

# Valley Creek Commons

**9,072 SF of office and retail space for lease**

8380 City Centre Drive  
Woodbury, MN 55125



**WELLINGTON**  
MANAGEMENT



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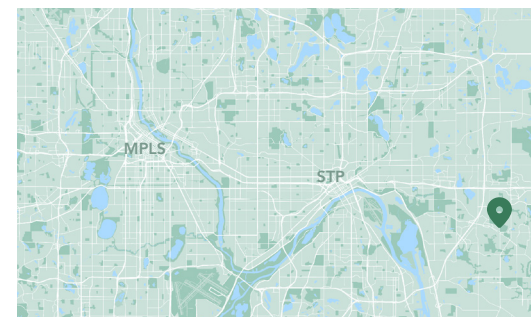
**Centrally located office and retail space surrounded by shopping, restaurants and nature.**

Valley Creek Commons is a single-story brick office and retail building located in Woodbury’s City Centre district. This property is located at the intersection of Valley Creek Road and Radio Drive in the heart of downtown Woodbury. Surrounded by excellent retail and office services, Valley Creek Commons provides convenience, extensive parking, and exterior signage.

**HIGHLIGHTS**

- Remodeled common areas
- Conveniently located near banks, shopping, and restaurants
- Walkable to Tamarack Nature Preserve
- Affluent population within one mile (average household income: ~\$134,587)
- Updated exterior facade with building signage
- ADA compliant


Space Available
Owner, Developer, Manager, Leasing
17,000 SF office; 9,072 SF available
89 surface stalls, 5.2 : 1,000 SF
Single-story office/retail building
Built in 1996
East Metro






# Available Suites




Suite 110 - 1,345 SF **3D Tour** 




Suite 140 (Virtually Staged) **3D Tour** 



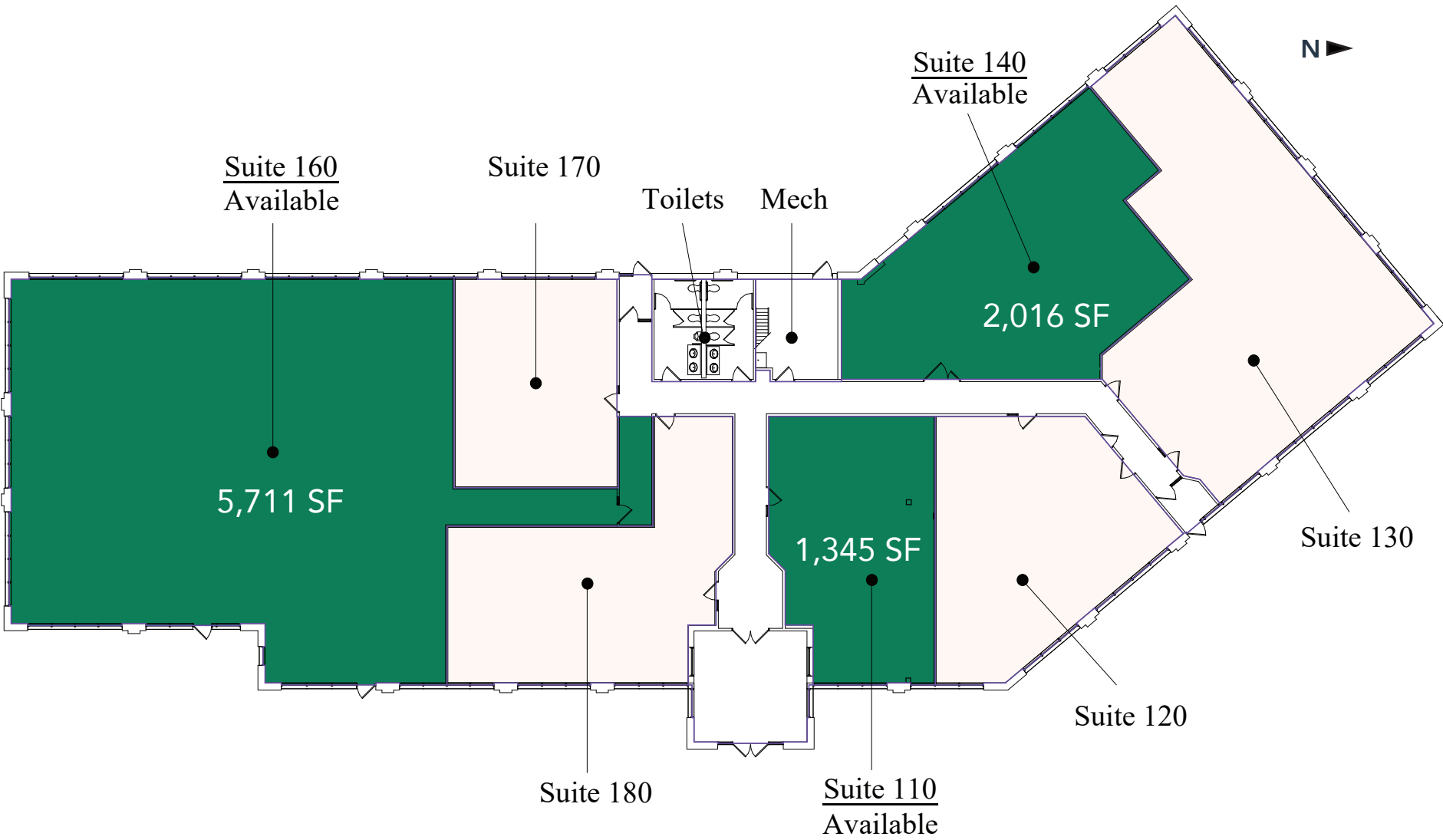
Suite 140 - 2,016 SF **3D Tour** 



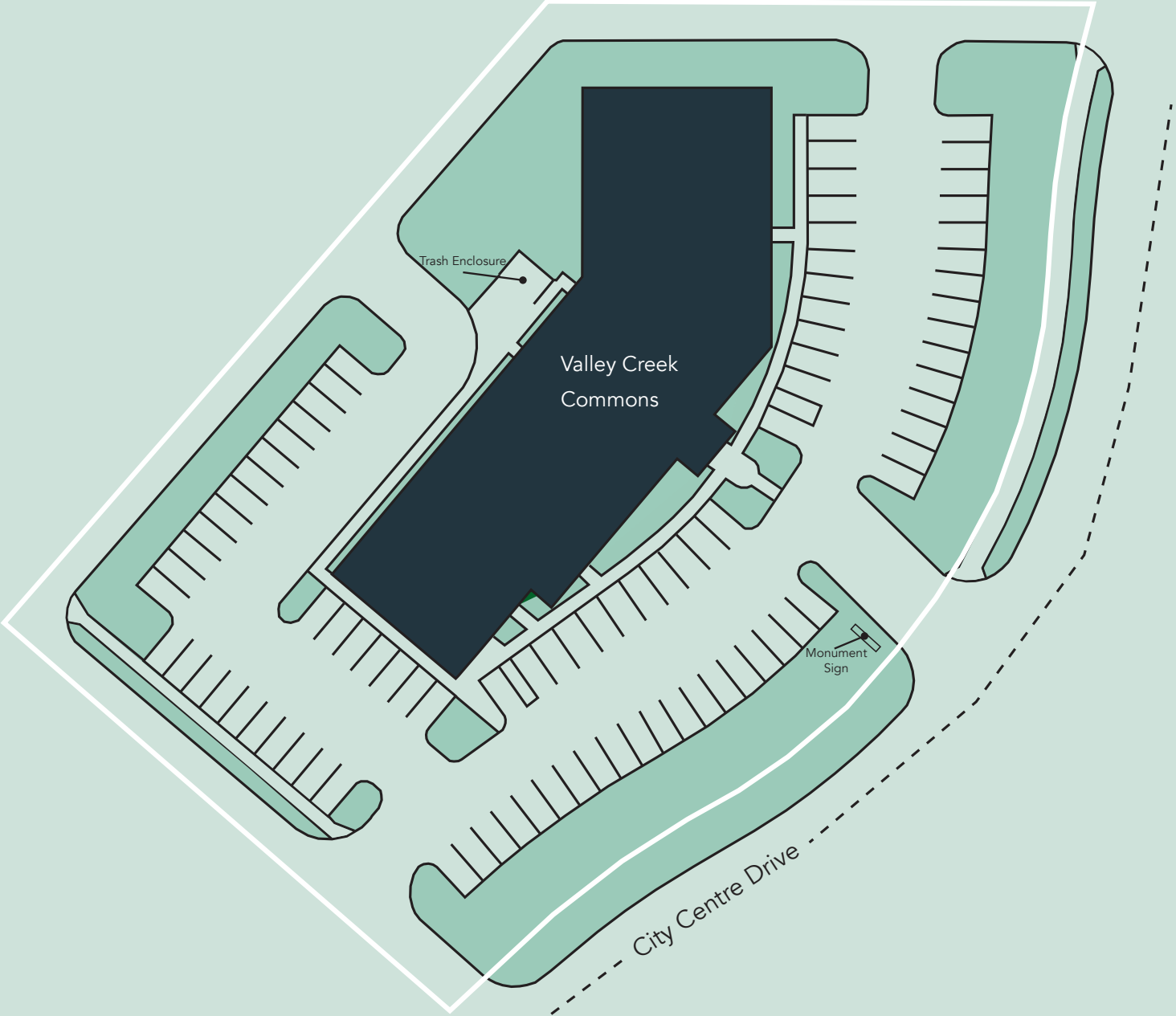
Suite 160 - 5,711 SF **3D Tour** 

# Floor Plans

- Building Common Areas
- Available Space
- Occupied Space



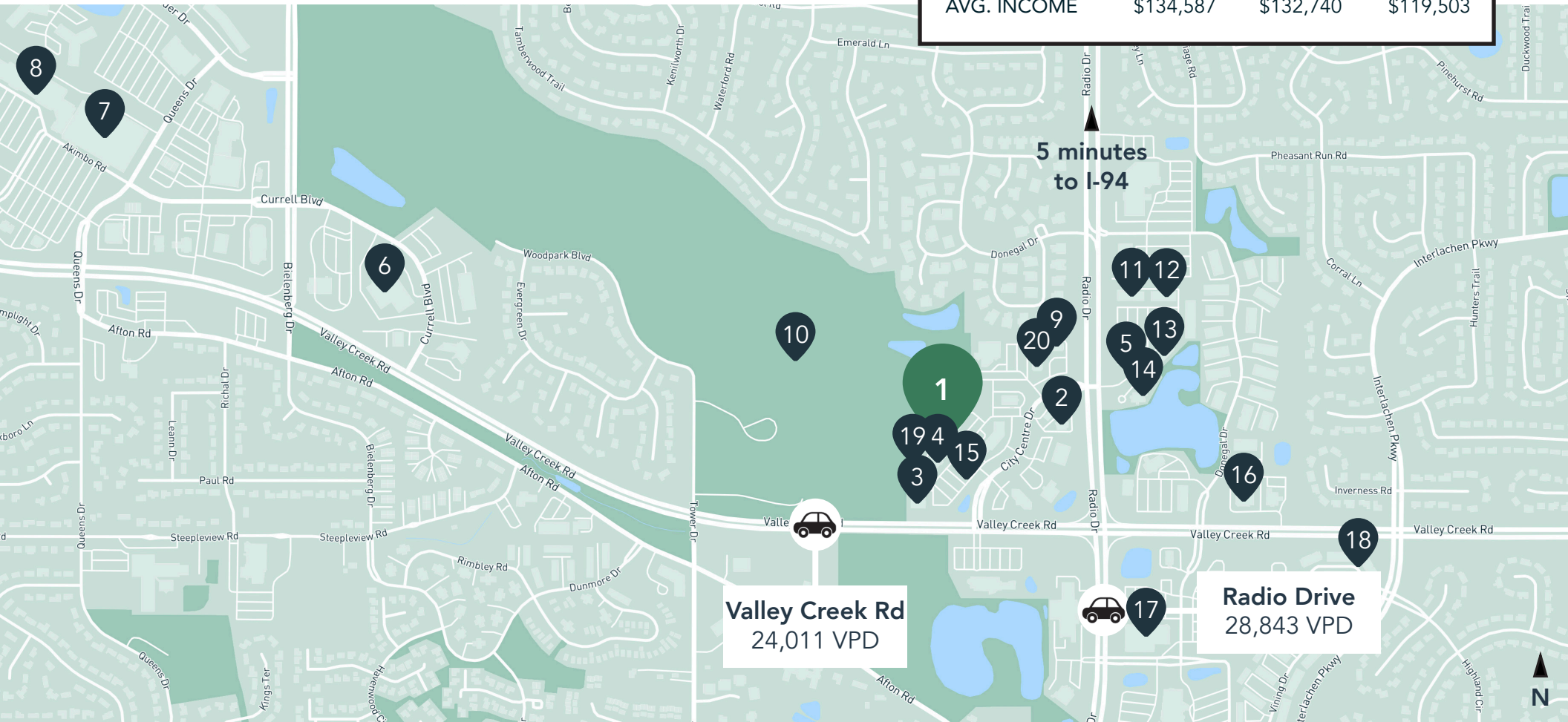
# Site Plan





# 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	\$134,587	\$132,740	\$119,503



## Hot Spots

- |                         |                              |                           |                       |
|-------------------------|------------------------------|---------------------------|-----------------------|
| 1. Valley Creek Commons | 6. U.S. Postal Service       | 11. Leeann Chin           | 16. Walgreens         |
| 2. Kwik Trip            | 7. Target                    | 12. Acapulco              | 17. Kowalski's Market |
| 3. Punch Pizza          | 8. Total Wine                | 13. Erik's                | 18. Woodbury Park     |
| 4. Patina               | 9. Wayback Burgers           | 14. Associated Bank       | 19. Bruegger's Bagels |
| 5. Panera Bread         | 10. Tamarack Nature Preserve | 15. yum! Kitchen & Bakery | 20. Von Hanson's Meat |

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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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