

City Centre Shoppes

8470 City Centre Drive
Woodbury, MN 55125

Claudia Ramirez
651-999-5561
cramirez@wellingtonmgt.com



City
Centre
Shoppes

8470 City Centre Drive



WELLINGTON
MANAGEMENT



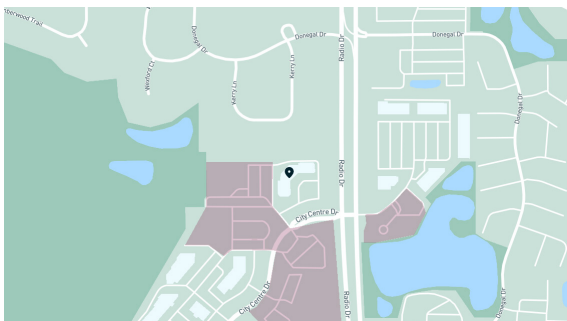
Fully Occupied

Owner, Developer, Manager, Leasing

18,000 SF total; 0 SF available

89 surface stalls, 4.9 : 1,000 SF

East Metro



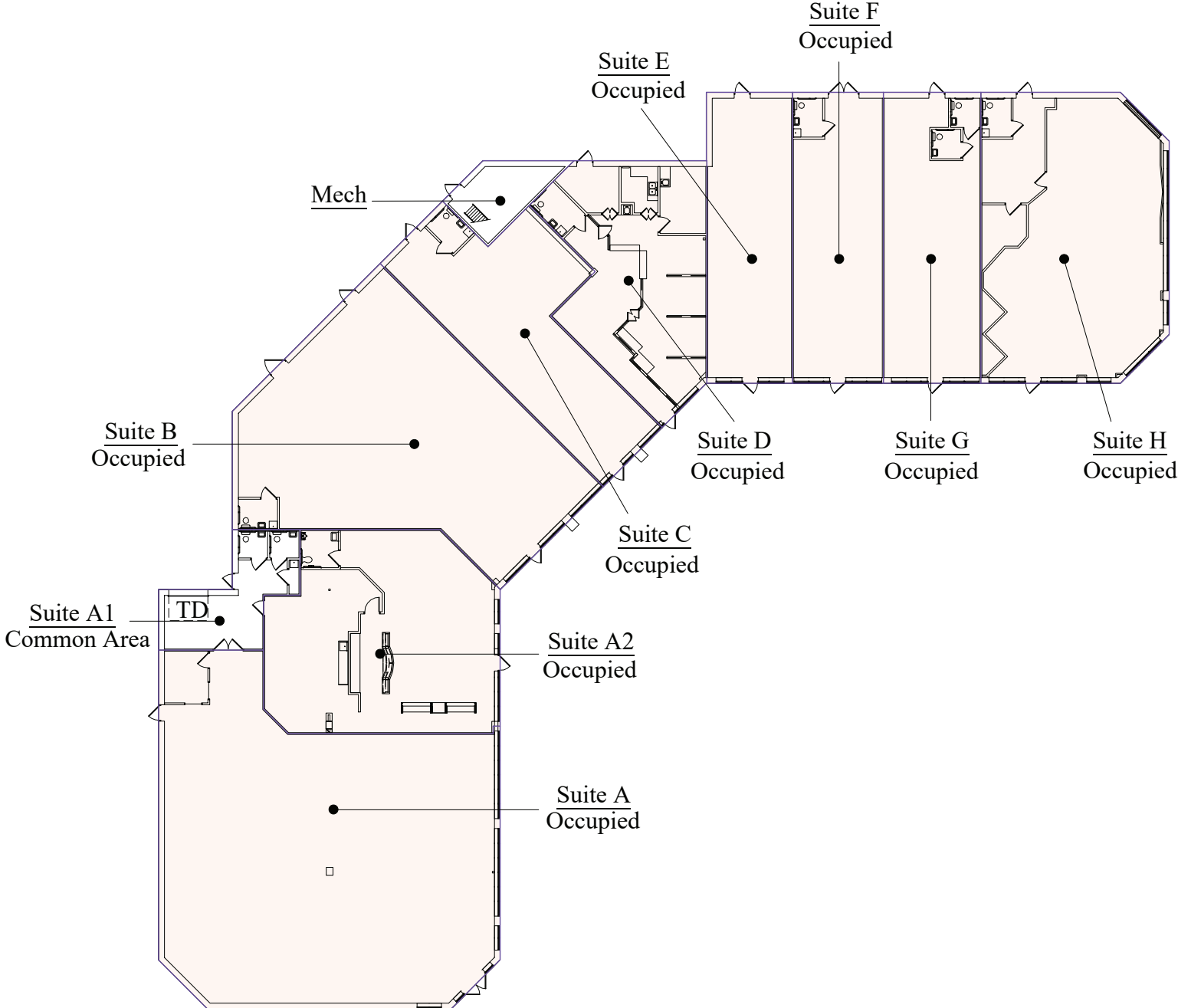
Centrally located mix of retail for our neighbors to the east.

City Centre Shoppes is a community shopping center located in Woodbury's City Centre district. The attractive L-shaped center features an all-brick exterior with warm earth-toned roof canopies and gold metal awnings. The property hosts Hirshfield's, Subway, Woodbury Cleaners, Wayback Burgers, among others.

HIGHLIGHTS

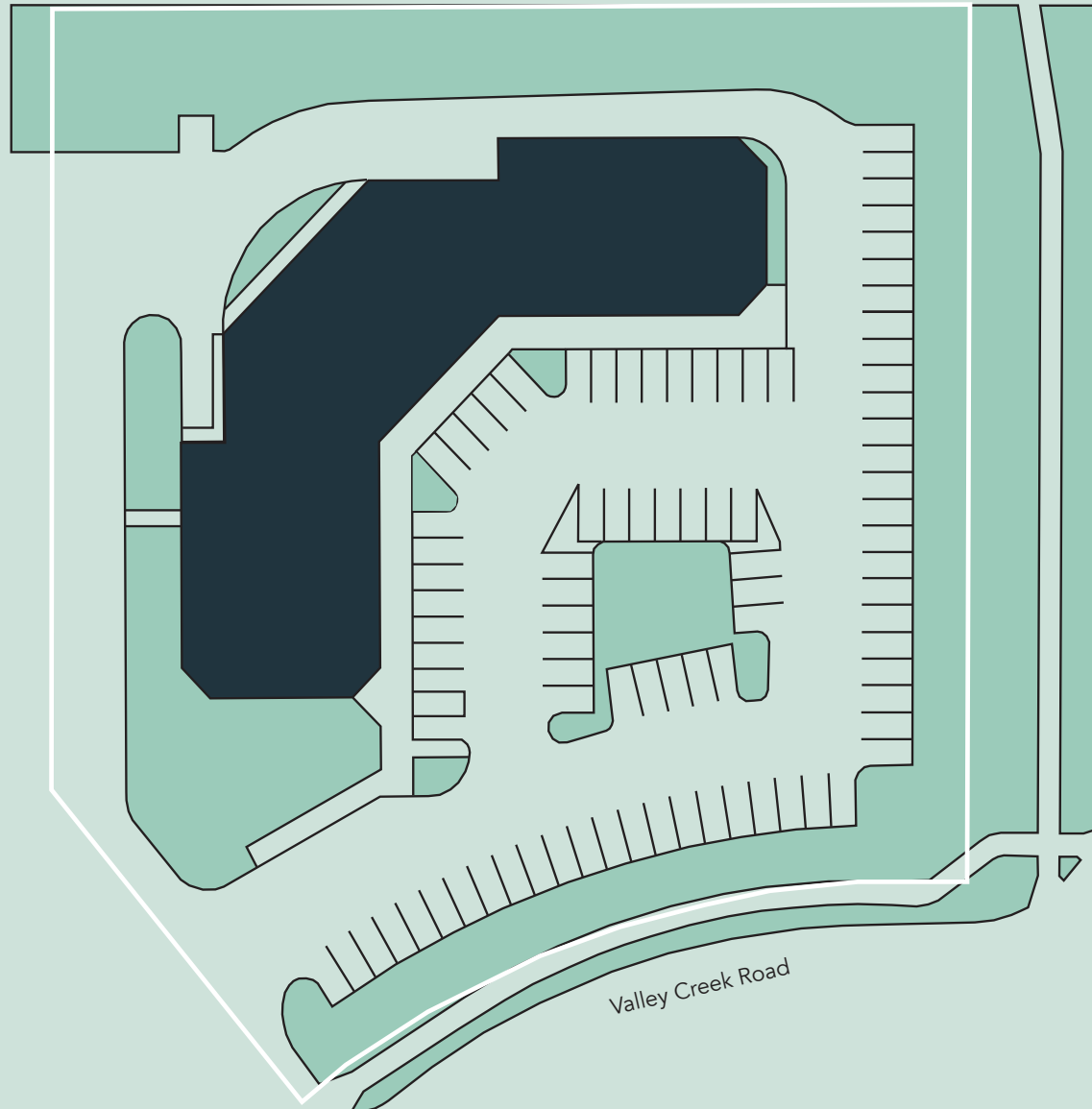
- Located in Woodbury's City Centre district
- Notable tenants are Hirshfield's, Subway, Woodbury Cleaners and Wayback Burgers
- Affluent population within one mile (average household income ~\$123,000)
- Near a density of major residential communities, including Evergreen, the Seasons Villas, Interlachen Woods and Wedgewood
- 16' clear height

Floor Plans



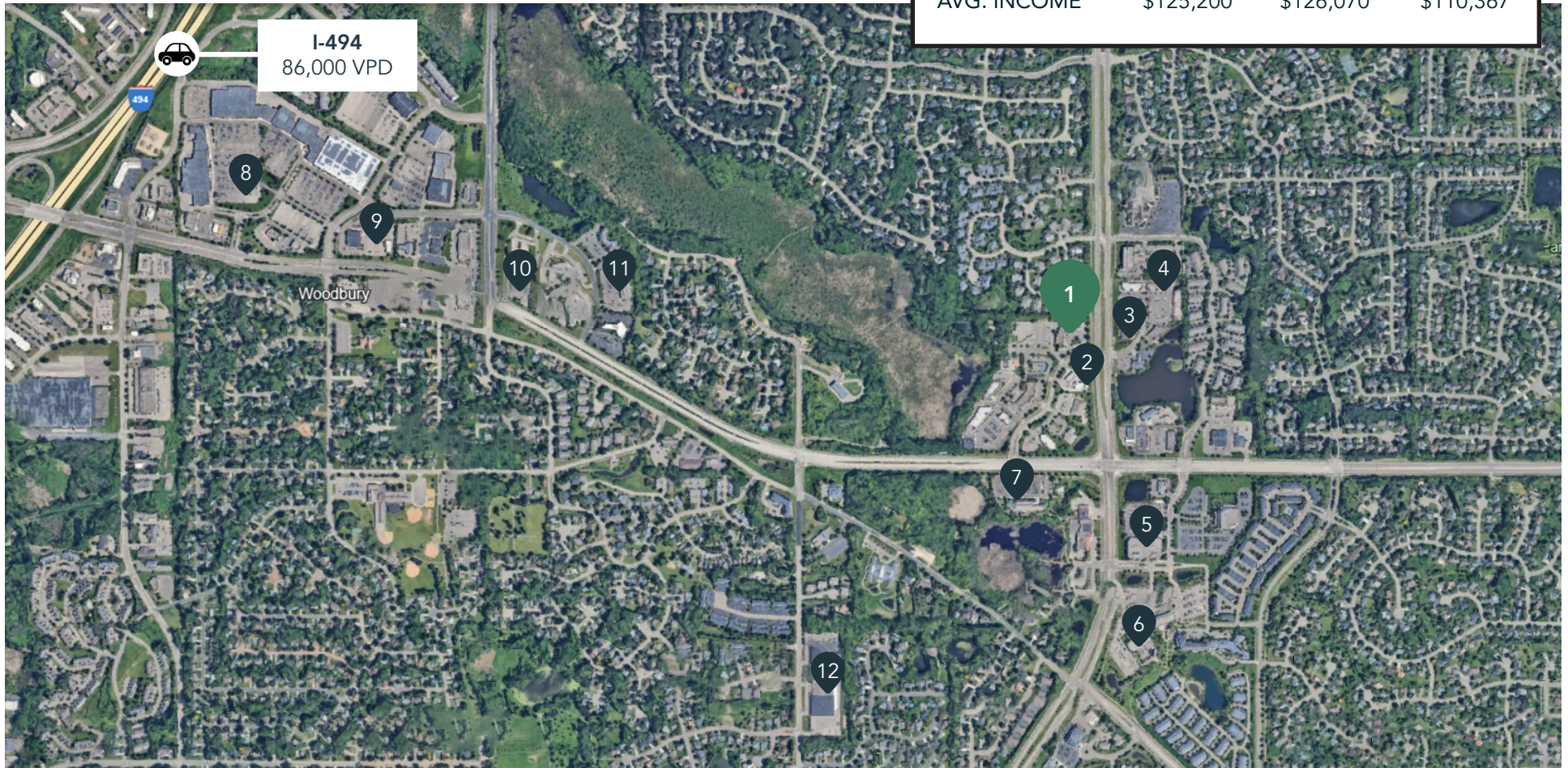
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The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	10,497	68,332	129,734
HOUSEHOLDS	3,891	24,954	48,059
AVG. INCOME	\$125,200	\$126,070	\$110,367



Hot Spots

- | | | |
|------------------------|-----------------------|--------------------------------------|
| 1. City Centre Shoppes | 6. Woodbury YMCA | 11. USPS |
| 2. Kwik Trip | 7. Woodbury City Hall | 12. Woodbury Public Works Department |
| 3. Panera Bread | 8. Woodbury Village | |
| 4. Acapulco Mexican | 9. Northern Taphouse | |
| 5. Kowalski's Markets | 10. Wells Fargo | |

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PROPERTY MANAGER
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.

Main (651) 292-9844
Fax (651) 292-0072
wellingtonmgt.com

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