



For Lease

Space Available

- Suite 6407: 2,482 SF (former restaurant)
- Suite 6405-2b: 3,046 SF divisible to 1,510 SF
- 2026 CAM: \$5.72 PSF and Tax: \$3.47 PFS
- Lease Rates: Negotiable

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Shady Oak Retail Center

6399-6407 City West Parkway | Eden Prairie, MN 55344

1,510 SF to 3,046 SF Retail Space

Highlights & Features

- Very visible neighborhood center
- Located on Shady Oak Road and City West Parkway
- Immediate access to Highway 62, Highway 212 and I-494
- Optum 1.5 million-square-foot campus across the street housing approximately 6,500 workers
- Shady Oak tenants include TC Running, Stretch Lab, Acute Games, Advance Services, Haven Asian Eatery, T.J. Hooligan's, and The Hearth Restaurant

Site Plans

Building 6405



AVAILABLE

Suite 6405-2b
3,046 sf

TCRunning

Building 6407



AVAILABLE

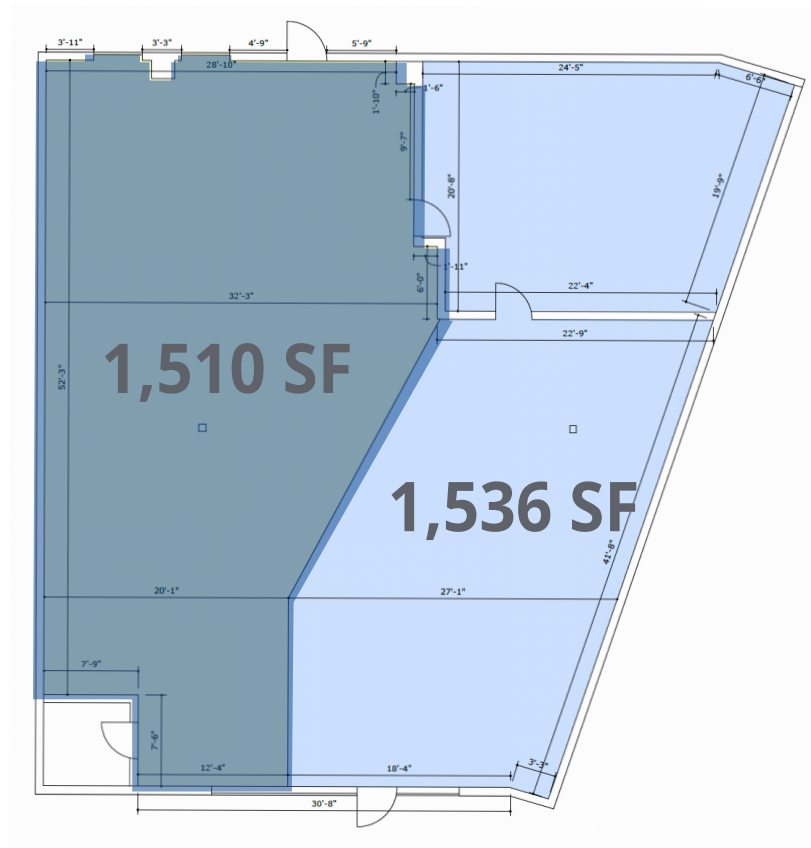
Suite 6407-3c & 4c
2,482 SF



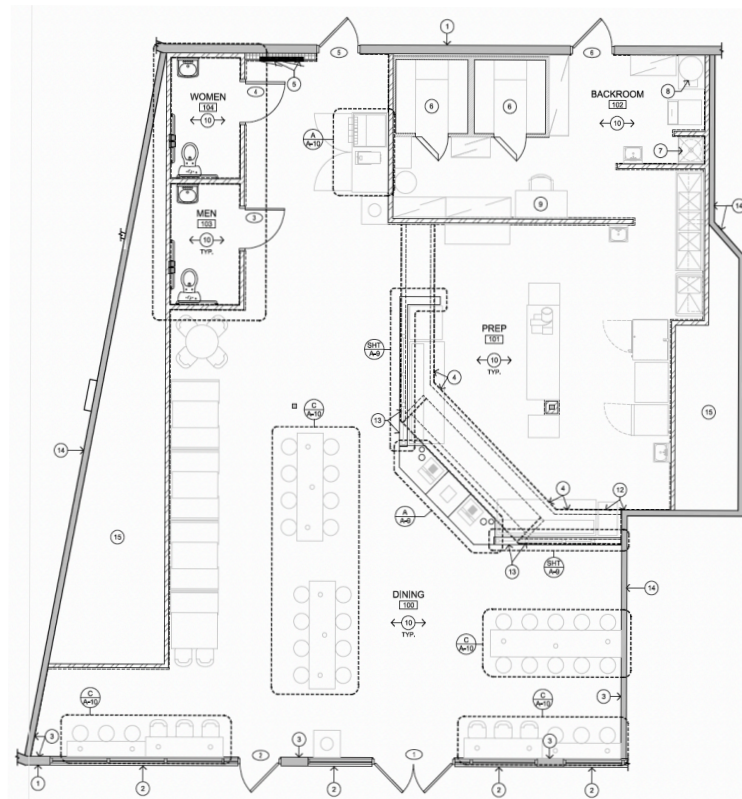
Haven
Asian
Eatery

Space Plans

Suite 6405-2b



Suite 6407



Interior Photos | Suite 6407



Demographics



Average Household Population

1 Mile: 2,949
3 Miles: 60,443
5 Miles: 199,106



Average Household Income

1 Mile: \$129,721
3 Miles: \$131,756
5 Miles: \$137,021



Traffic Counts

Shady Oak Road S: 11,327 VPD
Crosstown Hwy: 21,633 VPD

Location Overview

