Valley Creek Mall & Annex

1740 & 1750 Weir Drive
Woodbury, MN 55125

WELLINGTON
MANAGEMENT



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Destination shopping center with a local focus.

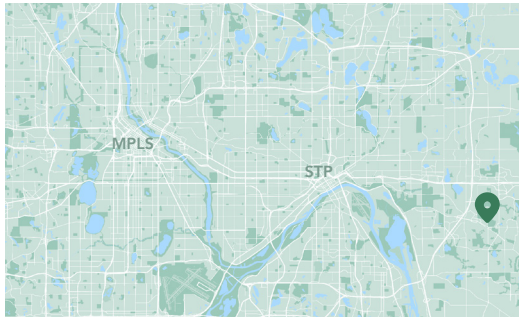
Valley Creek Mall is Woodbury's only indoor shopping center and a longtime community anchor. Wellington acquired the two-building complex (an indoor mall and a strip mall) in 1994 and completed an extensive renovation to revitalize the mall, originally built in the '70s. Today, Valley Creek Mall is home 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' Stellian 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' Stellian, Birdi Golf, and Minnesota School of Consmetology
- More than 30 events each year sponsored by active merchants association

Space Available
Owner, Manager, Leasing
96,048 SF; 20,871 SF available
500 surface stalls, 5.2 : 1,000 SF
Single-story retail buildings
Built in 1974 & 1985
East Metro



Available Suites



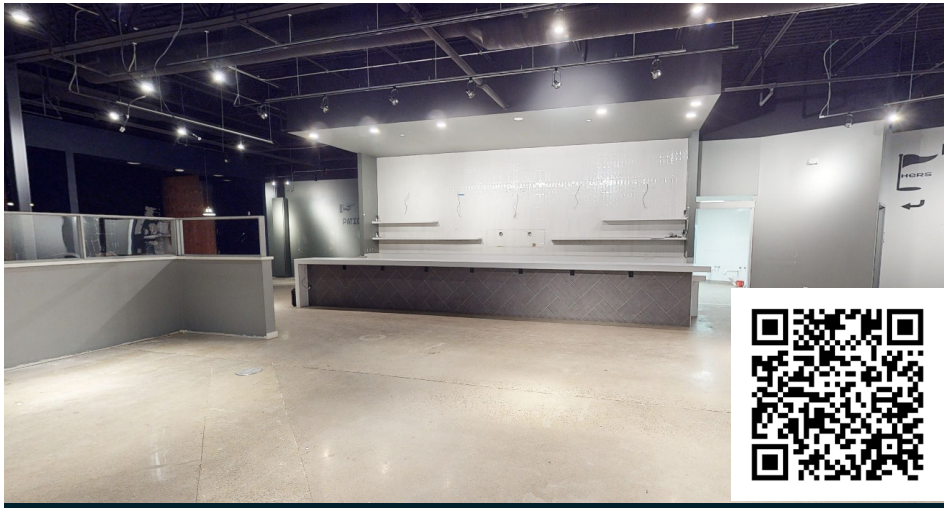
Suite 7 (Mall) - 1,914 SF **3D Tour**



Suite 9 (Mall) - 959 SF **3D Tour**



Suite 10 (Mall) - 5,916 SF **3D Tour**



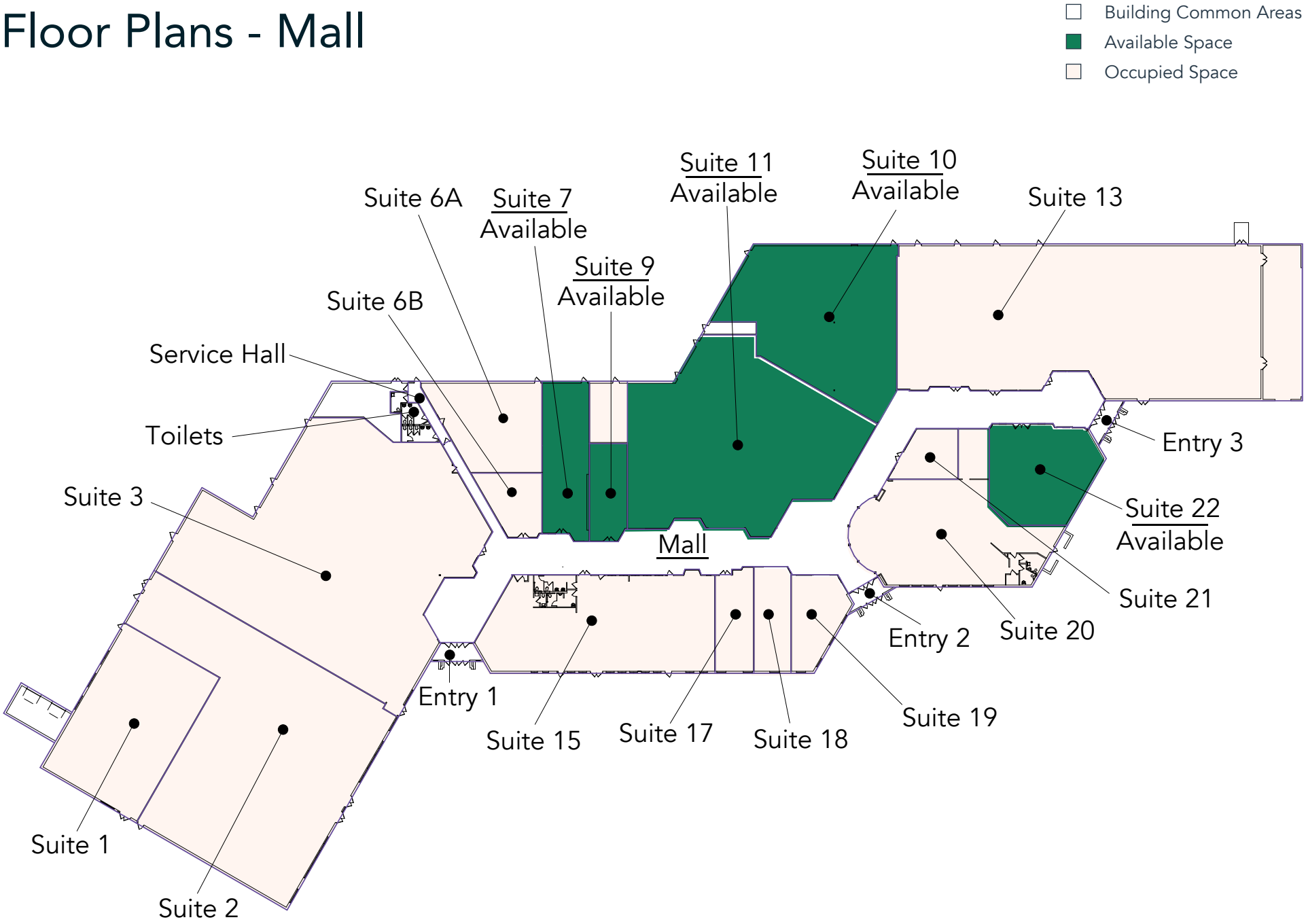
Suite 11 (Mall) - 9,666 SF **3D Tour**

Available Suites



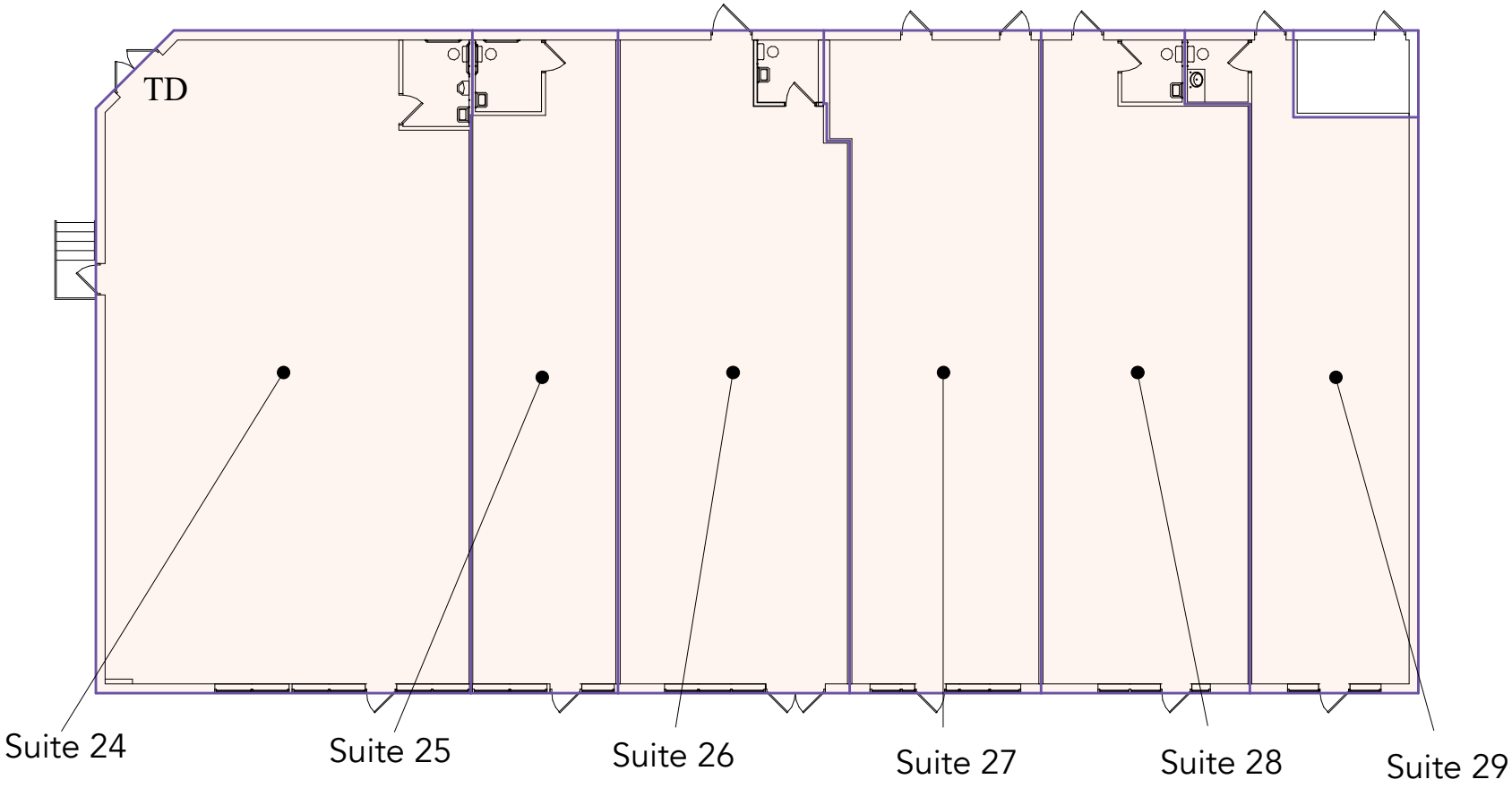
Suite 22 (Mall) - 2,416 SF **3D Tour**

Floor Plans - Mall

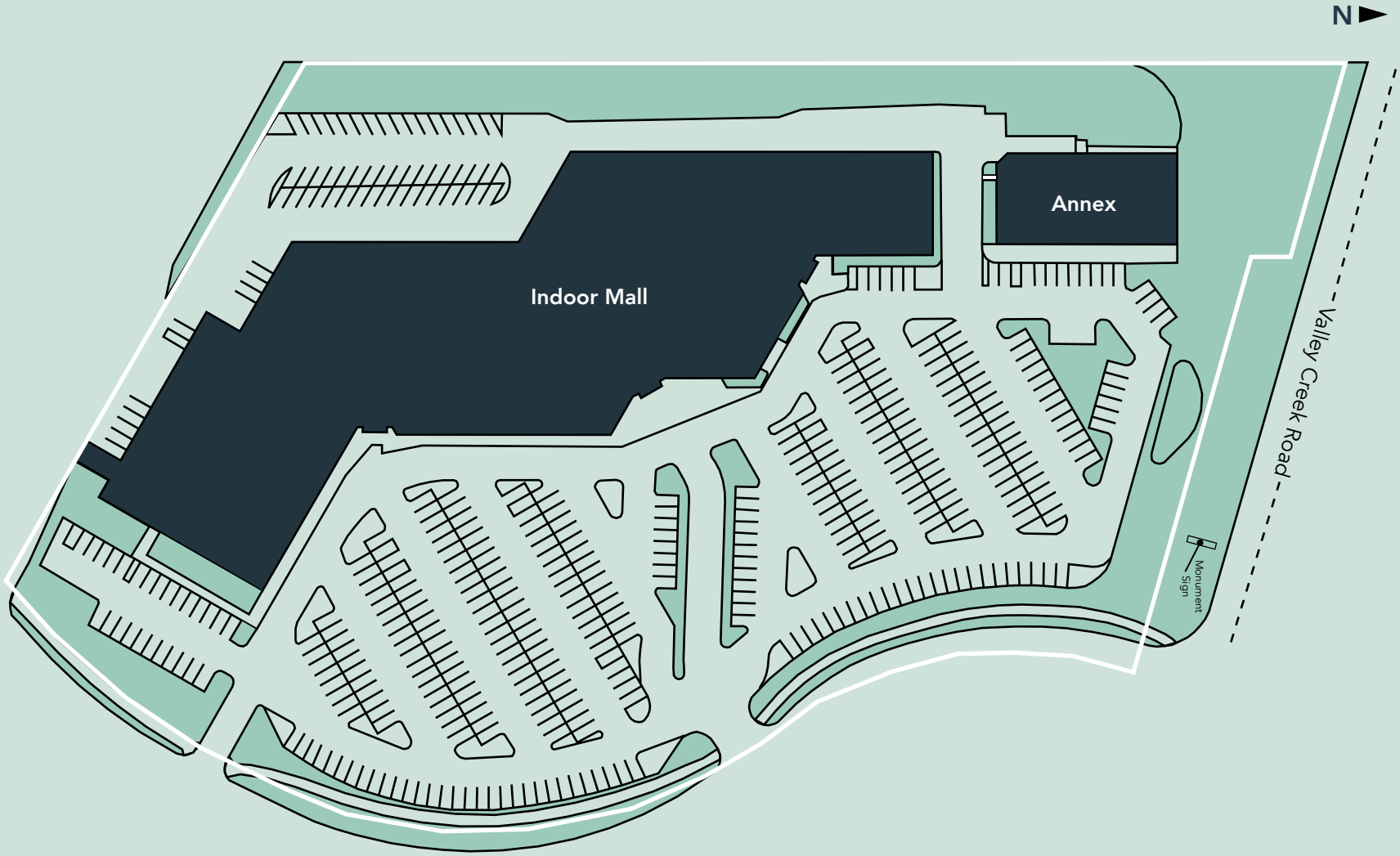


Floor Plans - Annex

- Building Common Areas
- Available Space
- Occupied Space



Site Plan



Fun At the Mall

Valley Creek Mall is a local Woodbury institution. The active merchants association hosts over 30 events annually, including cat and dog adoptions, makers markets and craft fairs, Minnesota Comic Exchange comic shows, pictures with Santa and the Easter Bunny, the Fall Festival, collectible toy show, and so much more. The common area seating allows community members and mall employees to gather for lunch and games like mahjong while the halls offer a safe place for individuals to walk in the cold Minnesota winters. The modern building features, ample space, and active tenant engagement make this mall a flourishing community hub in the heart of Woodbury.



Fall Festival



Cat Adoption



Comic Show



Santa

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

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PROPERTY MANAGER
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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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