

City Centre Plaza

8300-8340 City Centre Drive
Woodbury, MN 55125

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WELLINGTON
MANAGEMENT



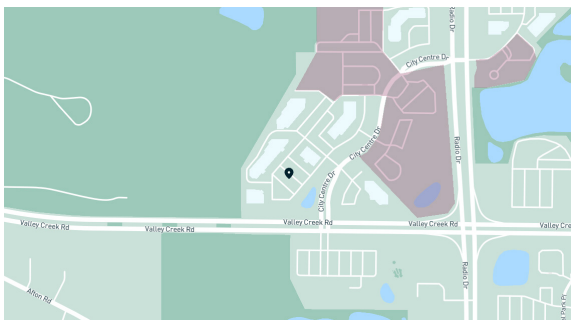
Fully Occupied

Owner, Developer, Manager, Leasing

32,000 SF total

205 surface stalls, 6.4 : 1,000 SF

East Metro



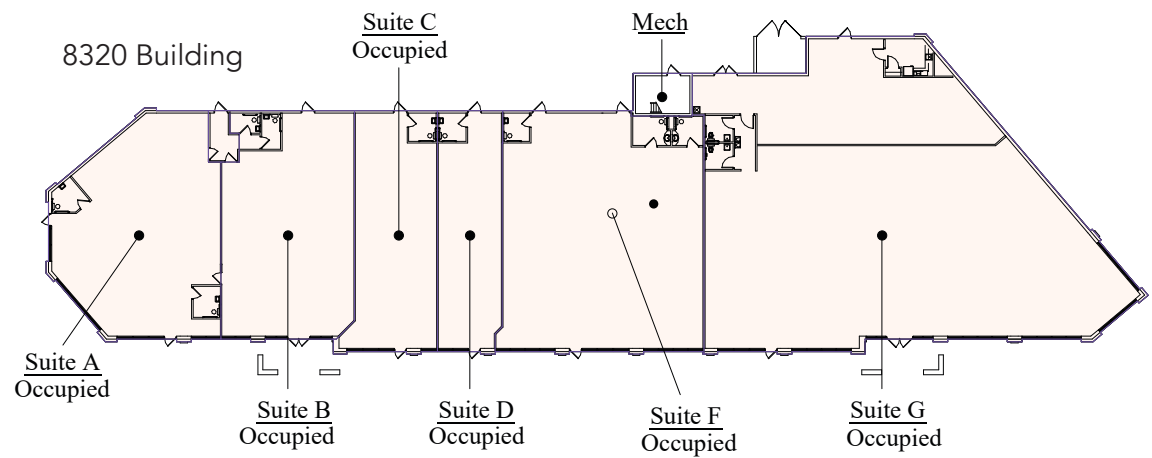
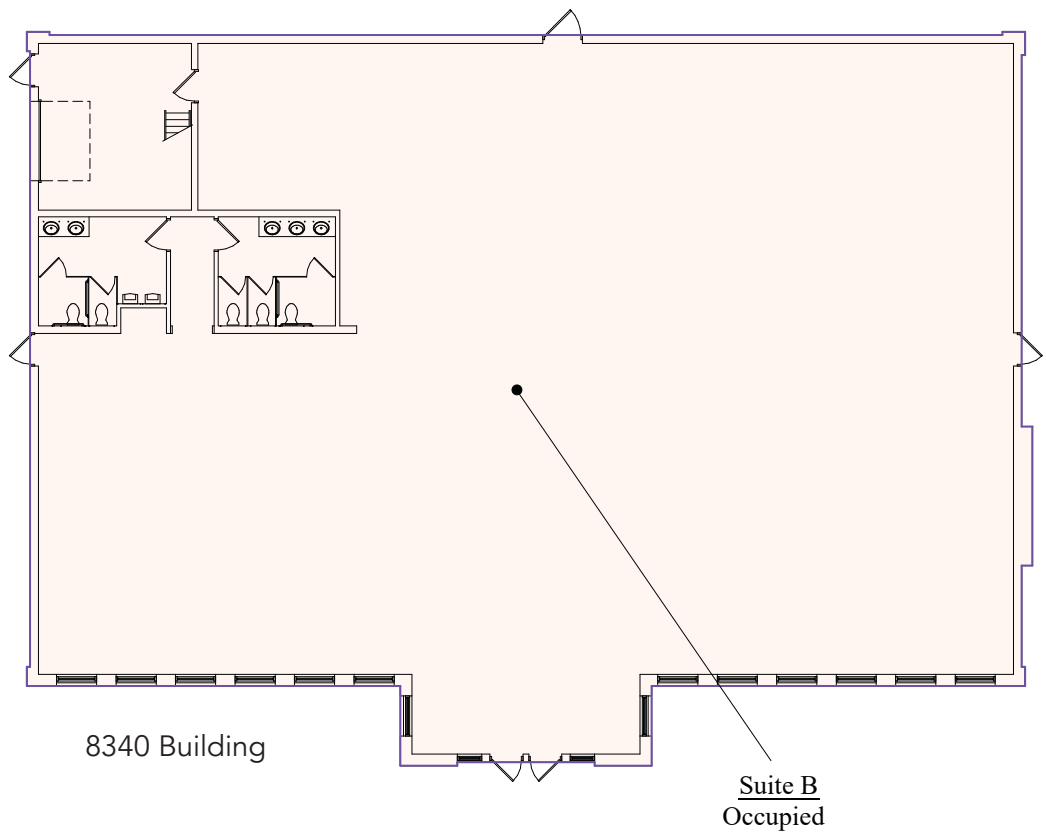
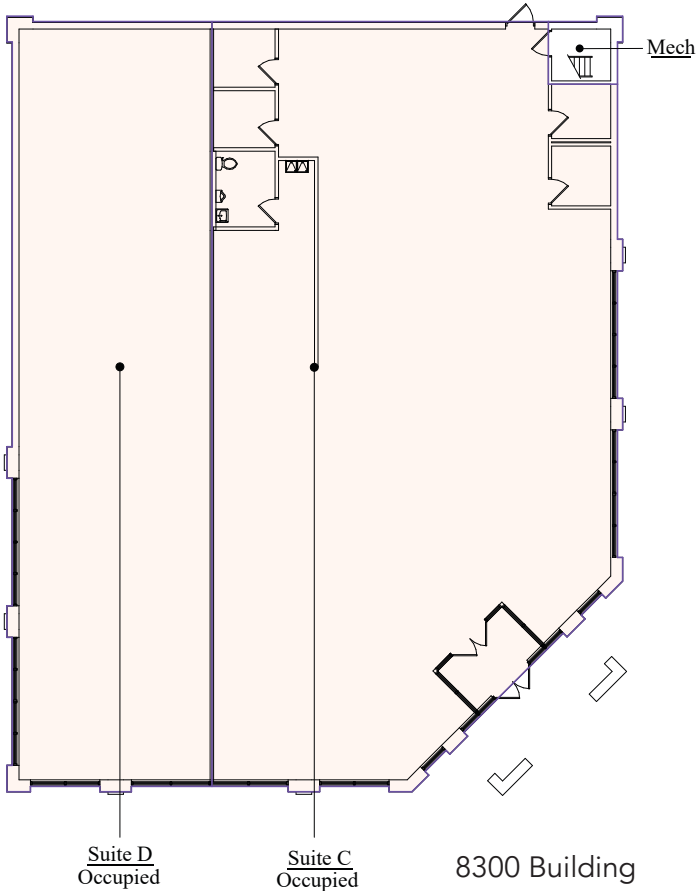
Eclectic retail in the heart of downtown Woodbury.

City Centre Plaza is a three-building retail center located at the intersection of Valley Creek Road and Radio Drive in the heart of thriving downtown Woodbury. The project's dynamic design — utilizing brick, block glass and unique striped awnings — is punctuated with striking metal roofed towers. A rock-lined entry pond sets off the project's warm earth tones and festive signage. Constructed in 1995, City Centre Plaza quickly became a hub for goods and services in Washington County's most rapidly growing community.

HIGHLIGHTS

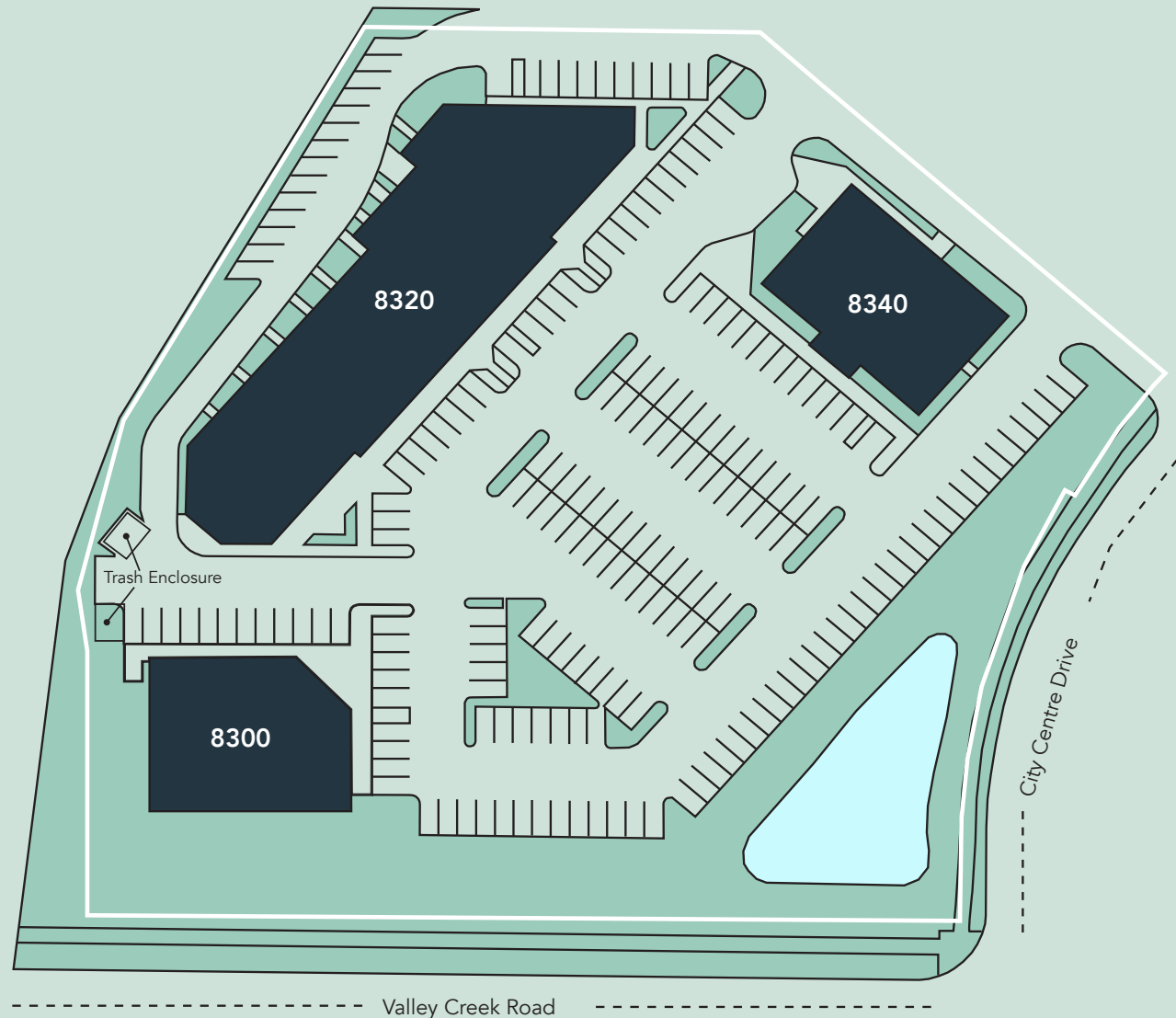
- Located in the heart of downtown Woodbury
- Near retail, restaurants and financial institutions
- Affluent population within one mile (average household income ~\$148,946)
- Near a density of major residential communities, including Evergreen, the Seasons Villas, Interlachen Woods, and Wedgewood
- Current tenants include Patina, FedEx, Bruegger's Bagels, Caribou Coffee, Punch Pizza, yum! Kitchen and bakery, among others
- Ample surface parking
- 14' clear height

Floor Plans



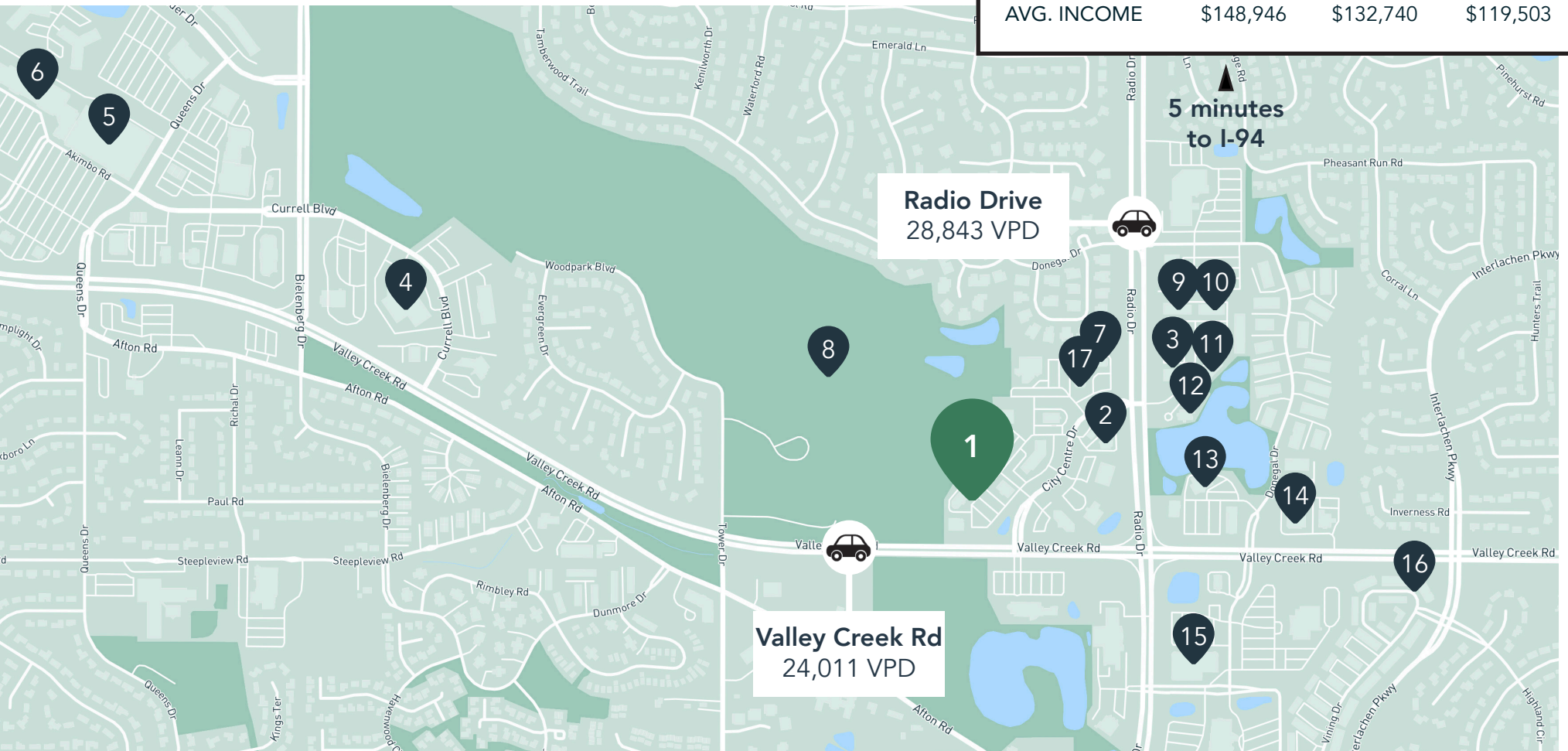
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The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	11,287	69,920	134,273
HOUSEHOLDS	4,194	25,635	49,749
AVG. INCOME	\$148,946	\$132,740	\$119,503



Hot Spots

- | | | | |
|------------------------|-----------------------------|-----------------------|-----------------------|
| 1. City Centre Plaza | 6. Total Wine | 11. Erik's | 16. Woodbury Park |
| 2. Kwik Trip | 7. Wayback Burgers | 12. Associated Bank | 17. Von Hanson's Meat |
| 3. Panera Bread | 8. Tamarack Nature Preserve | 13. Old National Bank | |
| 4. U.S. Postal Service | 9. Leeann Chin | 14. Walgreens | |
| 5. Target | 10. Acapulco | 15. Kowalski's Market | |

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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.

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