Pinnacle Ridge

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

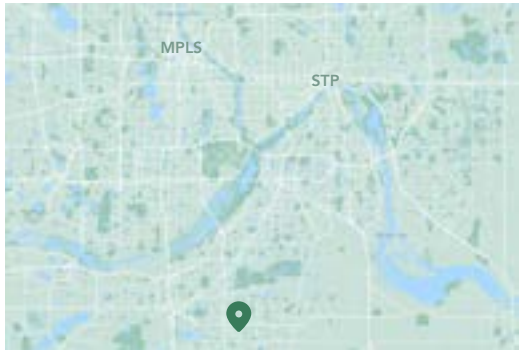
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WELLINGTON
MANAGEMENT



Fully Occupied
Owner, Manager, Leasing
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.

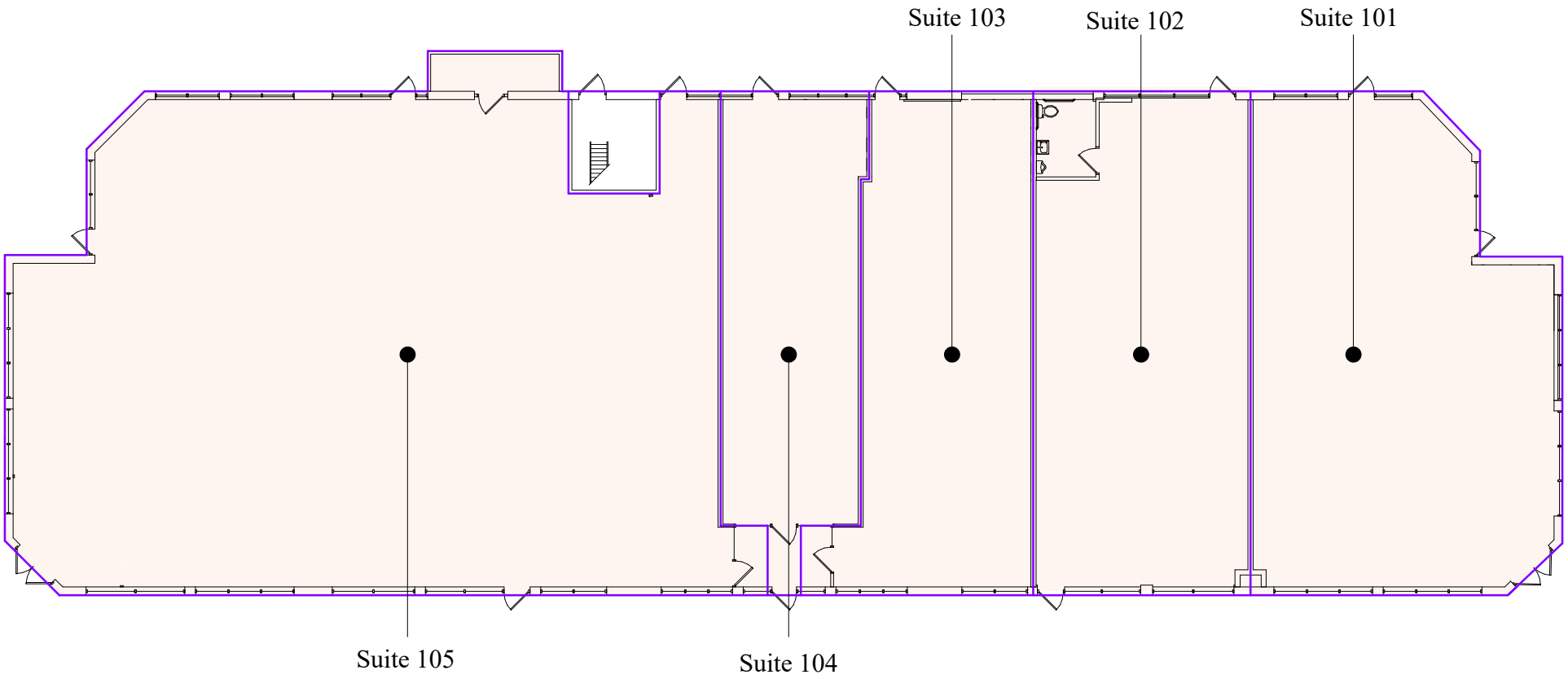
Acquired by Wellington in 2014, Pinnacle Ridge is a charming neighborhood retail center made up of three single-story buildings. Located on the southwest corner of County Road 42 and Flagstaff Avenue in Apple Valley, Pinnacle Ridge’s visibility and diverse tenant mix bring significant foot traffic. Major 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

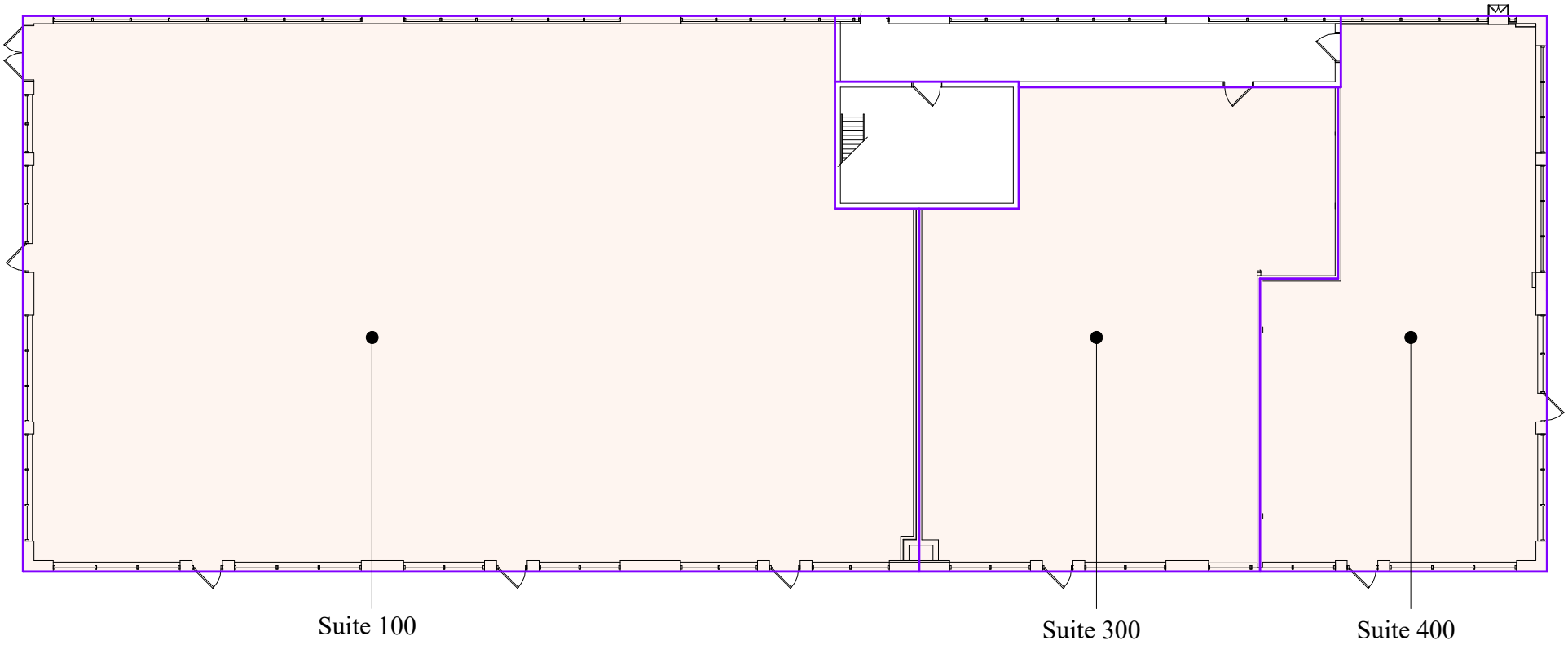
Floor Plan - Building 1

- Building Common Areas
- Available Space
- Occupied Space



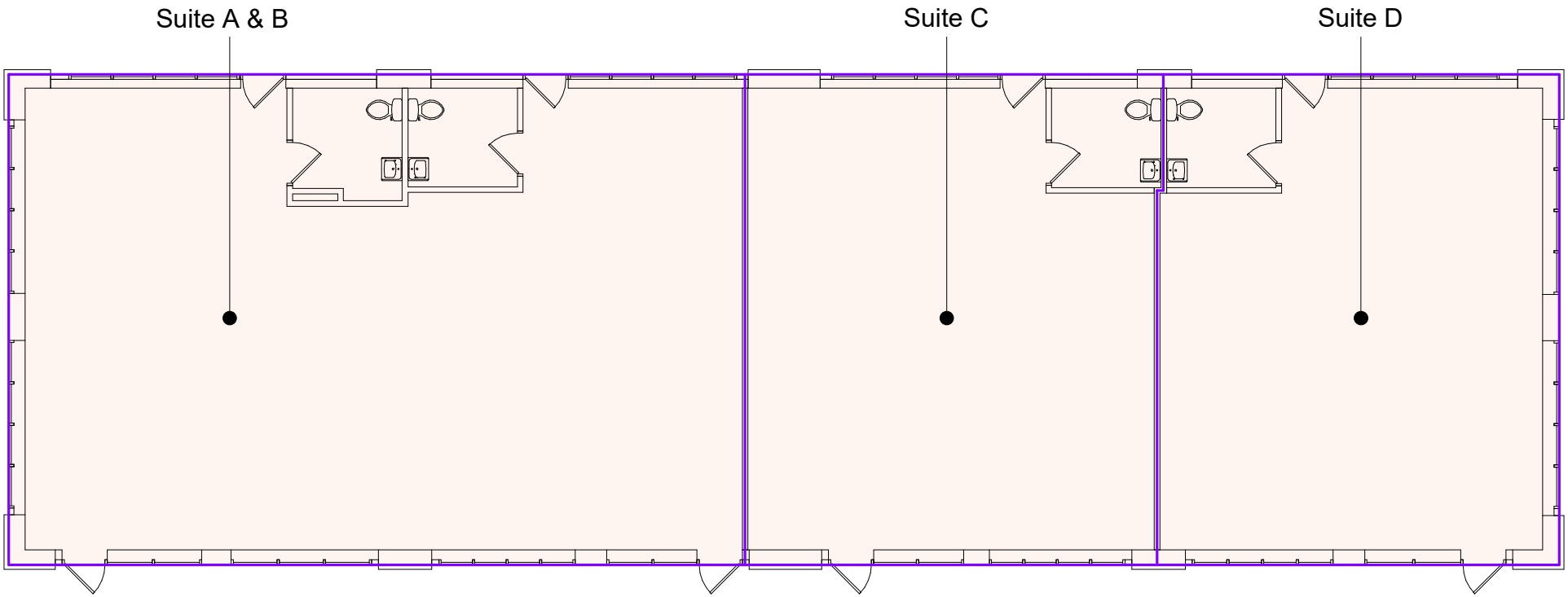
Floor Plan - Building 2

- Building Common Areas
- Available Space
- Occupied Space

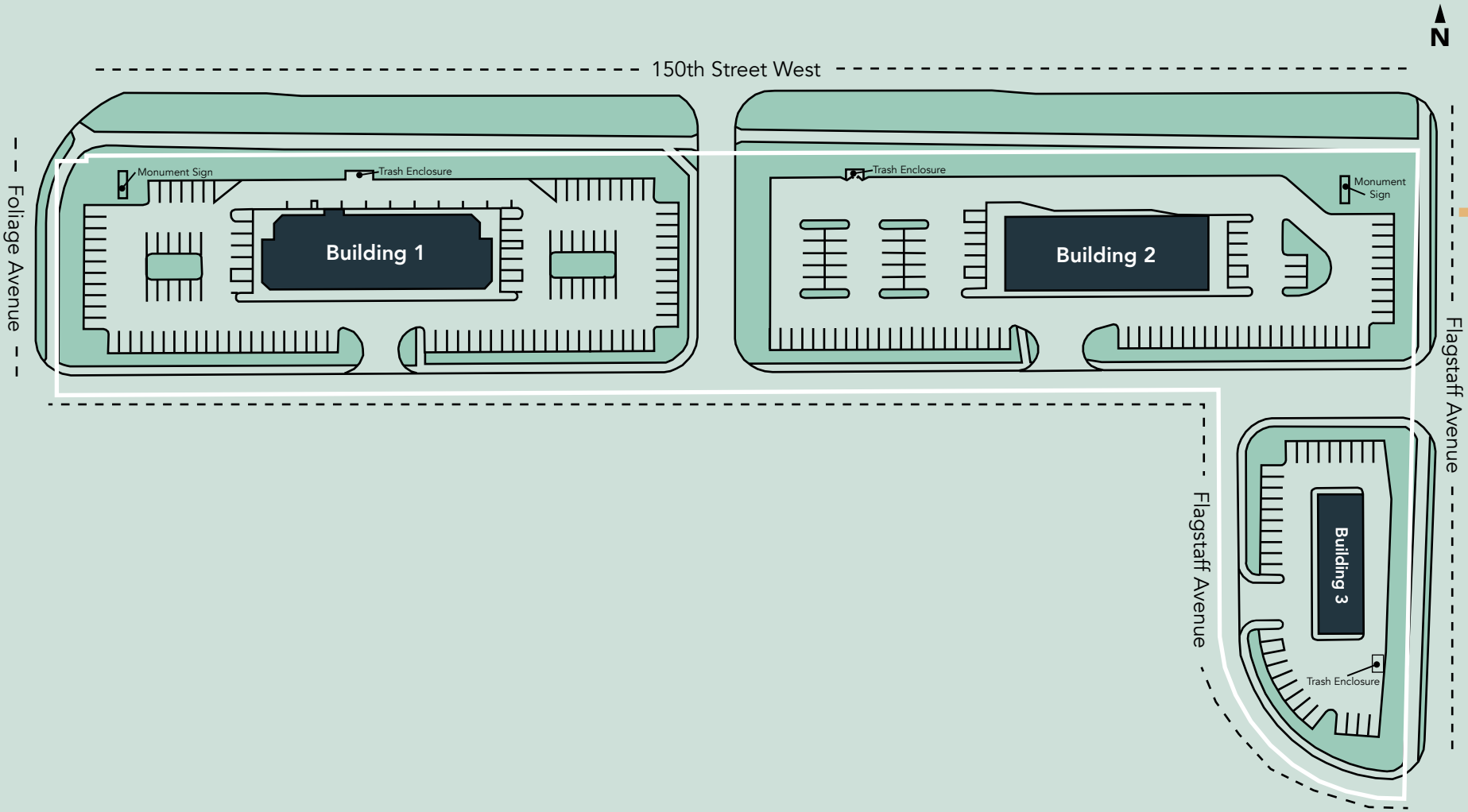


Floor Plan - Building 3

- Building Common Areas
- Available Space
- Occupied Space



Site Plan


N
150th Street West
Foliage Avenue
Flagstaff Avenue
Flagstaff Avenue
Monument Sign
Trash Enclosure
Building 1
Trash Enclosure
Monument Sign
Building 2
Building 3
Trash Enclosure

The Neighborhood



Hot Spots

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

N

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

Kyle Gikling

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WELLINGTON
MANAGEMENT

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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