

Valley Creek Mall & Annex

1740 & 1750 Weir Drive
Woodbury, MN 55125



WELLINGTON
MANAGEMENT



Greg Croucher
651-999-5515
gcroucher@wellingtonmgt.com



Destination shopping center with a local focus.

Valley Creek Mall is Woodbury's only indoor shopping center and a longtime community anchor. Wellington acquired the two-building complex (an indoor mall and a strip mall) in 1994 and completed an extensive renovation to revitalize the mall, originally built in the '70s. Today, Valley Creek Mall is home to 25+ retail tenants, with a strong presence of locally owned and operated businesses.

These small businesses bring both unique offerings and a high level of service to the area. Keys Café remains Minnesota's most-awarded family-owned café and bakery, Frattallone's Hardware has served Woodbury for many years, and local, family-owned Warners' Stellan offers an array of home appliances and exceptional customer service. As of 2020, family-owned "community kitchen" Andiamo serves fine Italian cuisine in a beautifully outfitted space.

HIGHLIGHTS

- Well-established community anchor with 20+ retail tenants
- Located at the intersection of Valley Creek Road and I-494
- Anchor tenants include Frattallone's Hardware, Keys Café and Bakery, Andiamo, Warners' Stellan, Birdi Golf, and Minnesota School of Cosmetology
- More than 30 events each year sponsored by active merchants association

Space Available

Owner, Manager, Leasing

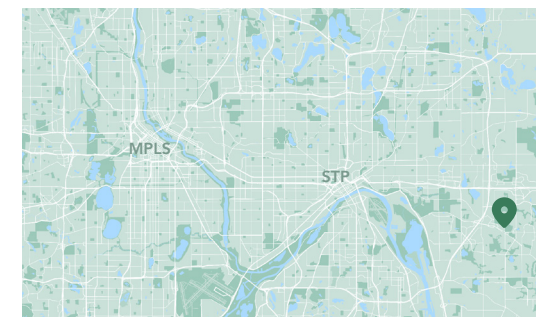
96,048 SF; 26,528 SF available

500 surface stalls, 5.2 : 1,000 SF

Single-story retail buildings

Built in 1974 & 1985

East Metro



Available Suites



Suite 6B (Mall) - 890 SF



Suite 7 (Mall) - 1,914 SF



[3D Tour](#)



Suite 10 (Mall) - 5,916 SF

Available 9/1/26



Suite 11 (Mall) - 9,666 SF



[3D Tour](#)

Available Suites



Suite 22 (Mall) - 2,587 SF

Available 9/1/26



Suite 24 (Annex) - 2,753 SF

[3D Tour](#)



Suite 25 (Annex) - 1,091 SF

[3D Tour](#)

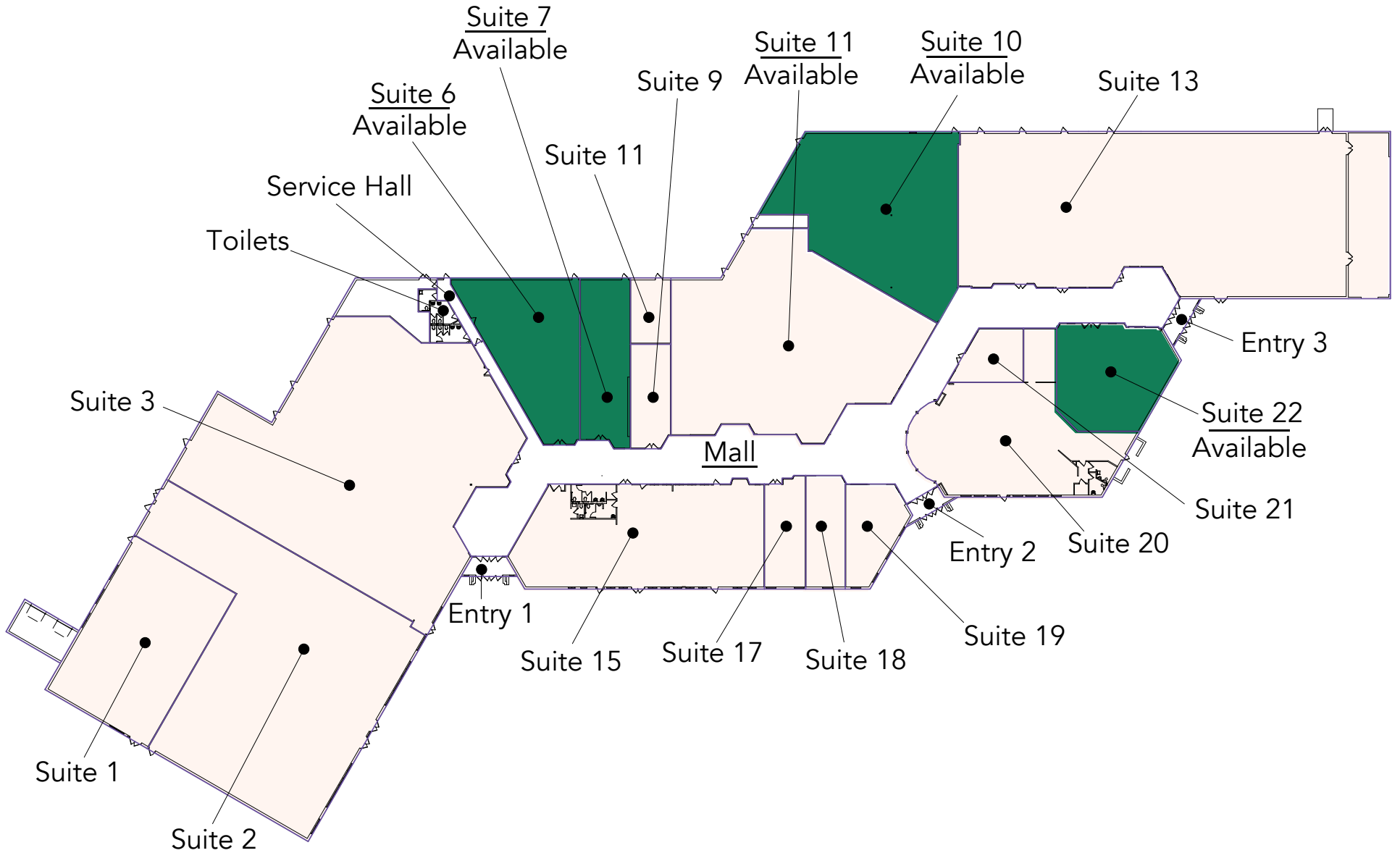


Suite 26 (Annex) - 1,711 SF

[3D Tour](#)

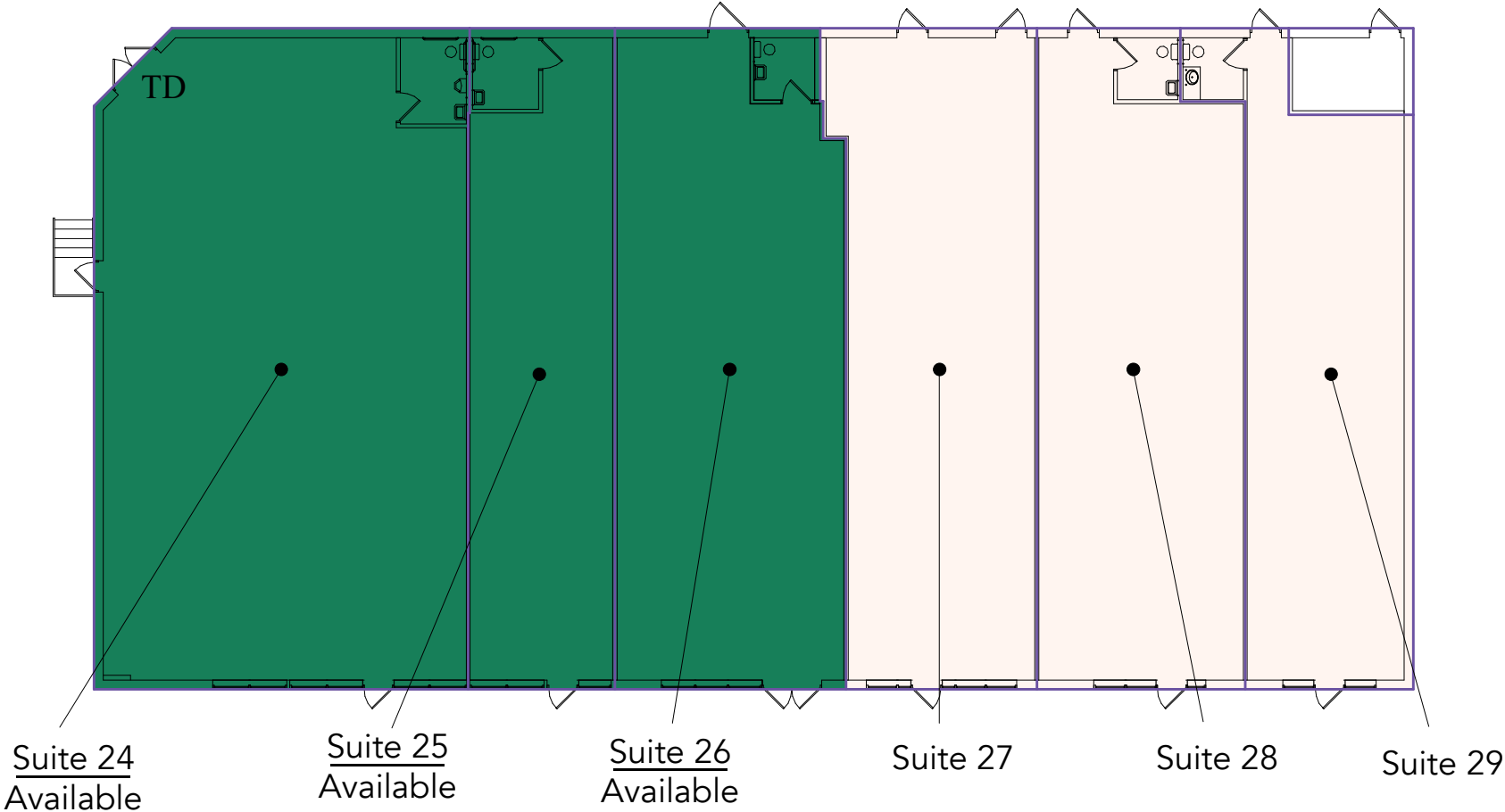
Floor Plans - Mall

- Building Common Areas
- Available Space
- Occupied Space

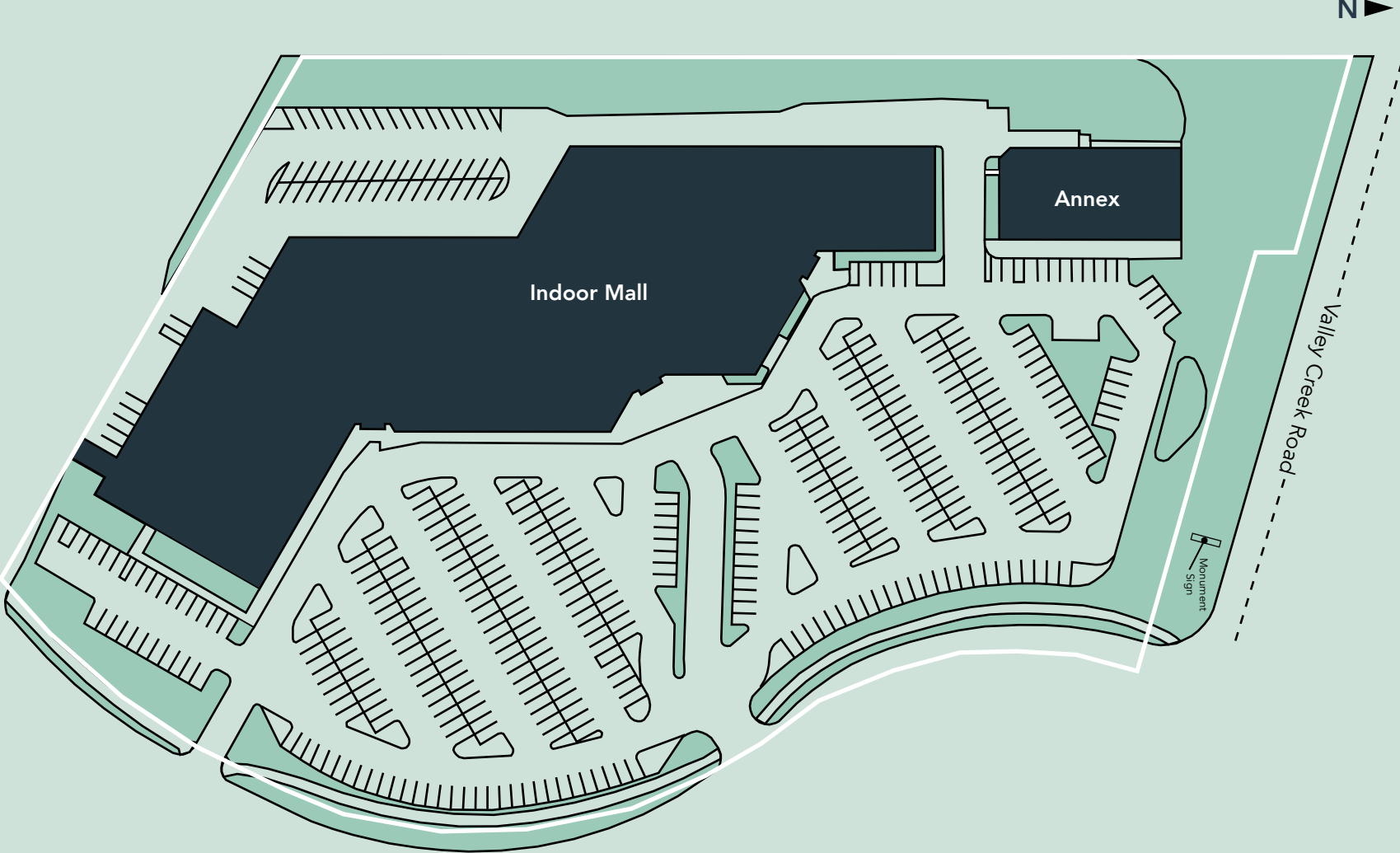


Floor Plans - Annex

- Building Common Areas
- Available Space
- Occupied Space



Site Plan



The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	7,451	70,663	210,353
HOUSEHOLDS	3,002	27,707	77,178
AVG. INCOME	\$110,127	\$120,381	\$121,323



Hot Spots

1. Valley Creek Mall & Annex
2. Summit Orthopedics
3. The Urgency Room
4. City Centre
5. Woodwinds Hospital
6. Hampton Inn
7. Woodbury Village
8. Woodbury 10 Theater
9. Woodbury Middle School
10. Woodbury Elementary



Surrounding Retailers Find Great Success in the Area

- Costco Wholesale ranked 5 of 14 in MN
- Pizza Hut ranked 4 of 69 in MN
- Dunkin' ranked 5 of 38 in MN
- McDonald's ranked 26 of 184 in MN

Per CenterCheck data

Valley Creek Mall & Annex

1740 & 1750 Weir Drive
Woodbury, MN 55125



PROPERTY MANAGER
LEASING AGENT
Greg Croucher

651-999-5515
gcroucher@wellingtonmgt.com



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