

8008 MINNETONKA BOULEVARD
SAINT LOUIS PARK, MN 55426



TEXA-TONKA

SHOPPING CENTER



JONES LANG LASALLE, INC.

A SHOPPING CENTER FOR **EVERY ERA**

Texa-Tonka Shopping Center opened in 1951 and revolutionized convenience shopping in the Twin Cities. The first major suburban shopping center to be constructed, owned, operated, and staffed locally, Texa-Tonka brought together a collection of local merchants dedicated to fulfilling the day-to-day needs of the post-World War II suburban consumer in a convenient neighborhood setting.

70 years later following an extensive restoration, Texa-Tonka has returned to its mid-century modern glory days as the bustling St. Louis Park neighborhood shopping center. Refocusing on its 1951 mission to offer a unique variety of customize and localized goods, services, and entertainment, the center is poised to redefine the community shopping experience and provide a one-of-a-kind retail destination.





REINVENTING COMMUNITY SHOPPING

With a long history of serving the St. Louis Park community, the iconic Texa-Tonka Shopping Center showcases a modern collection of locally-owned neighborhood retail stores and businesses. Reimagined and redeveloped to highlight the mid-century modern architecture of Texa-Tonka's past, new public amenity spaces have been created to promote community gatherings, events, outdoor seating, and outdoor dining.



Securing space at Texa-Tonka will ensure that businesses are part of the retail renaissance spreading across the Twin Cities and beyond—the return to small, local, relevant retail centers that cultivate culture, community, and repeat customers.

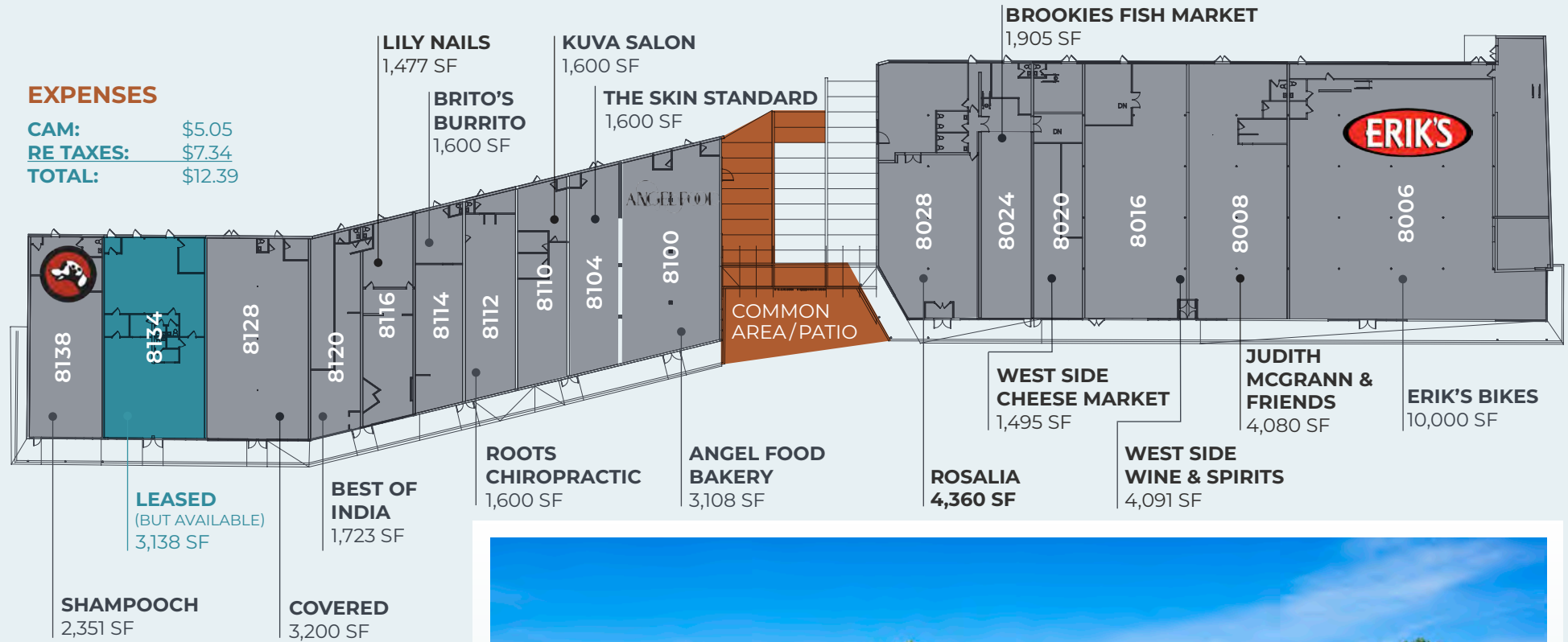


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EXPENSES

CAM: \$5.05
RE TAXES: \$7.34
TOTAL: \$12.39



THE SITE PLAN





THE MARKET

Texa-Tonka is located at Texas Avenue South and Minnetonka Boulevard, a heavily trafficked and direct East-West connection from Minneapolis to the affluent western suburbs. As a dense, first ring suburb immediately west of downtown Minneapolis, St. Louis Park is a significant pathway of travel to and from the west metro. Commuters from well-established neighborhood pockets like the cities of Hopkins, Minnetonka, Wayzata, Edina, and parts of Golden Valley are a captive commuter and consumer audience. The surrounding area also offers strong schools, walkability, bikeability, and easy accessibility to public transit.



Total population within **1/3/5** miles radius

15,964 100,322 277,810

Traffic counts

14,100 vpd

MINNETONKA BLVD

4,900 vpd

TEXAS AVENUE

Households within **1/3/5** miles radius

7,015 47,389 126,915

Average household income within **1/3/5** miles radius

\$112,825 \$128,623 \$140,421

PROMINENT LOCATION



Prominent location with **ample parking** and **convenient access**



Nestled in between **larger retail nodes** yearning for local food, coffee, and fitness options



Transit friendly to bus lines



Total population of **100,000** within a **3-mile radius**



Trade area is encompassed by dense, established neighborhoods of first-time home buyers, young families, and jet-setters



Saint Louis Park is known for its **charming neighborhoods** and access to parks, lakes, and recreation



4 miles from popular Lake Bde Maka Ska (formerly Lake Calhoun) and the **bustling Uptown Minneapolis**

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PROPERTIES

