

# Pinnacle Ridge

*1,960 SF of retail space for lease*

6520 & 6670 150th Street West  
15083 Flagstaff Avenue  
Apple Valley, MN 55124

Kori DeJong  
651-999-5540  
[kdejong@wellingtonmgt.com](mailto:kdejong@wellingtonmgt.com)





### Space Available

Owner, Manager, Leasing

1,960 SF total retail space

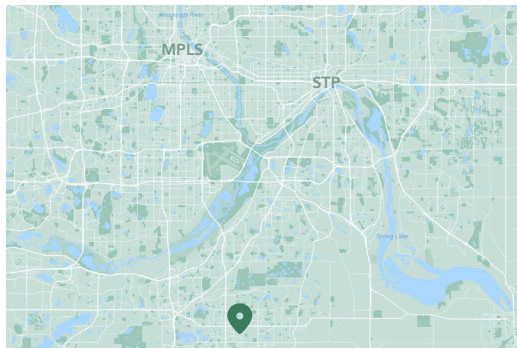
Three single-story buildings

239 surface stalls, 9.3 : 1,000 SF

14' clear height

Built in 2002 - 2004

South Metro



### Charming neighborhood retail in the south metro.

Acquired by Wellington in 2014, Pinnacle Ridge is a charming neighborhood retail center made up of three single-story buildings. Located on the southwest corner of County Road 42 and Flagstaff Avenue in Apple Valley, Pinnacle Ridge's visibility and diverse tenant mix bring significant foot traffic. Major tenants include T-Mobile, Anytime Fitness and El Azteca Mexican Restaurant.

### HIGHLIGHTS

- Great visibility on County Road 42 (36,000 VPD) and Flagstaff Avenue (9,000 VPD)
- Major tenants include: T-Mobile, Anytime Fitness and El Azteca Mexican Restaurant
- Next door to Home Depot, Foliage Medical Center, Discount Tire and AutoZone
- Monument and building signage opportunities

# Available Suite

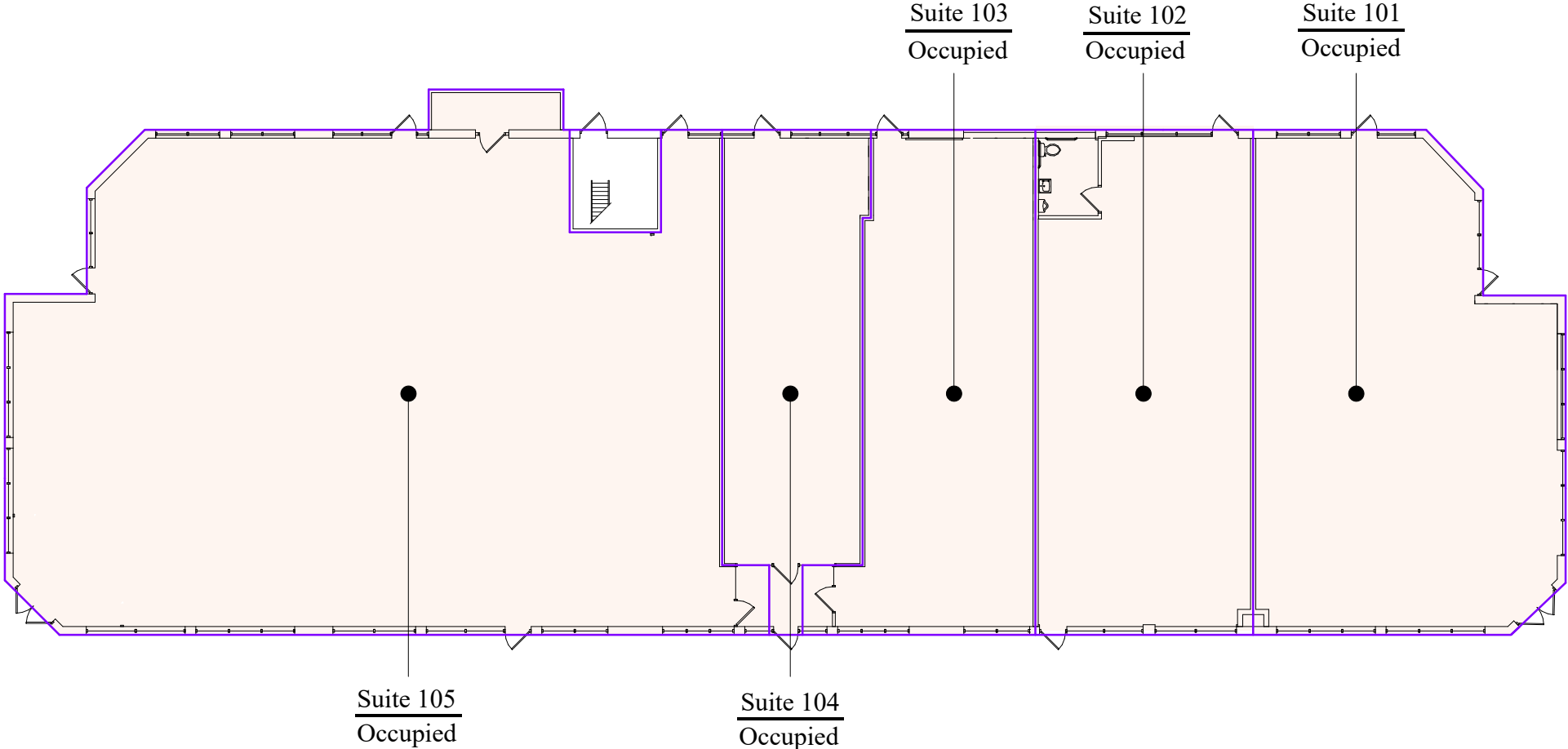


**Suite A/B - 1,960 SF**

**3D Tour**

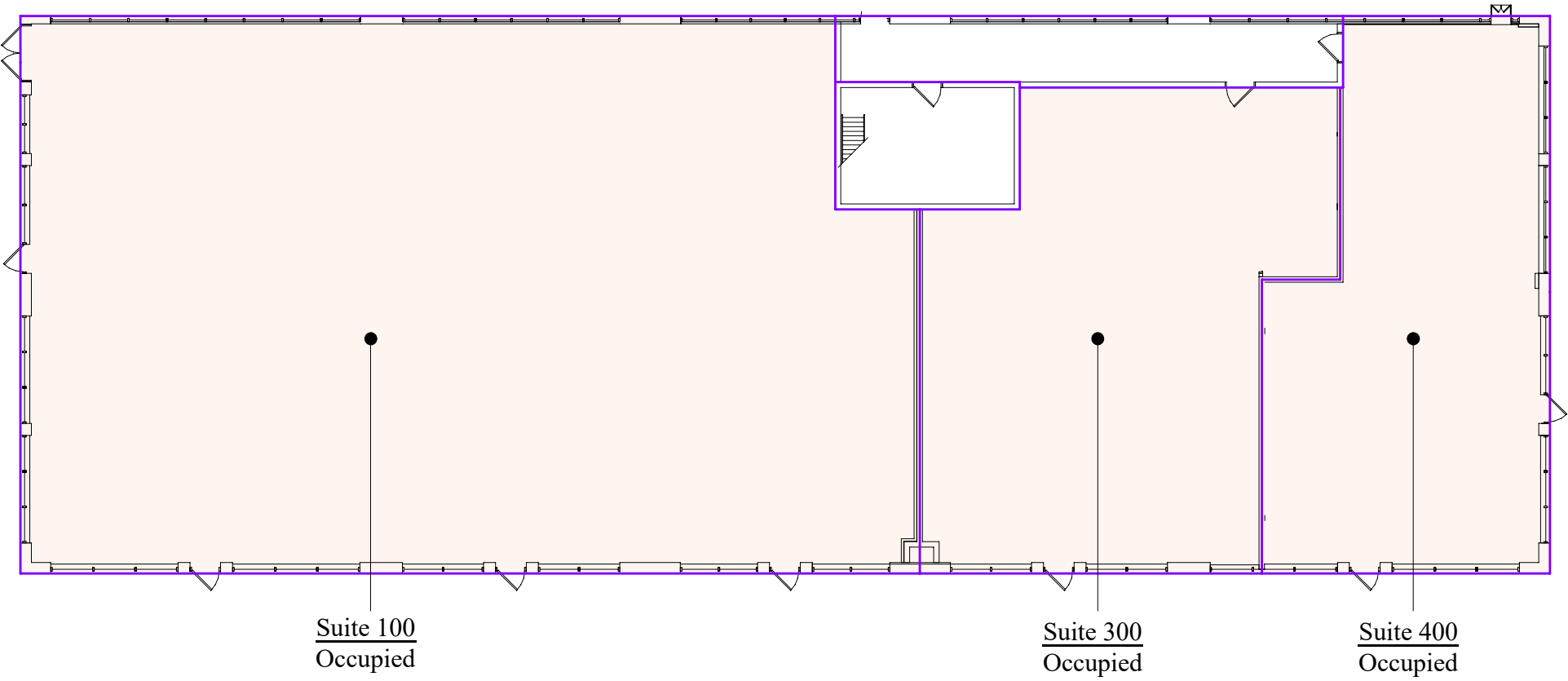
# Floor Plan - Building 1

- Building Common Areas
- Available Space
- Occupied Space



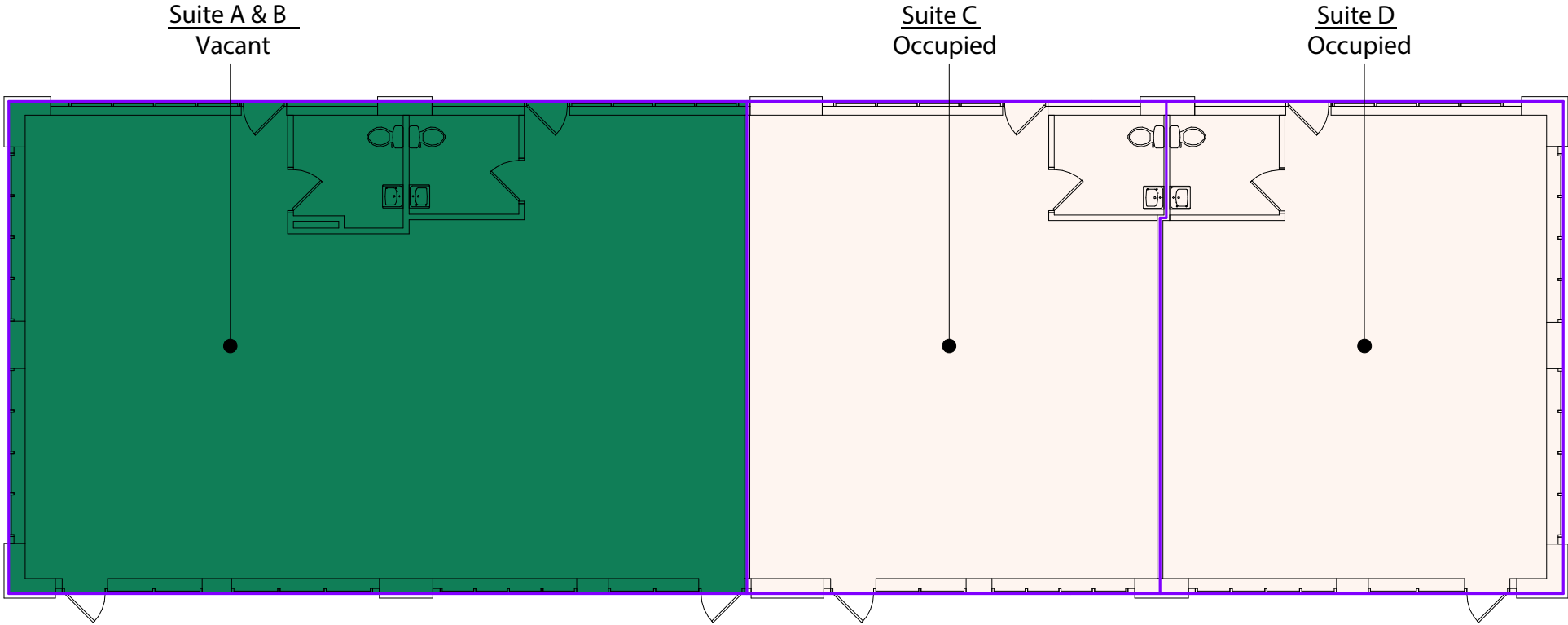
# Floor Plan - Building 2

- Building Common Areas
- Available Space
- Occupied Space

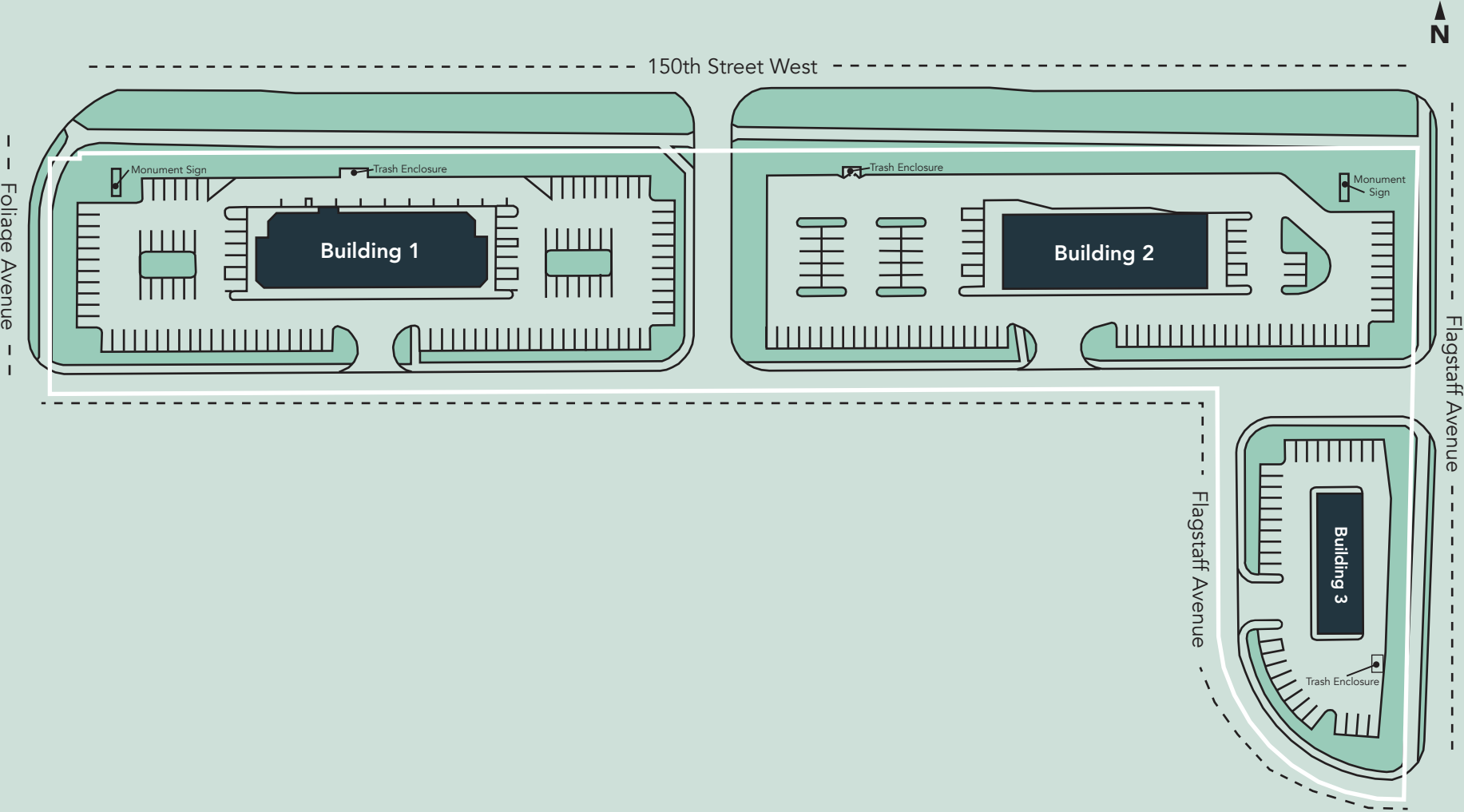


# Floor Plan - Building 3

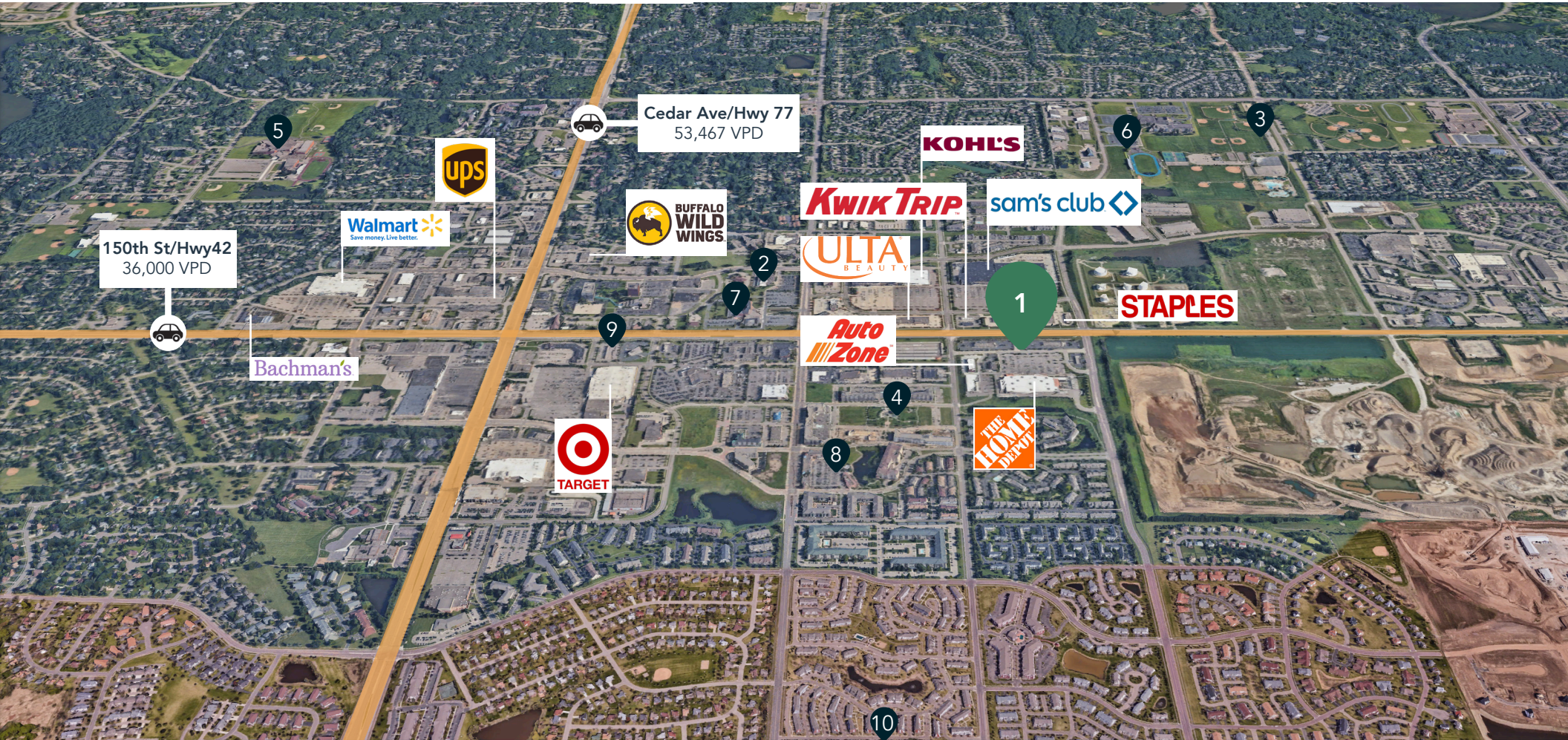
- Building Common Areas
- Available Space
- Occupied Space



# Site Plan



# The Neighborhood



## Hot Spots

- |                             |                                |
|-----------------------------|--------------------------------|
| 1. Pinnacle Ridge           | 6. Eastview High School        |
| 2. Apple Valley City Hall   | 7. Apple Valley Public Library |
| 3. Johnny Cake Ridge Park   | 8. The Tavern                  |
| 4. Kelley Park              | 9. Crumbl Cookies              |
| 5. Apple Valley High School | 10. Pahl's Market              |

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	12,700	95,458	203,973
HOUSEHOLDS	5,403	35,438	77,283
AVG. INCOME	\$108,382	\$135,479	\$131,804





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PROPERTY MANAGER  
LEASING AGENT

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St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

Main (651) 292-9844  
Fax (651) 292-0072  
wellingtonmgt.com

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