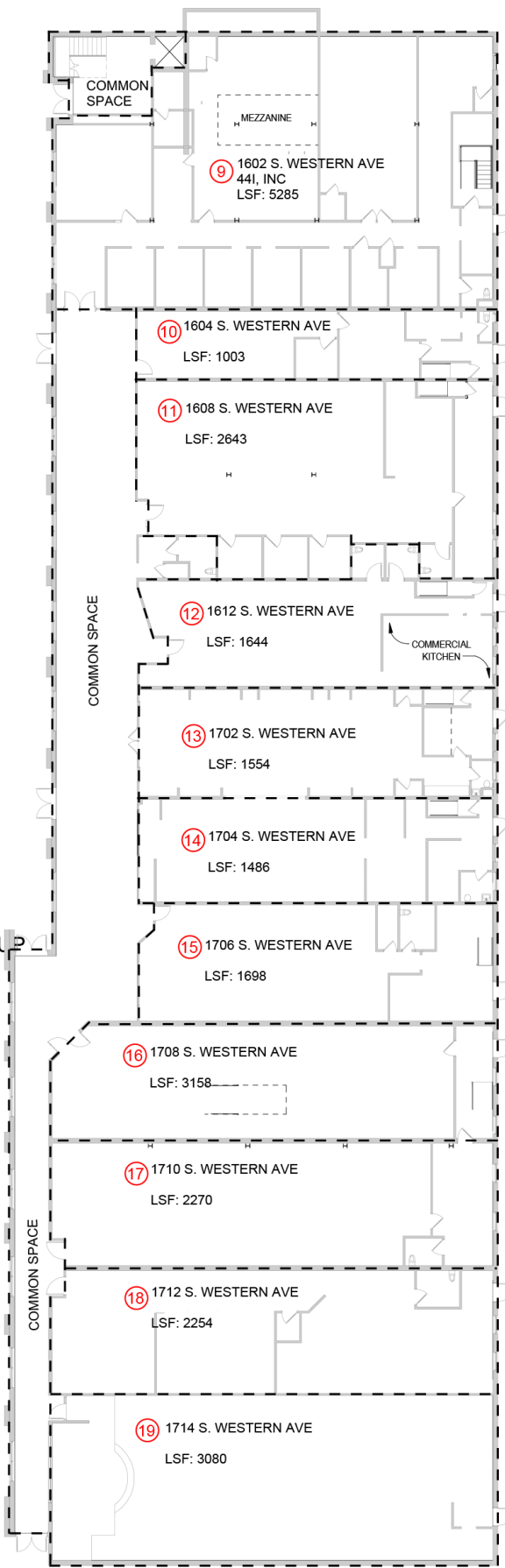


FLOOR  
PLANS

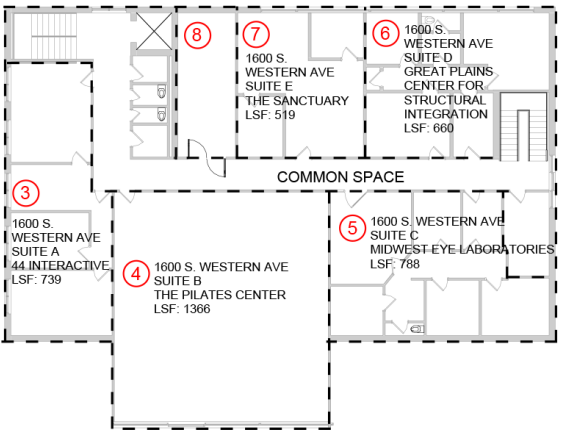


**BASEMENT FLOOR PLAN**  
NOT TO SCALE

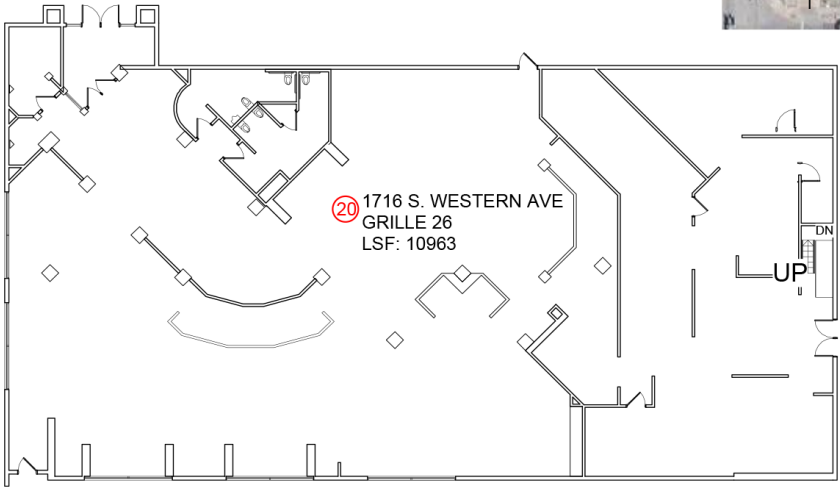
**TSP**  
26 West, LLC\_Park Ridge  
#04232067



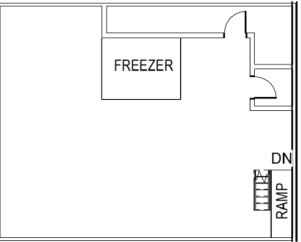
**MAIN LEVEL FLOOR PLAN**  
NOT TO SCALE



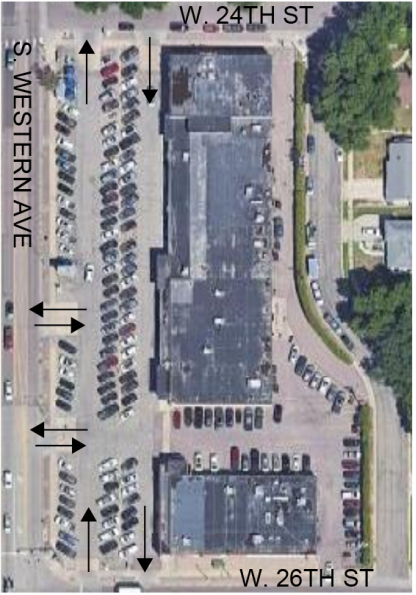
**SECOND FLOOR PLAN**  
NOT TO SCALE



**GRILLE 26 FLOOR PLAN**  
NOT TO SCALE



**GRILLE 26 BASEMENT PLAN**  
NOT TO SCALE

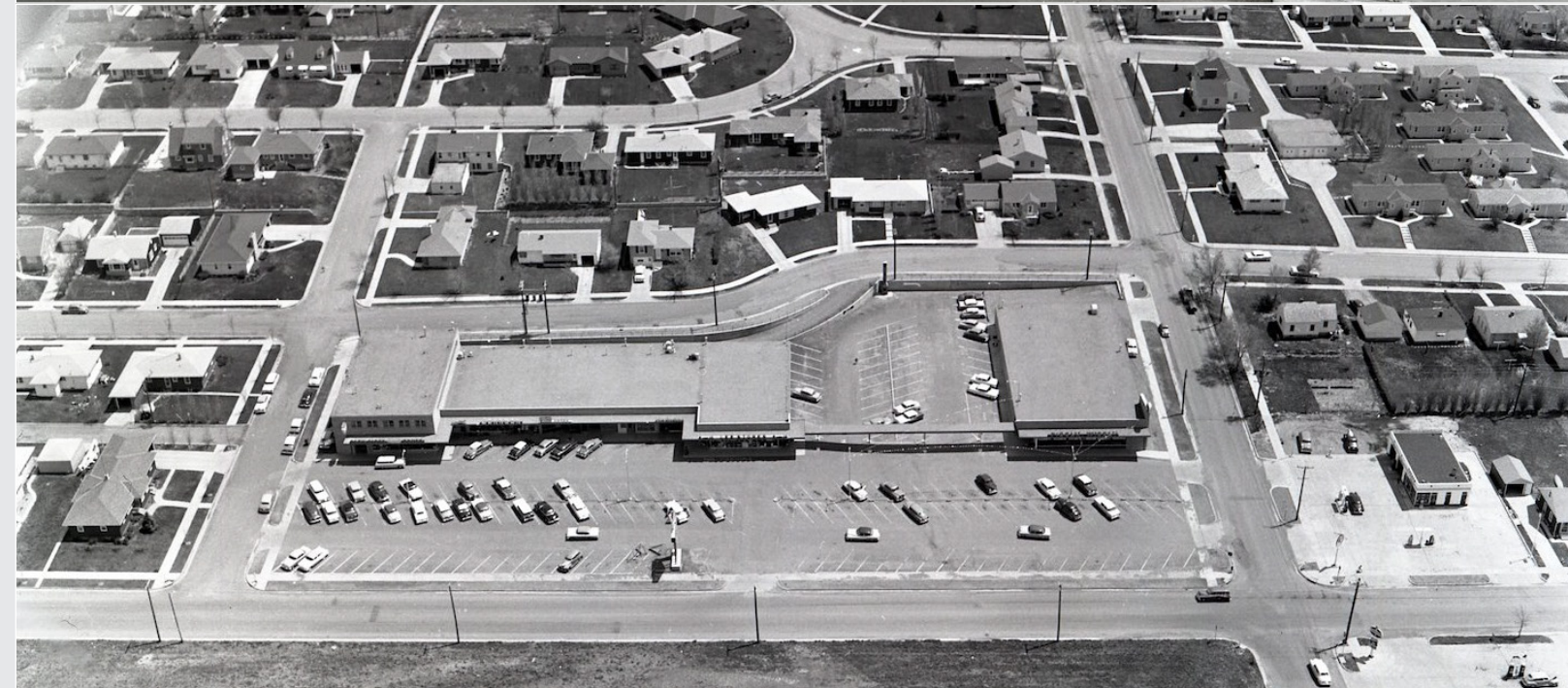




# HISTORY

Park Ridge Galleria began as Park Ridge Shopping Center, opening in October 1955 as Sioux Falls' first suburban shopping center and one of the earliest of its kind between Omaha and Minneapolis. Developed by Richard M. Bielski after years of planning that began as early as 1947, the center was designed to serve the rapidly growing southwest neighborhoods of Sioux Falls. Located between 24th and 26th Streets along Western Avenue, the two-block development featured modern conveniences that were innovative for the time, including extensive free off-street parking for more than 400 vehicles, full air conditioning, and a carefully curated mix of retail, dining, and medical services. Original tenants included a Piggly Wiggly grocery store, Park Ridge Drug, Lee Stores, Johnson Hardware, Café Park Ridge, barber and shoe repair shops, and a two-story medical building housing physicians and dental offices. The center quickly became a community gathering place and shopping destination, reflecting a shift away from downtown retail and establishing Park Ridge as a cornerstone of neighborhood-based commerce in Sioux Falls.

Photos Courtesy of Siouxland Heritage Museum





1600 SOUTH WESTERN AVENUE, SIOUX FALLS, SD 57105

# PARK RIDGE AERIAL PHOTOS





1600 SOUTH WESTERN AVENUE, SIOUX FALLS, SD 57105  
**PARK RIDGE AERIAL PHOTOS**





1600 SOUTH WESTERN AVENUE, SIOUX FALLS, SD 57105

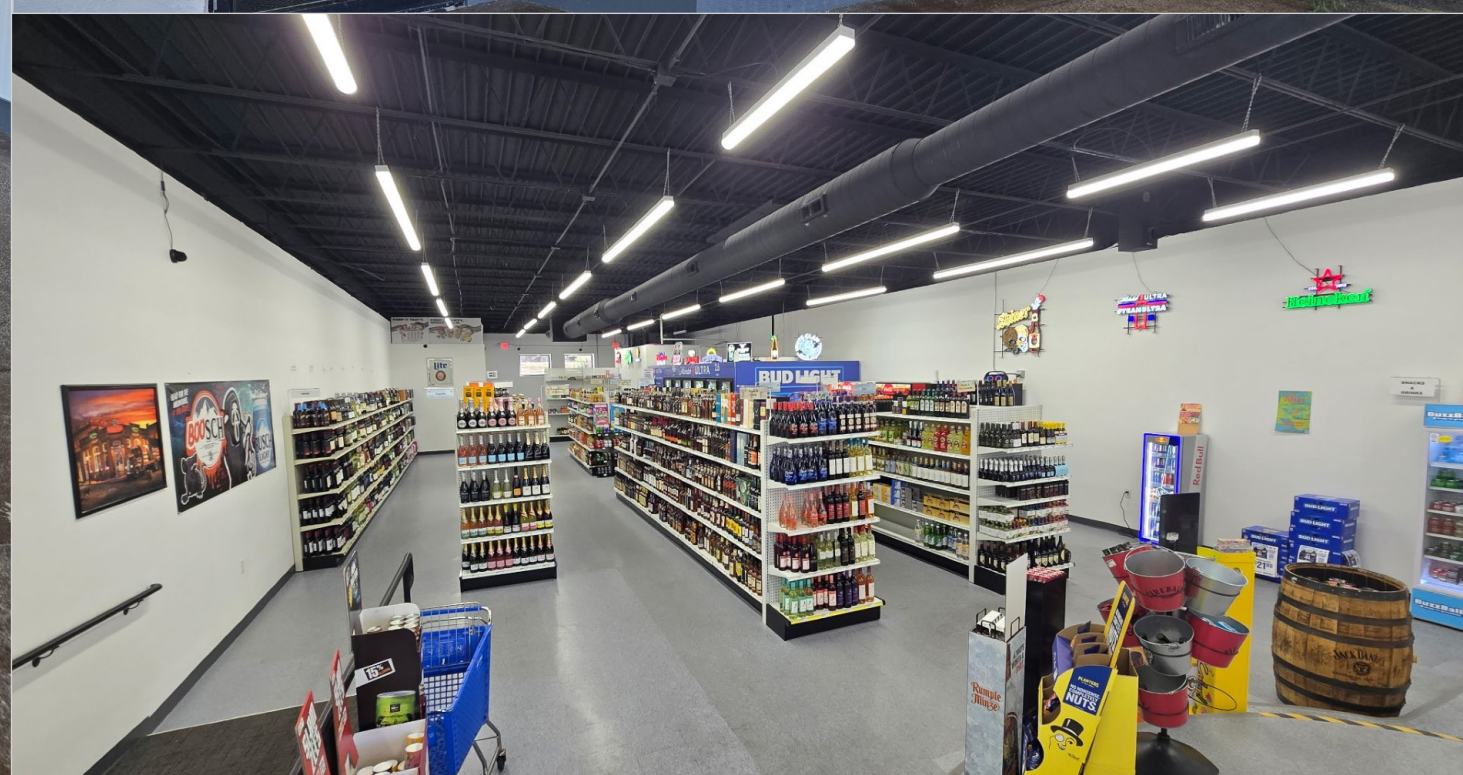
# PARK RIDGE EXTERIOR PHOTOS





1600 SOUTH WESTERN AVENUE, SIOUX FALLS, SD 57105

# PARK RIDGE INTERIOR PHOTOS

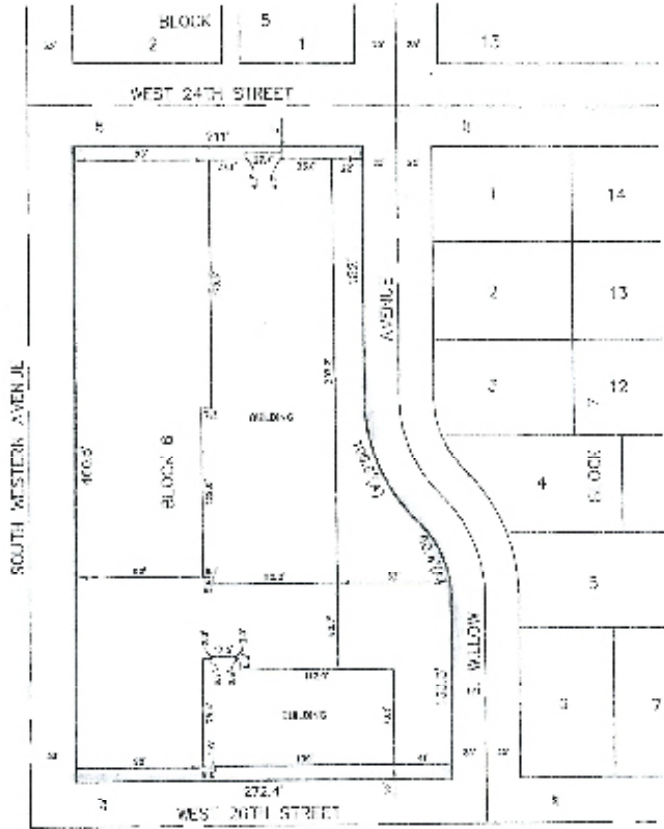




LOT  
MAP

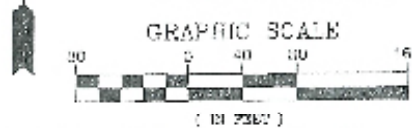


PROJECT NO: 17527  
DATE: MAY 11, 2007  
PREPARED FOR: JAY ZFA REAL ESTATE  
DESCRIPTION: MORTGAGE LOAN INSPECTION  
BLOCK 5, PARK RIDGE ADDITION TO THE  
CITY OF SIOUX FALLS, SOUTH DAKOTA



- NOTES:
1. THIS SURVEY WAS PERFORMED FOR MORTGAGE PURPOSES. NO BOUNDARY SURVEY WAS CONDUCTED. NO PROPERTY CORNERS WERE FOUND.
  2. BUILDING AND SETBACK DIMENSIONS SHOWN ARE APPROXIMATE AND SHALL NOT BE USED FOR CONSTRUCTION PURPOSES.
  3. NO RESEARCH WAS CONDUCTED REGARDING OWNERSHIP OF THIS OR ADJACENT PROPERTY.

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT  
WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION  
AND THAT I AM A DULY REGISTERED LAND SURVEYOR  
UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA



PREPARED FOR: JAY ZFA REAL ESTATE, MAY 11, 2007



**Sayre**  
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219 S. D. Ave. - Sioux Falls, SD 57104  
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Engineers • Surveyors

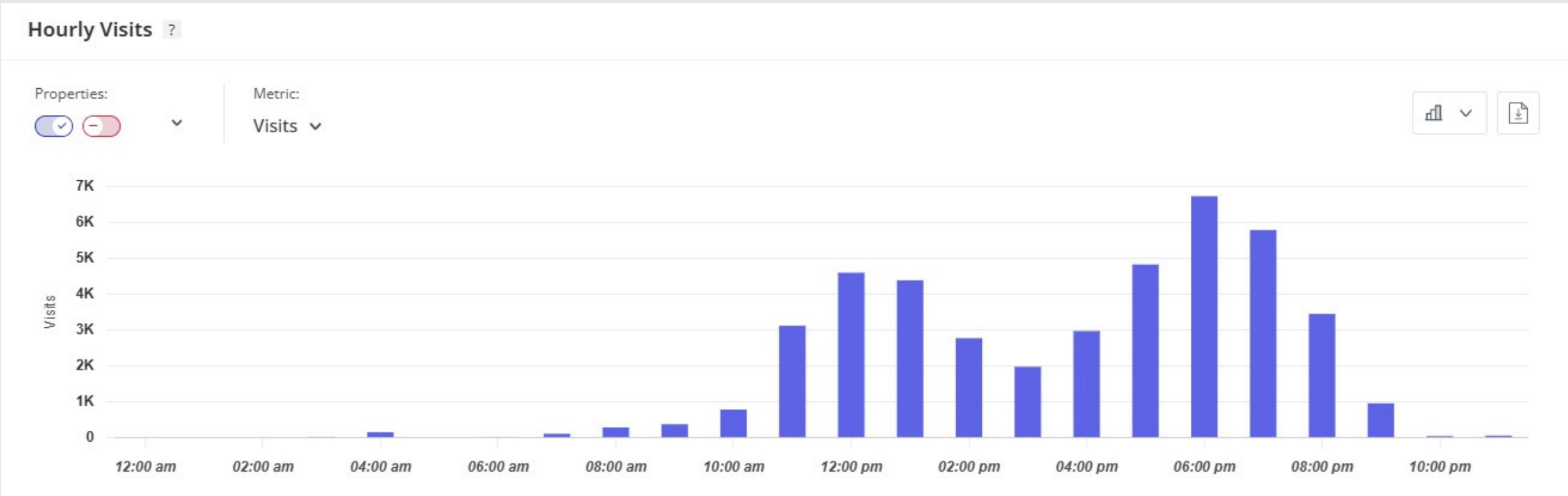
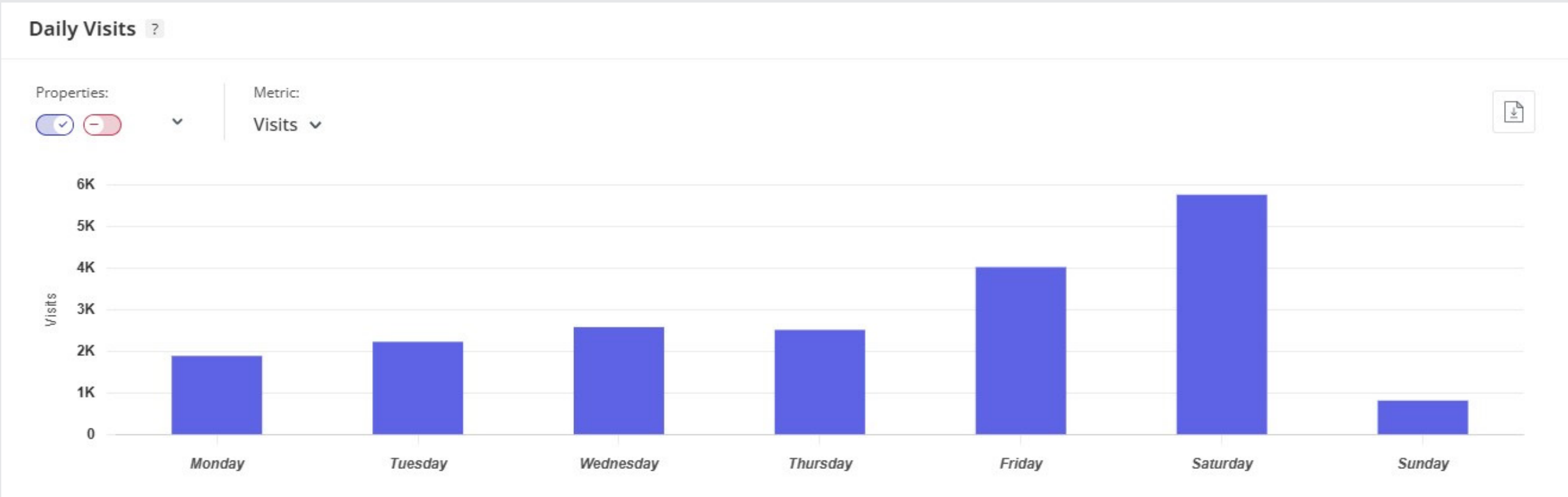


LOCATION  
MAP



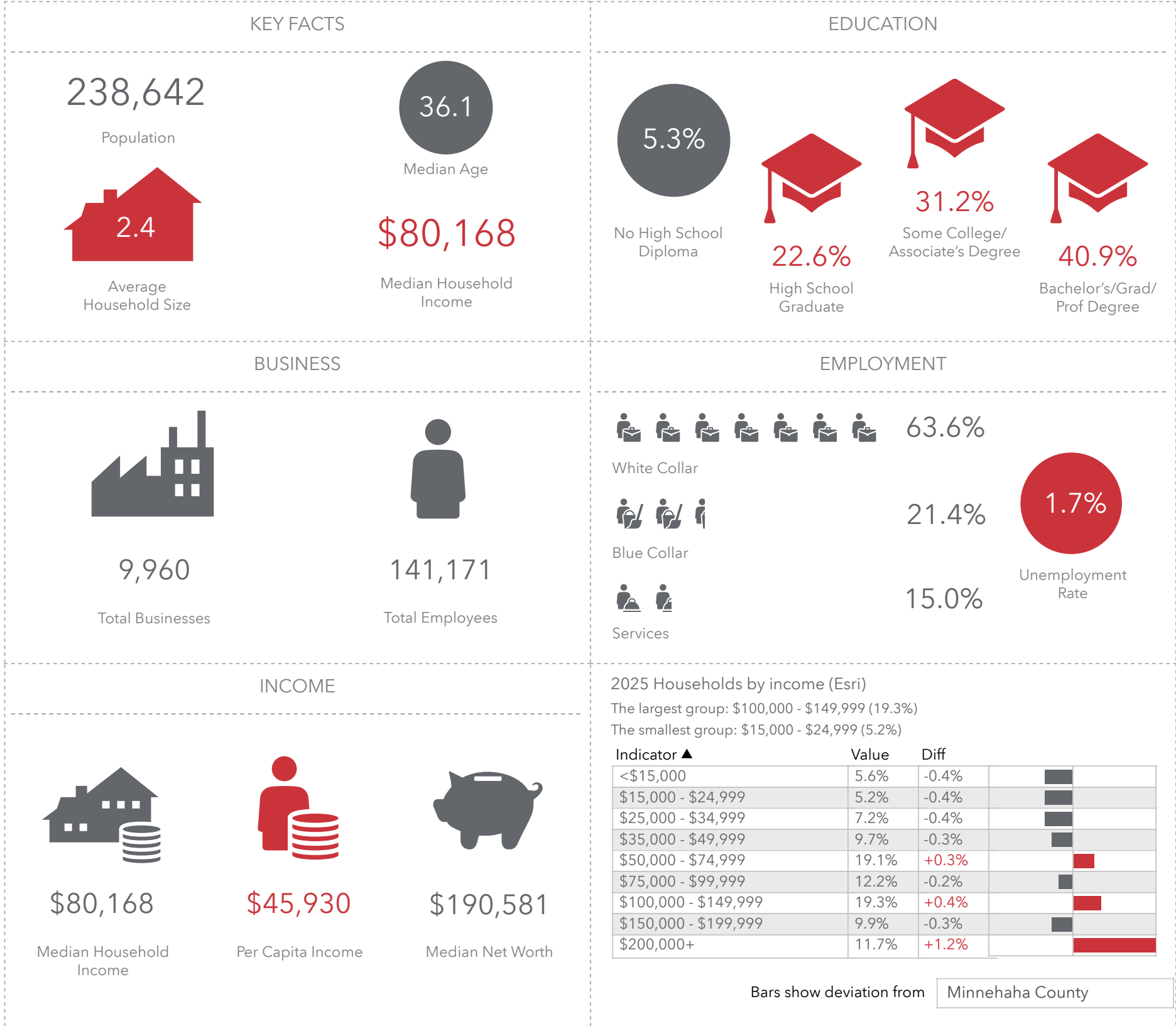


VISITS  
REPORT





# SIOUX FALLS OVERVIEW



[Source](#)

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).



## TEAM INTRODUCTION

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**NALS** Sioux Falls