

# WEST VILLAGE CENTER

CHANHASSEN, MN



## SIZE

141,772 square feet

## DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
7,069	49,968	116,022
<b>Households</b>		
2,878	18,539	43,968
<b>Median HH Income (\$)</b>		
92,895	129,208	117,985

## MAJOR TENANT(S)

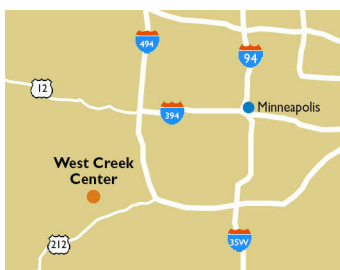
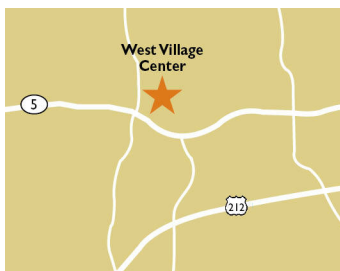
Lunds & Byerlys  
OfficeMax  
Party City  
Caribou Coffee

## LEASING CONTACT

Andy Schneider  
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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



## LOCATION

800 W. 78th Street | Chanhassen, MN 55317

## PROPERTY HIGHLIGHTS

- 142,724-square-foot shopping center anchored by Lunds & Byerlys
- Additional national tenants include Party City, Great Clips, Caribou Coffee, OfficeMax and GNC
- Population exceeds 49,900 in a three-mile radius with an average household income greater than \$169,400
- Situated on Powers Boulevard and West 78th Street, benefiting from over 29,000 vehicles per day



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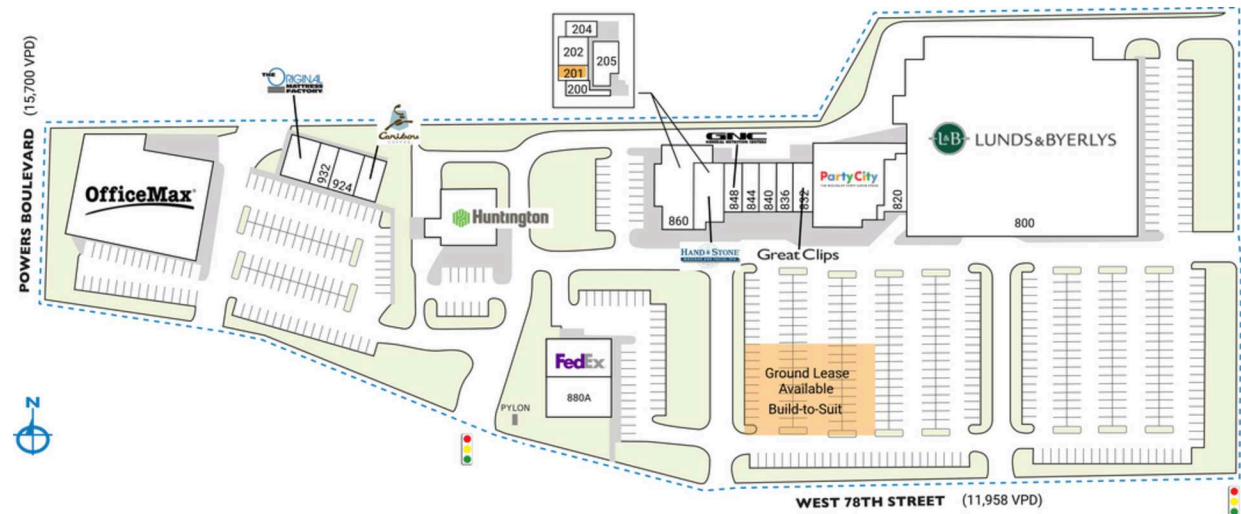
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SPACE	TENANT	SQ. FT.
200	Pitz & Associates	1,882 SF
201	AVAILABLE	1,161 SF
202	West Metro Art & Design	1,545 SF
204	Sweet Salon and Barber Shoppe	1,125 SF
205	Chartier Orthodontics	2,403 SF
800	Lunds & Byerlys	64,643 SF
820	World Taekwondo Center	2,145 SF
830	Party City	8,765 SF
832	Great Clips	1,566 SF
836	Pilgrim Dry Cleaners	1,566 SF
840	E-CIG POD	1,515 SF
844	Turbo Nails	1,487 SF
848	GNC	1,697 SF
858	Hand & Stone Massage and Facial Spa	2,713 SF
860	KiddyWampus	4,255 SF
880	FedEx	3,199 SF
880A	Pet Evolution	3,605 SF
900	The Huntington Nation Bank	5,112 SF
920	Caribou Coffee	1,669 SF
924	The Hair District	2,288 SF
932	Kid's Hair	1,218 SF
940	The Original Mattress Factory	2,625 SF
960	OfficeMax	23,588 SF
TOTAL SQ. FT.		141,772

## SITE LEGEND

<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied)	<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others
<span style="border: 2px dashed blue; display: inline-block; width: 20px; height: 10px;"></span> Site Boundary	





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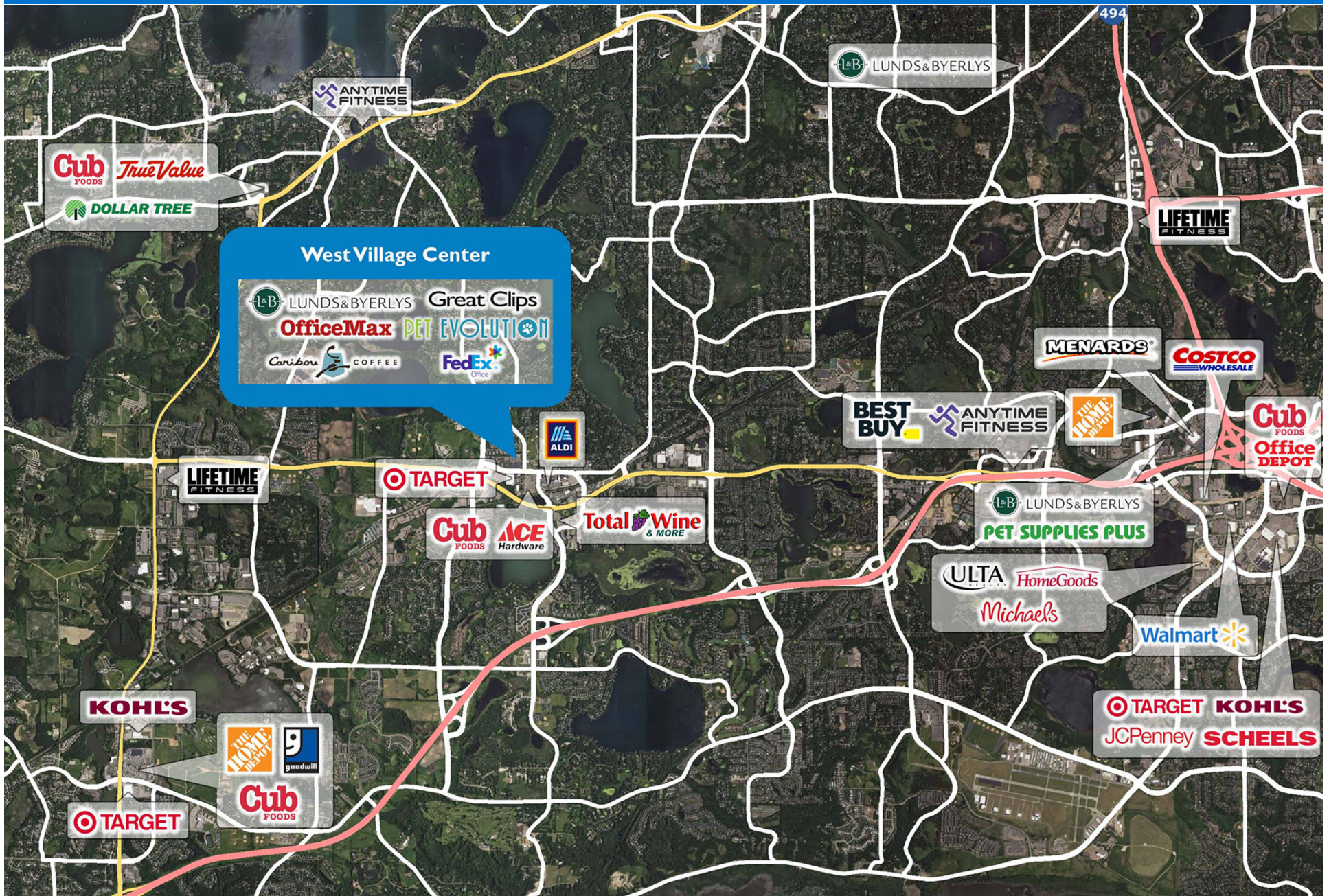
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# Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



West Village Center Chanhasen, MN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	7,069	49,968	116,022
	2027 Projected Population	7,580	52,701	122,026
	2010 Census Population	6,252	44,887	106,078
	2000 Census Population	6,416	42,617	99,513
	1990 Census Population	4,301	27,040	72,807
	Historical Annual Growth 1990 to 2000	4.08%	4.65%	3.17%
	Historical Annual Growth 2000 to 2010	-0.26%	0.52%	0.64%
	Estimated Annual Growth 2010 to 2022	0.97%	0.84%	0.71%
	Projected Annual Growth 2022 to 2027	1.40%	1.07%	1.01%
	Median Age	43.0	43.2	43.0
Households	Q2 2022 Estimated Households	2,878	18,539	43,968
	2027 Projected Households	3,087	19,560	46,236
	2010 Census Households	2,538	16,629	40,287
	2000 Census Households	2,403	14,917	36,243
	1990 Census Households	1,520	9,587	26,454
	Historical Annual Growth 1990 to 2000	4.69%	4.52%	3.20%
	Historical Annual Growth 2000 to 2010	0.55%	1.09%	1.06%
	Estimated Annual Growth 2010 to 2022	0.99%	0.86%	0.69%
	Projected Annual Growth 2022 to 2027	1.42%	1.08%	1.01%
	Population per Household	2.45	2.69	2.62
Population by Race	White	87.1%	86.3%	84.6%
	Black or African American	1.3%	2.2%	3.2%
	Asian & Pacific Islander	5.2%	5.7%	5.6%
	Other Races	2.3%	3.2%	2.8%
	Hispanic Population	4.0%	2.6%	3.8%
Income	Average Household Income	\$128,504	\$169,433	\$158,861
	Median Household Income	\$92,895	\$129,208	\$117,985
	Per Capita Income	\$52,353	\$62,924	\$60,421
Education (Age 25+)	Elementary	0.4%	0.8%	1.5%
	Some High School	1.3%	1.0%	1.7%
	High School Graduate	11.9%	10.3%	12.3%
	Some College	18.0%	14.0%	14.6%
	Associates Degree Only	13.3%	8.6%	8.4%
	Bachelors Degree Only	37.8%	41.9%	39.5%
	Graduate Degree	17.4%	23.5%	22.0%
Business	Number of Businesses	319	1,393	3,536
	Total Number of Employees	6,746	22,734	59,268
	Employees per Business	21.14	16.32	16.76
	Residential Population per Business	22.16	35.86	32.81

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