



FOR LEASE

PARK PLACE PROMENADE

Brooklyn Park's Premier Retail Destination

9610-9690 Colorado Ln N & 9700-9790 Schreiber Terrace
Brooklyn Park, MN 55445



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A 35-Tenant Retail Center Serving a Strong, Established Trade Area Along MN-610.

Park Place Promenade puts your business in Brooklyn Park's premier retail destination. This multi-building center offers exceptional MN-610 access and sits within a dense, affluent trade area strengthened by a neighboring DR Horton community and the daily workforce at Target Corporation's North headquarters. Shadow-anchored by Cub Foods and LA Fitness, the center pulls powerful, multi-directional traffic from morning to night. And with the largest tenant occupying just 15,000 SF, you get flexible space options inside a proven retail draw rather than getting lost behind a big-box anchor.

Traffic Counts

MN-610	79,536 VPD
Zane Avenue N	19,769 VPD
Oak Grove Parkway	7,726 VPD

Total SF Size	224,010 SF
Available Property	1,535 SF
Year Built	2006
Property Type	Multi Tenant Retail Center
Anchor Tenant	Shadow Anchored by Cub Foods
Permitted Uses	Retail, Medical, Hospitality
Parking Ratio	3.25/1,000 SF

KEY HIGHLIGHTS

- 1 Shadow-Anchored by Cub Foods with Steady Daily Traffic
- 2 20+ Established National & Regional Tenants
- 3 MN-610 Access, Minutes from Target's North Campus
- 4 Affluent Trade Area with Average Household Incomes Over \$110K Within 5 Miles

	1-mile	3-mile	5-mile
Avg. Household Income	\$146,317	\$119,341	\$110,147
2025 Households	2,961	28,905	79,464
2025 Population	9,665	83,280	216,868
Daytime Population	6,301	29,609	105,337

CURRENT TENANTS



SURROUNDING TENANTS



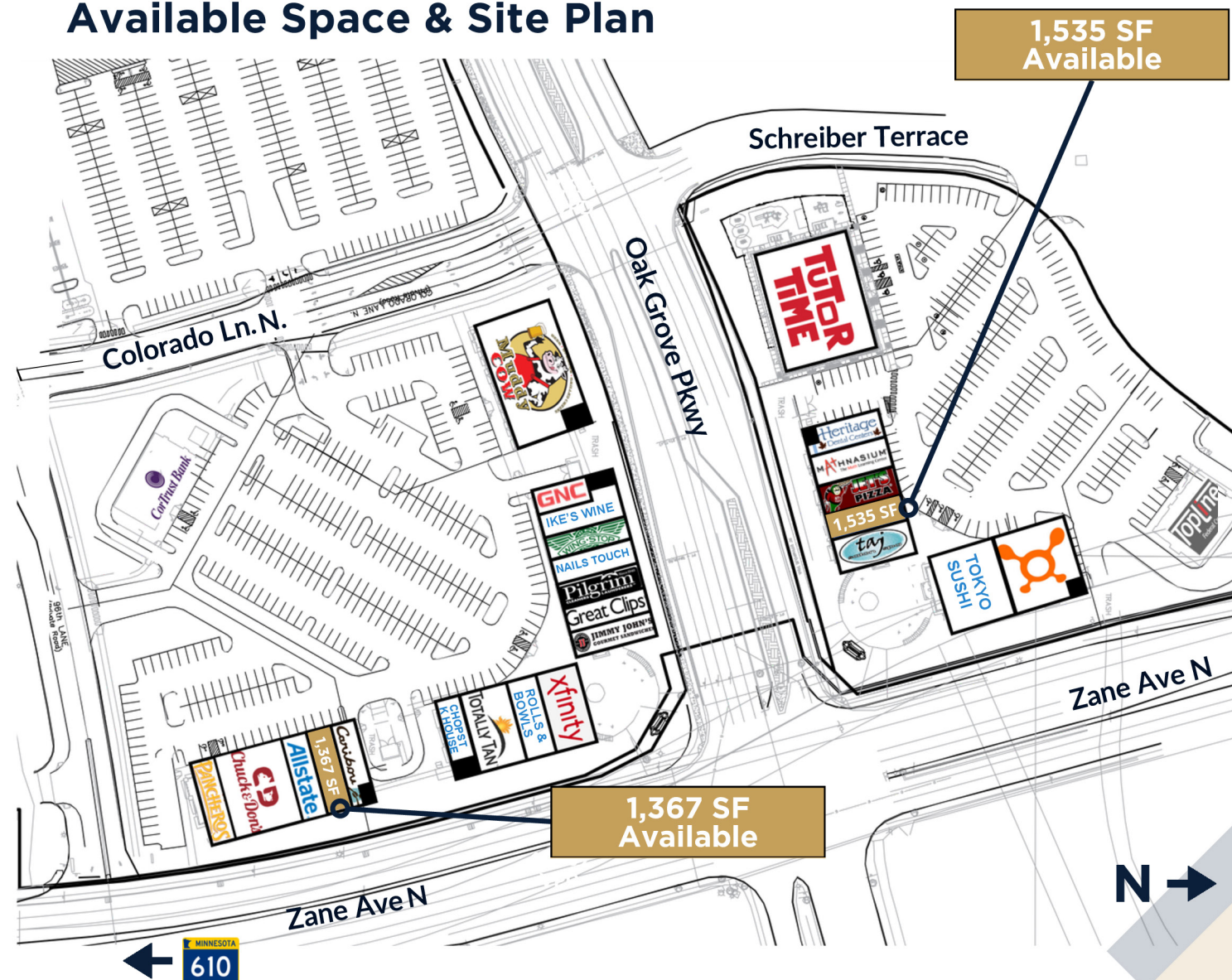
THE LAYOUT

Aerial View



THE LAYOUT

Available Space & Site Plan



Tenants	SF
Pancheros	2,640
Chuck & Don's	4,748
Allstate	1,778
Available	1,367
Caribou Coffee	1,782
Chopstick House	1,388
Totally Tan	3,082
Rolls & Bowls	1,419
Comcast	3,643
Jimmy John's	1,459
Great Clips	1,226
Pilgrim Dry Cleaners	1,453
Nails Touch	1,330
Wingstop	1,453
Ike's Wine & Spirits	3,226
GNC	1,379
Muddy Cow Tap House	6,701
Tutor Time	15,000
Heritage Dental	1,673
Mathnasium	1,461
Jet's Pizza	1,461
Available	1,535
Taj Salon	3,403
Tokyo Sushi	6,015
OrangeTheory	3,519



CONNECT WITH US!

Ready to Schedule a Tour?

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