



For Lease

Space Available

- Suite 7625: 18,000 SF (freestanding building)
- Suite 7635: 1,780 SF (former coffee shop)
- Suite 7637: 1,712 SF (former sandwich shop)
- Lease Rates: Negotiable
- 2025 CAM: \$6.36 PSF and Tax: \$4.87 PSF

Contact us:

Lisa Christianson

Senior Vice President
+1 952 393 1212
lisa.christianson@colliers.com

Emily Massie

Associate,
+1 612 750 6480
emily.massie@colliers.com

Colliers

1600 Utica Avenue South Ste 300
St. Louis Park, MN 55416
P: +1 952 897 7700
colliers.com/msp

Park Commons Shopping Center

7625-7655 Jolly Lane | Brooklyn Park, MN

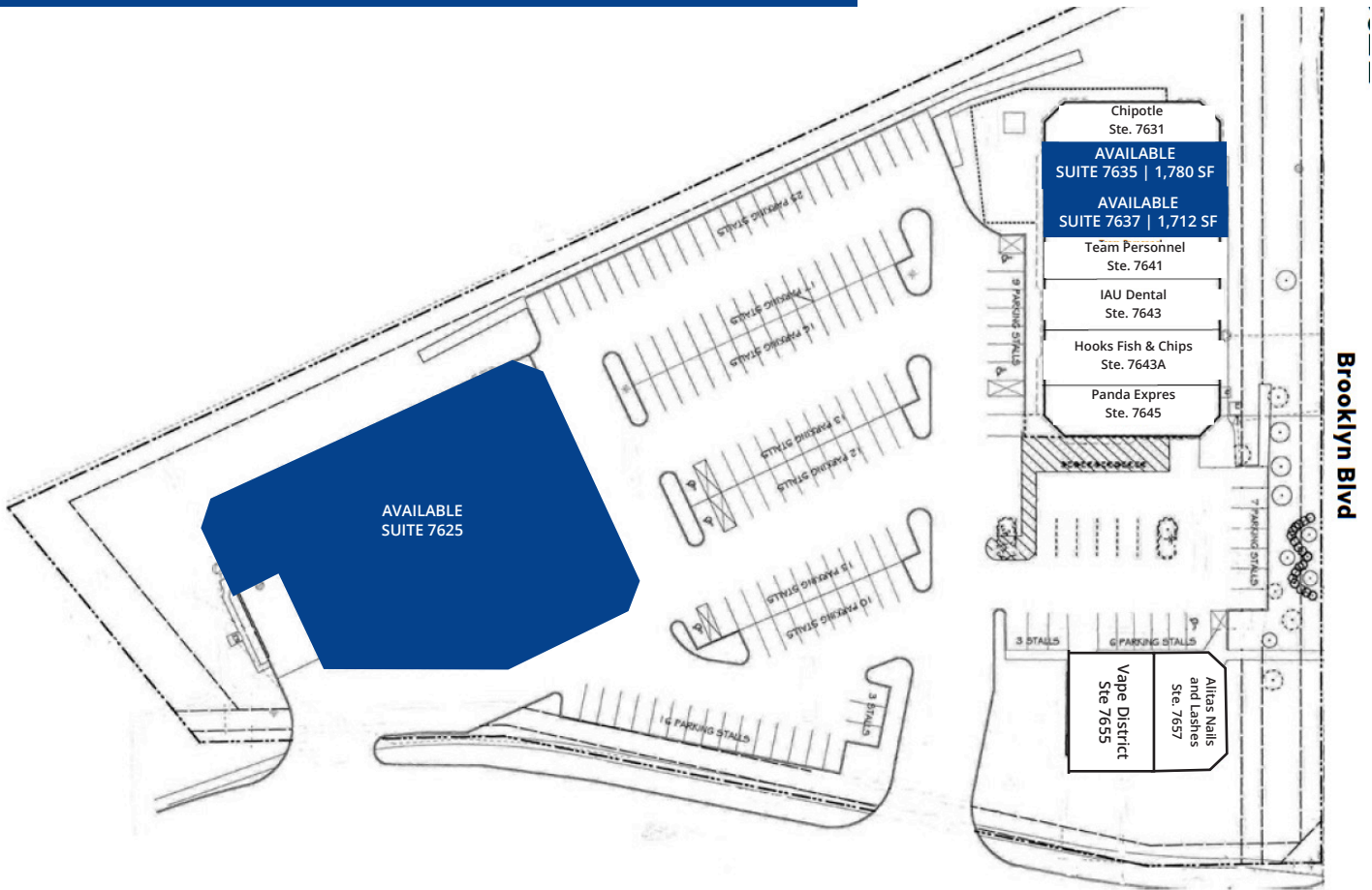
18,000 sf Freestanding Anchor Box 1,712 SF and 1,780 SF 2nd Generation Restaurant Spaces

Highlights & Features

- Located at the intersection of Brooklyn Blvd & Bottineau Blvd
- High visibility and excellent access to I 694, Hwy 81, Hwy 610, and Hwy 169
- Proximity to residential neighborhoods ensures strong, repeat local customer base
- Near Hennepin Tech College and North Hennepin Community College
- Prominent signage opportunities
- Ample Parking: 165 spaces
- Ceiling height for Suite 7625: 18 ft to ceiling, 15.5 ft to load bearing beam, 16 ft to the rail/joist
- Co-tenants: Chipotle, Team Personnel, IAU Dental, Hook Fish & Chips, Panda Express, Alitas Nails and Lashes, and Vape District

Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

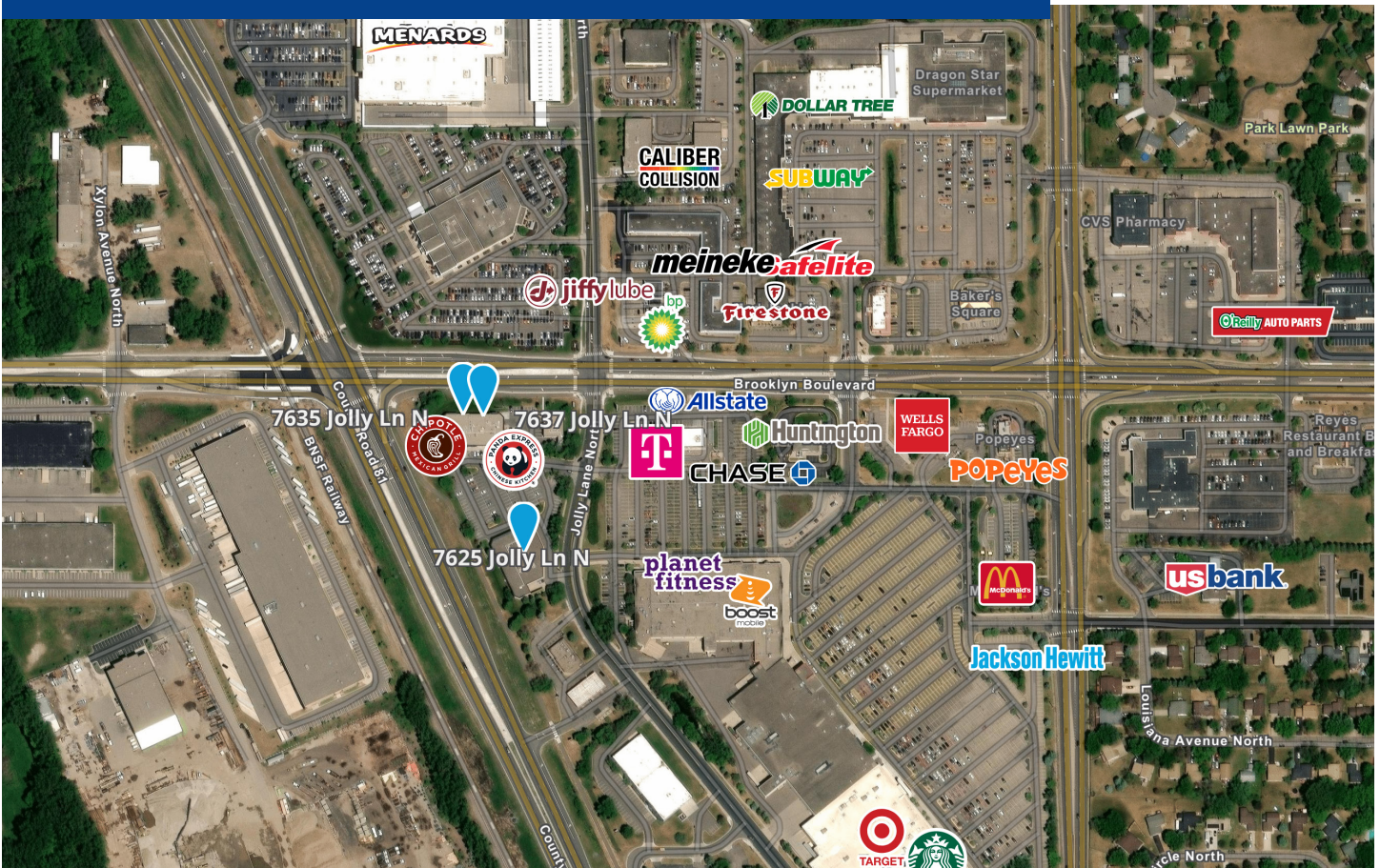
Site Plan



Building 7625



Location Overview



DEMOGRAPHICS and TRAFFIC COUNTS



AVERAGE HOUSEHOLD POPULATION

1 Mile: 6,837
3 Miles: 43,021
5 Miles: 90,233



AVERAGE HOUSEHOLD INCOME

1 Mile: \$91,879
3 Miles: \$88,976
5 Miles: \$108,000



TRAFFIC COUNTS

Jolly Lane: 3,352 vpd
Brooklyn Blvd: 18,100 vpd
Hwy 81: 20,005 vpd



1600 Utica Avenue S, Suite 300
St. Louis Park, MN 55416
P: +1 952 897 7700

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.