



WV
WOODBURY
VILLAGE

7200 VALLEY CREEK PLAZA
WOODBURY, MN 55125





FEATURES

- ▷ 595,043 SF GLA
- ▷ 95.1% Occupancy
- ▷ Established regional center located off Highway 494 and Valley Creek Drive
- ▷ Strong national anchors in the junior box: box size range and a great mix of national, regional and local small shop tenants
- ▷ Well educated demographics with above average incomes



TRADE AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population*	7,598	72,191	181,334
Daytime Population	12,011	83,562	163,119
Households*	2,926	28,227	66,372
Average Household Income	\$126,887	\$134,880	\$130,244

*Current Year Estimate

TRAFFIC COUNTS

Valley Creek Rd	21,329 VPD
Bielenberg Dr	10,400 VPD
I-494	85,818 VPD
Currell Blvd	5,400 VPD
Woodlane Dr	8,200 VPD
Queens Dr	6,300 VPD

NNN RATES

	NORTH SHOPS	VILLAGE SHOPPES	SHOPPES OF WOODBURY VILLAGE	VILLAGE GREEN SHOPPES
CAM	\$4.25	\$5.55	\$9.19	\$4.71
INS	\$0.27	\$0.51	\$0.39	\$0.31
RE Tax	\$4.02	\$13.20	\$8.89	\$4.28
Total	\$8.54	\$19.26	\$18.47	\$9.30

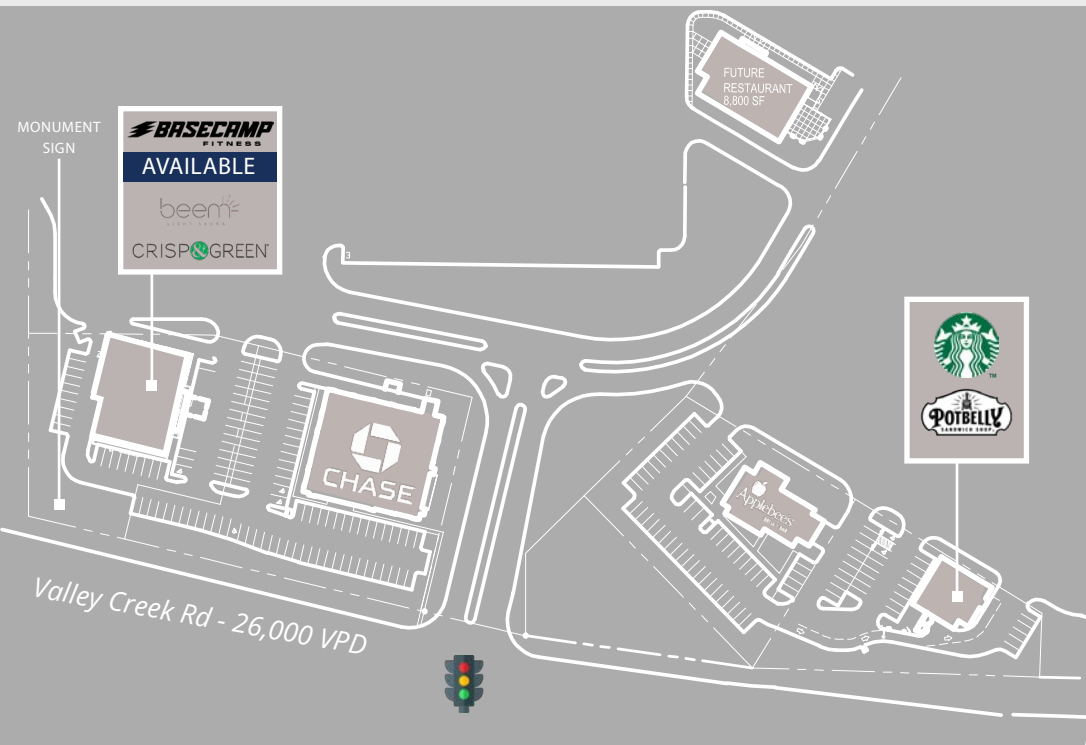
WOODBURY AT A GLANCE



OUTPARCELS

GLA 30,817 SF

■ AVAILABLE ■ OCCUPIED



TENANTS	SF
CRISP & GREEN	2,439
BASECAMP FITNESS	3,369
AVAILABLE	2,230
BEEM LIGHT SAUNA	1,750

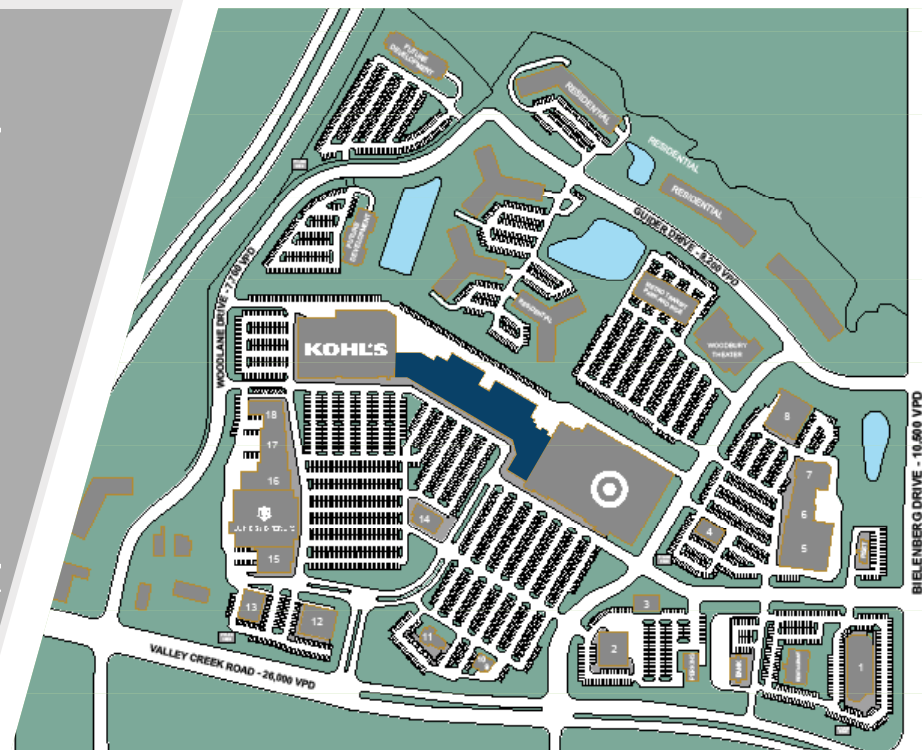
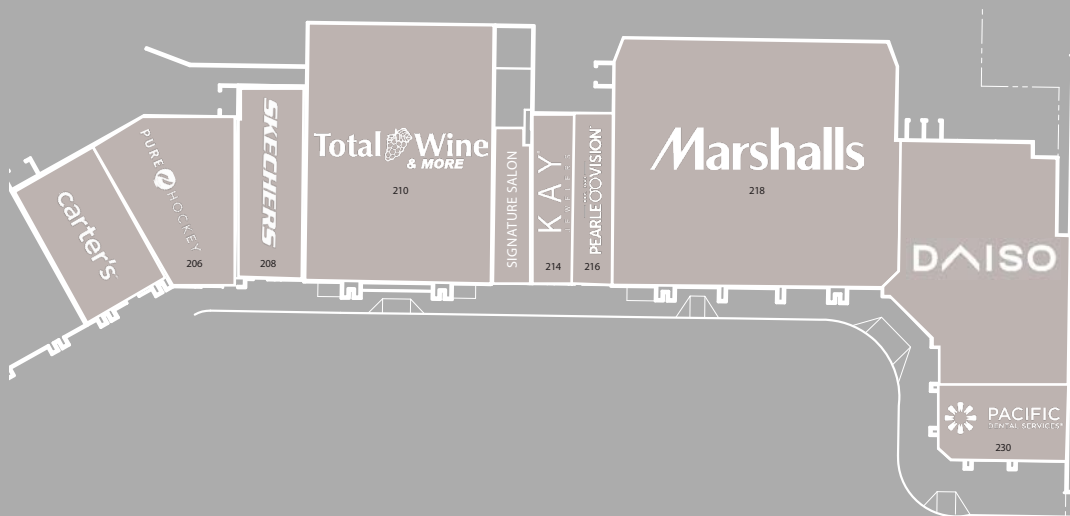
TENANTS	SF
FUTURE RESTAURANT*	8,800
STARBUCKS	1,863
POTBELLY SANDWICH WORKS	1,980
APPLEBEE'S	5,000
CHASE BANK	3,386

*OWNERSHIP HAS THE ABILITY TO DEVELOP UP TO AN 8,800-SF RESTAURANT BUILDING

NORTH BUILDING

GLA 96,453 SF

■ AVAILABLE ■ OCCUPIED



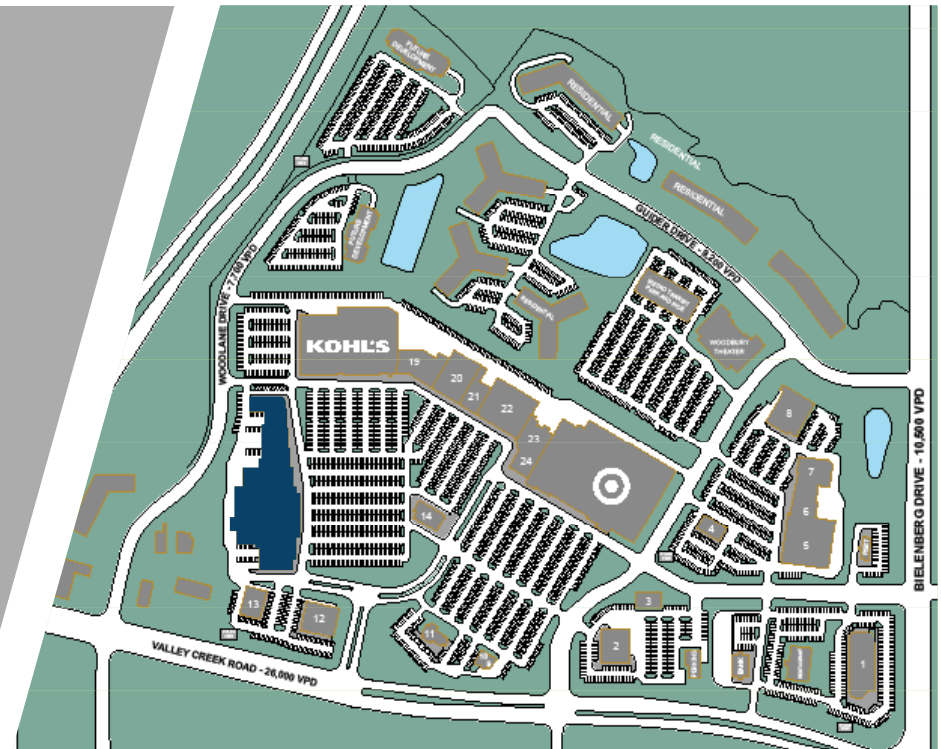
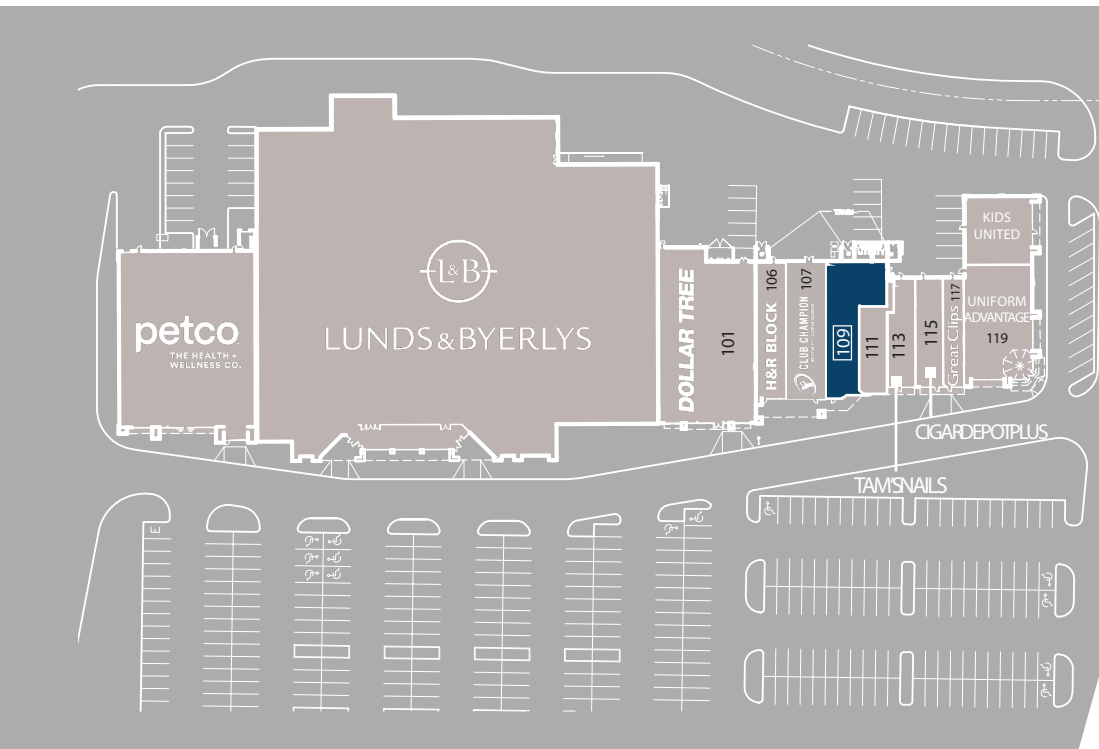
TENANTS	SUITE	SF
CARTERS	204	6,085
PURE HOCKEY	206	7,235
SKETCHERS	208	5,500
TOTAL WINE & MORE	210	20,517
SIGNATURE SALON	212	2,555

TENANTS	SUITE	SF
KAY JEWELERS	214	2,844
PEARLE VISION	216	2,750
MARSHALLS	218	29,107
DAISO	228	15,732
PACIFIC DENTAL	230	4,128

WEST BUILDING

GLA 108,364 SF

■ AVAILABLE ■ OCCUPIED



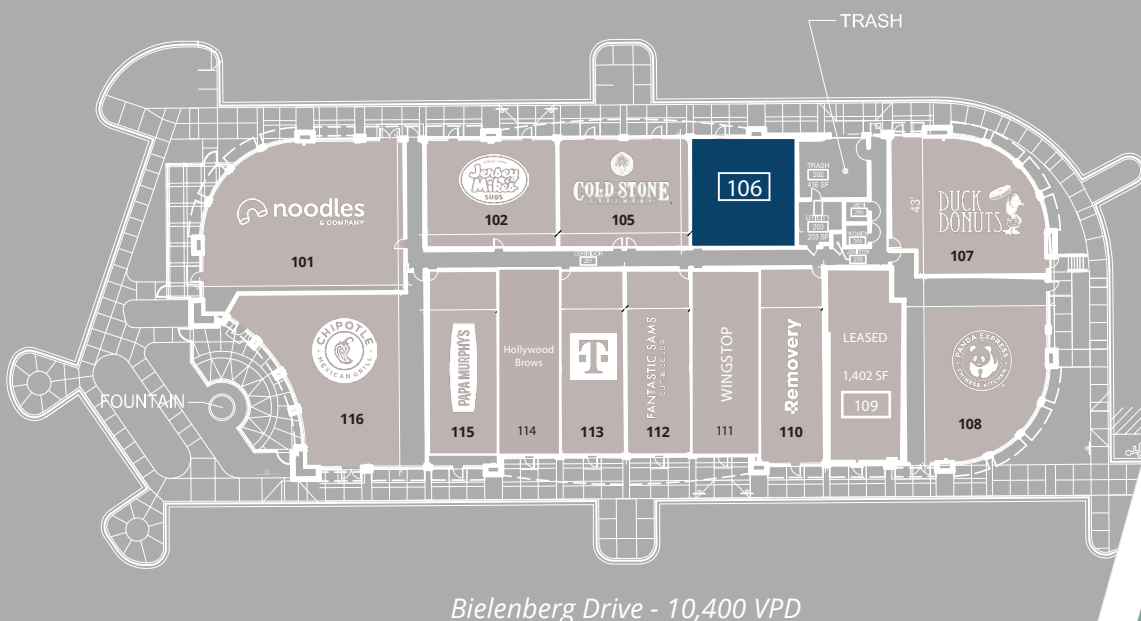
TENANTS	SUITE	SF
PETCO	N/A	13,355
LUNDS & BYERLYS	N/A	65,808
DOLLAR TREE	101	8,669
H&R BLOCK	106	2,222
CLUB CHAMPION	107	2,800
AVAILABLE	109	3,132

TENANTS	SUITE	SF
SIP DIRTY SODA	111	1,338
TAM'S NAILS	113	1,488
CIGAR DEPOT PLUS	115	1,600
GREAT CLIPS	117	1,200
UNIFORM ADVANTAGE	119	4,227
KIDS UNITED	121	2,544

THE SHOPPES

GLA 21,836 SF

■ AVAILABLE ■ OCCUPIED



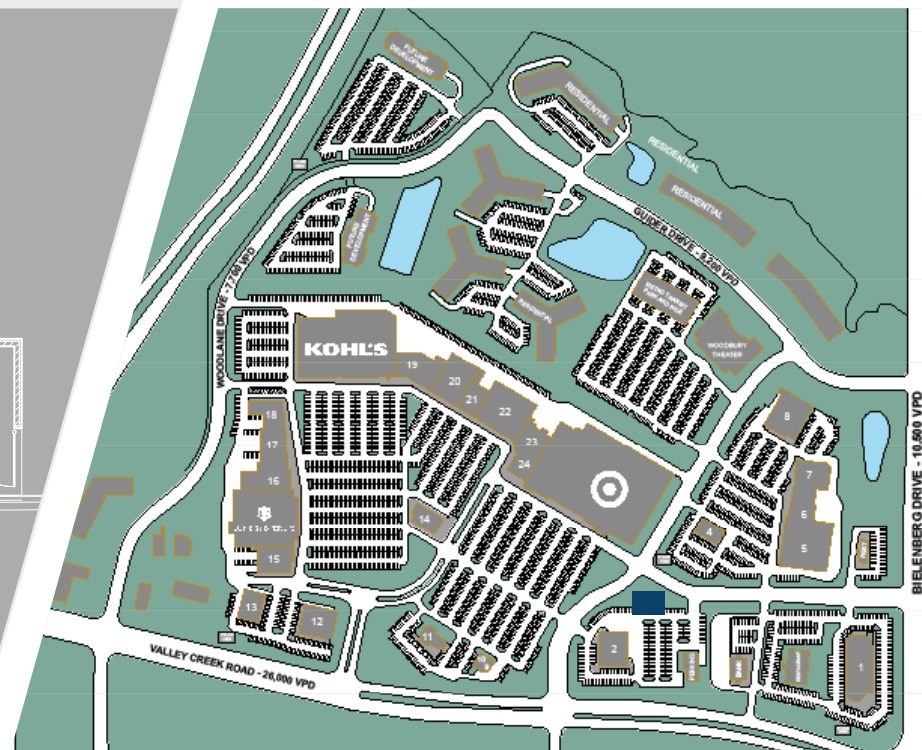
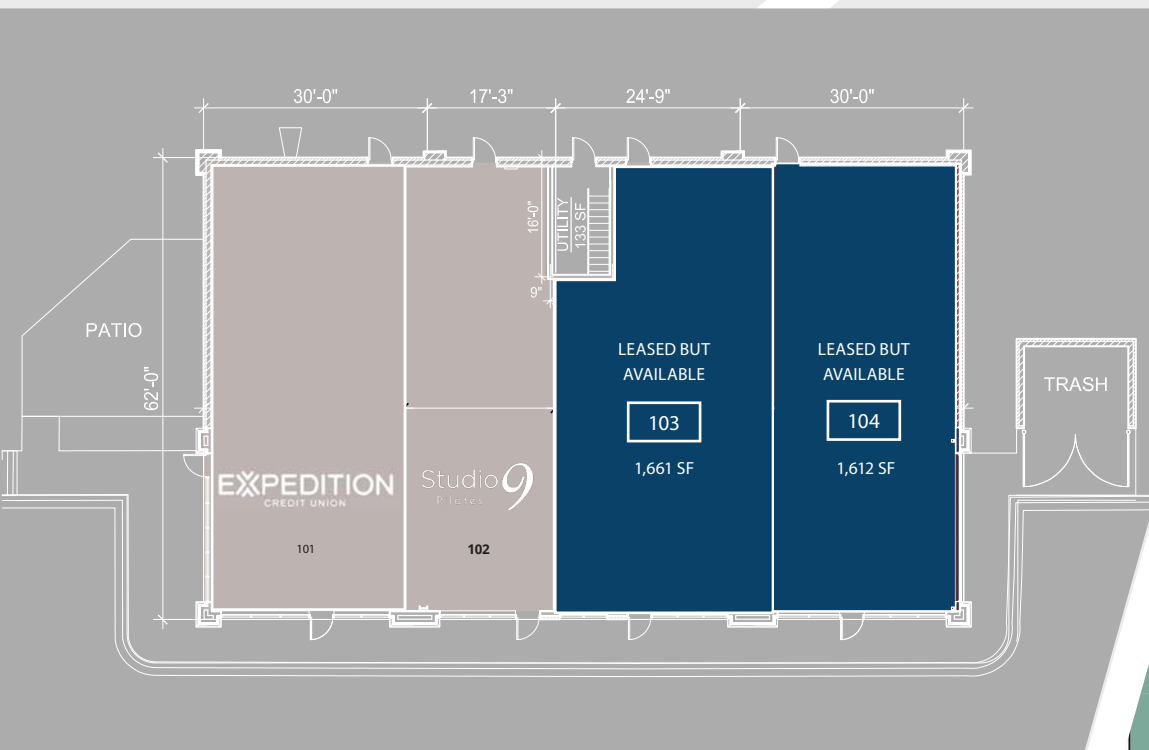
TENANTS	SUITE	SF
NOODLES & COMPANY	101	2,720
WINGSTOP	111	1,157
FANTASTIC SAM'S	112	1,143
T-MOBILE	113	1,146
HOLLYWOOD BROWS	114	1,018
PAPA MURPHY'S	115	1,347
CHIPOTLE MEXICAN GRILL	116	2,526

TENANTS	SUITE	SF
JERSEY MIKE'S	102	1,384
COLD STONE CREAMERY	105	1,372
LEASED BUT AVAILABLE	106	1,098
DUCK DONUTS	107	1,862
PANDA EXPRESS	108	2,442
LEASED	109	1,402
THE REMOVERY	110	1,219

VILLAGE SHOPPES

GLA 6,191 SF

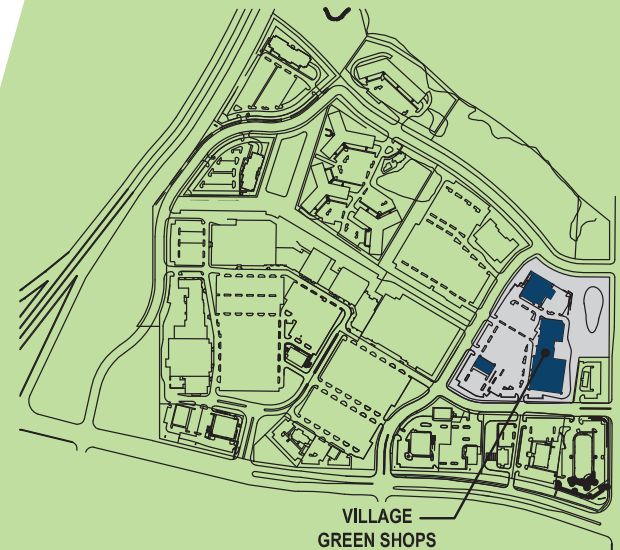
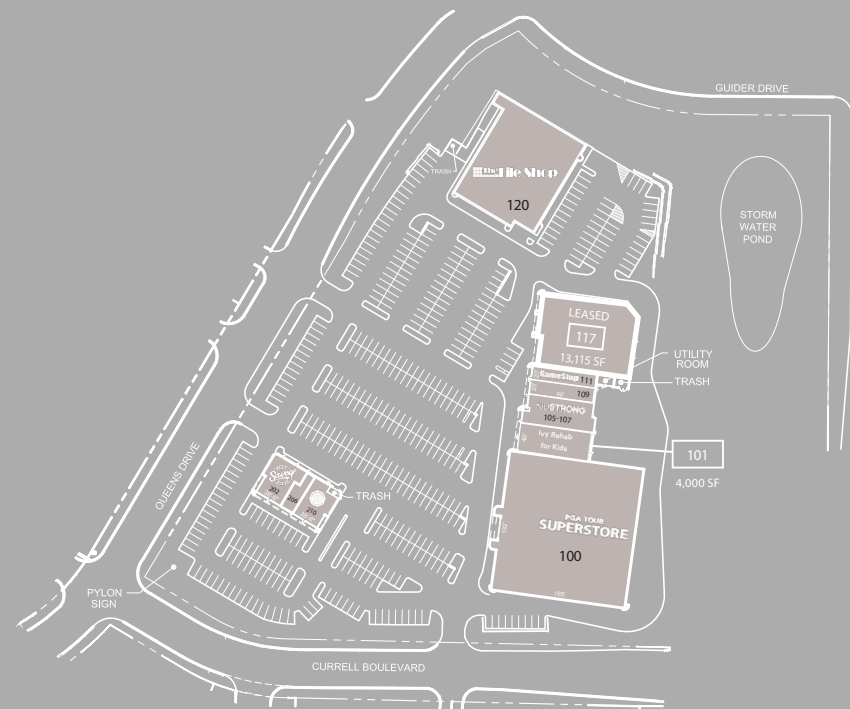
■ AVAILABLE ■ OCCUPIED



TENANTS	SUITE	SF
EXPEDITION CREDIT UNION	101	1,663
STUDIO PILATES	102	1,255
LEASED BUT AVAILABLE	103	1,661
LEASED BUT AVAILABLE	104	1,612

VILLAGE GREEN SHOPPES

GLA 84,986 SF



TENANTS	SUITE	SF
PGA TOUR SUPERSTORE	100	35,735
IVY REHAB FOR KIDS	101	4,000
KIDSTRONG	105-107	4,059
SHARKEY'S CUTS FOR KIDS	109	1,530
GAMESTOP	111	1,800

TENANTS	SUITE	SF
LEASED - (NATIONAL TENANT: OPENING 2026)	117	13,115
RED'S SAVOY PIZZA	202	2,682
SMOOTHIE KING	206	1,032
JIMMY JOHNS	210	2,400
THE TILE SHOP	120	18,633



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