

# The Shoppes at Arbor Lakes

12459 Elm Creek Blvd N, Maple Grove, MN 55369

---

[shoppesatarborlakes.com/leasing](https://shoppesatarborlakes.com/leasing)



**CBRE**



## About the Property:

NEWLY RENOVATED LIFESTYLE CENTER OFFERING  
PREMIER SHOPPING AND DINING

**Year Built/Renovated** 2003/2019

**Gross Leasable Area** 391,151 SF

**No. of Retailers** 65

**Parking Stalls** 2,983

# Maple Grove:

TOP TIER. TOP GROWTH. TOP RETAIL DESTINATION.

**A top-tier market with escalating consumer power.**

The Shoppes at Arbor Lakes, Minnesota's first lifestyle center, is located at the epicenter of the Maple Grove retail trade area. It is easily accessible via I-94, I-694 and I-494, providing a regional draw from all parts of the western and northern metro. Maple Grove is one of the premier retail trade areas in the market and is a continuously growing, highly desired real estate location.

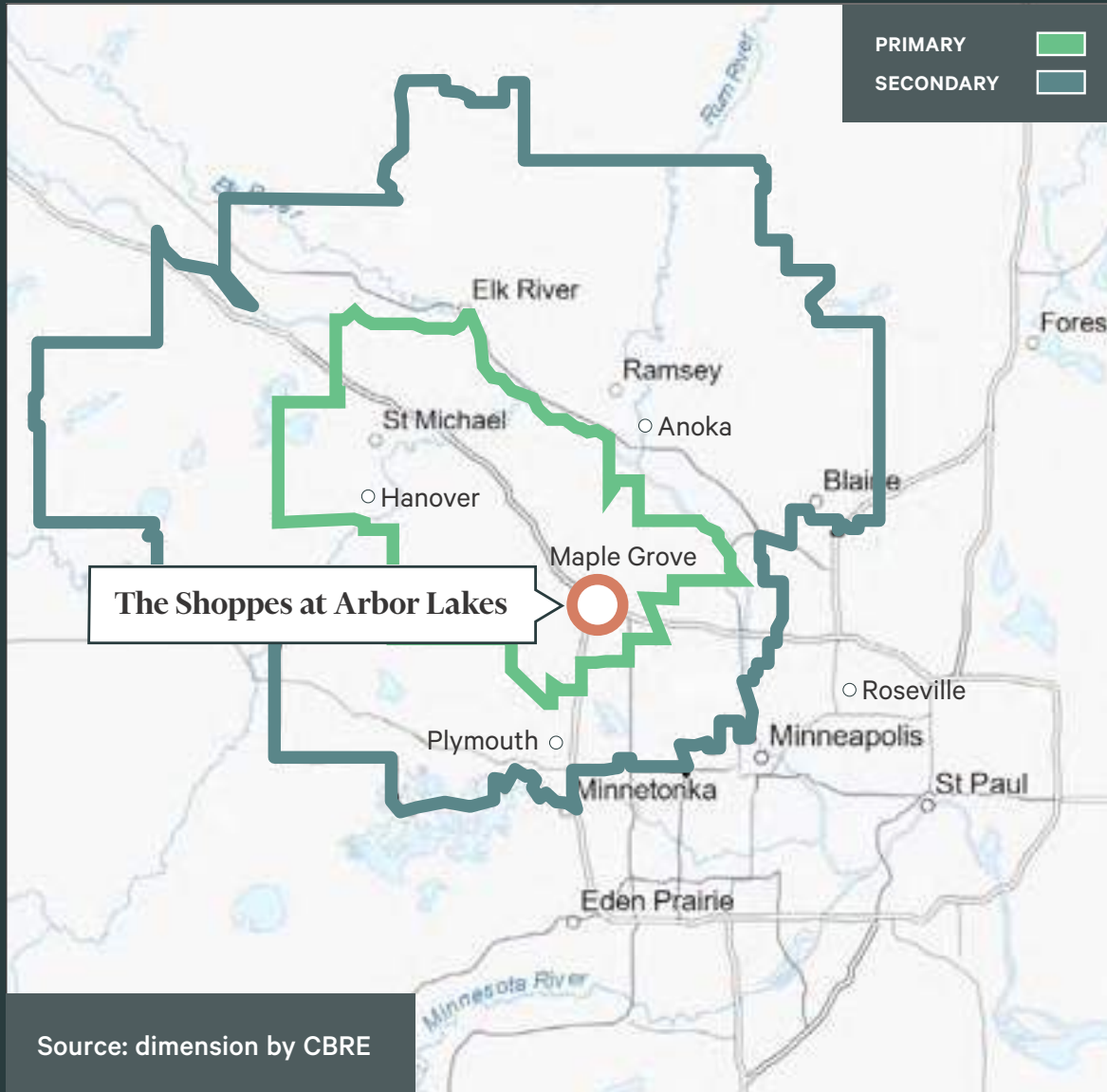
## PROPERTY HIGHLIGHTS

- Conveniently located 32 miles from MSP International Airport, 16 miles from Minneapolis, and 26 miles from St. Paul
- Site offers a ±900 car transit center for commuters
- Fifth largest school district in Minnesota with over 20,000 students. The district consists of 17 elementary schools, four junior high schools, and three senior high schools
- Upscale primary trade area with an average household income of \$133,765
- Co-tenants include: Whole Foods, Trader Joe's, Pottery Barn, Cost Plus World Market, H&M, White House|Black Market, Biaggi's, Express, Gap, Pittsburgh Blue, Ulta, Shake Shack, Planet Fitness, Cycle Gear, Victoria's Secret, Portillo's and more



# Trade Area

WHY THE SHOPPES AT ARBOR LAKES?



# Demographics & Shopping Behavior

UNMATCHED BUYING POWER AND A GROWING POPULATION SET THE SCENE FOR RETAILERS TO THRIVE.

## PRIMARY TRADE AREA



### Average Income

- \$133,756



### Population

- 228,947



### Daytime Population

- 100,813



### Population Growth Rate (2021-2026):

- 1.3%



### Households:

- 80,881



### Grocery Spend

- \$7,495



### Eating Out

- \$5,402



### Apparel & Services

- \$3,016



Source: Esri 2020 & dimension by CBRE  
\*Includes Primary & Secondary Trade Areas

# Demographics & Shopping Behavior



**15.33%** 4A WORKDAY DRIVE

- Median Age: 37
- Affluent, family oriented market with a country flavor
- Households are located in the suburban periphery and are comprised of married couples with children
- Consumers prefer family-oriented purchases and outdoor activities
- 84.9% own their homes - maintenance and upkeep are priorities for these residents



**7.45%** 6A GREEN ACRES

- Median Age: 43.9
- Active residents whose lifestyle features country living and self-reliance
- Engage in outdoor activities such as fishing, gardening, hiking, and golf
- Residents participate in social organizations and support their communities
- Cautious consumers with a focus on quality and durability

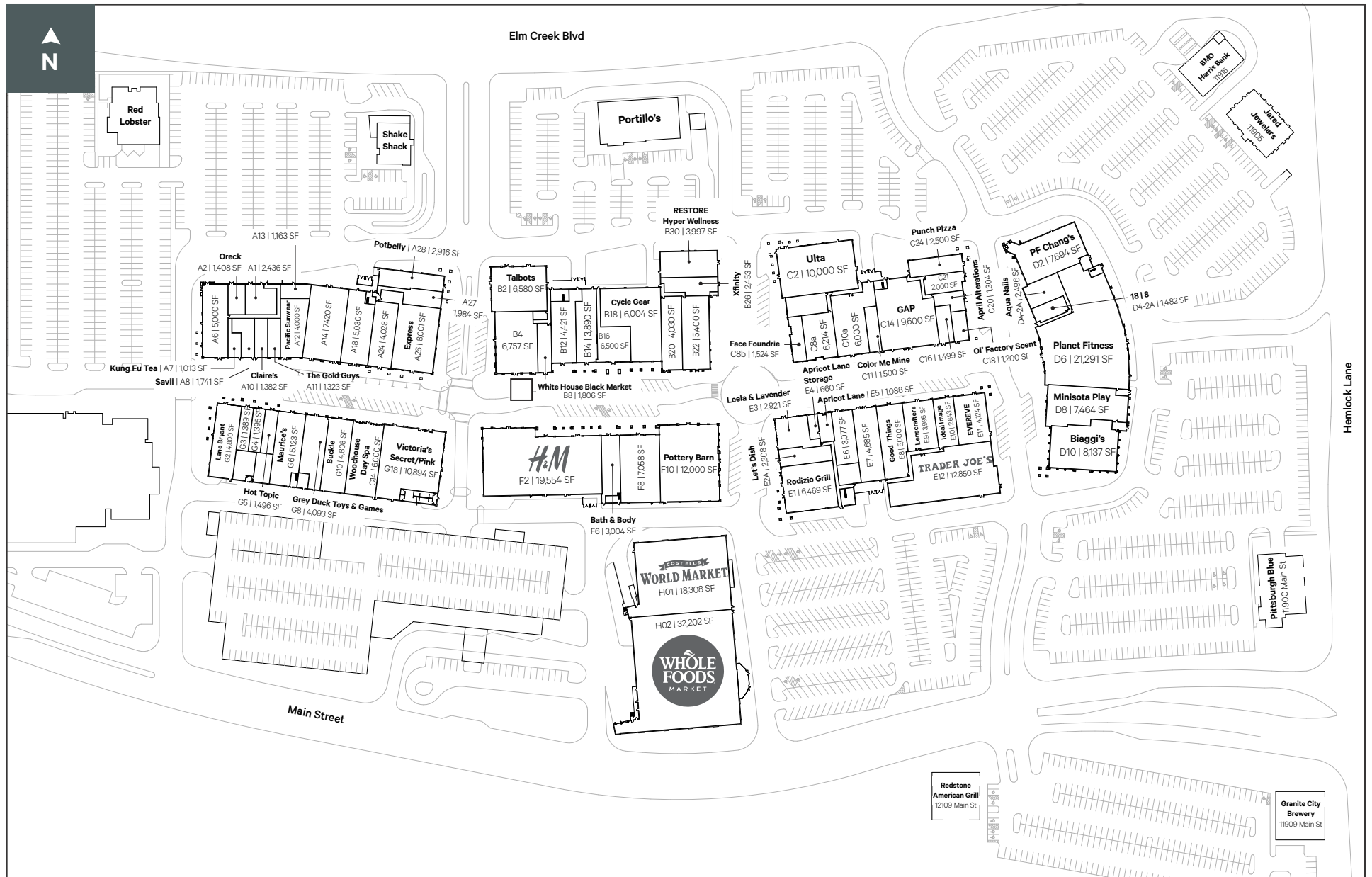


**7.27%** 7A UP & COMING FAMILIES

- Median Age: 31.4
- Young families working hard to get ahead
- Seek the latest in technology and rely heavily on the Internet
- Leisure activities center around family and sports
- Busy with work and family- looking for time-saving services for everyday tasks

Source: 2022 Esri & dimension by CBRE

# Site Plan



# Key Tenants

## WHY THE SHOPPES AT ARBOR LAKES?

### Dining & Food



### Shopping



### Everyday Needs



### Health & Wellness





# Contact Us

## **Blake Bishop**

Vice President  
+1 503 444 9288  
blake.bishop@cbre.com

## **David Daly**

Senior Vice President  
+1 612 336 4319  
david.daly@cbre.com

CBRE, Inc.  
800 LaSalle Avenue  
Minneapolis, MN 55402

© 2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



# CBRE