

WEST VILLAGE CENTER

CHANHASSEN, MN



SIZE

141,372 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	6,297	48,017	115,916
Households	2,726	18,235	44,471
Median HH Income (\$)	95,641	140,722	125,919

MAJOR TENANT(S)

Lunds & Byerlys
OfficeMax
Party City
Caribou Coffee

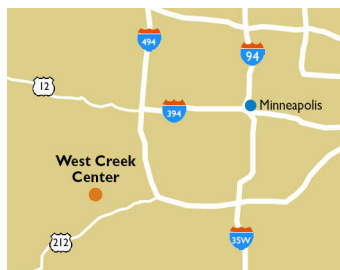
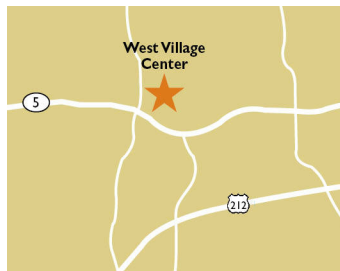
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MORE INFO

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 48,000 in a three-mile radius with an average household income greater than \$182,200
- Situated on Powers Boulevard and West 78th Street, benefiting from over 29,000 vehicles per day



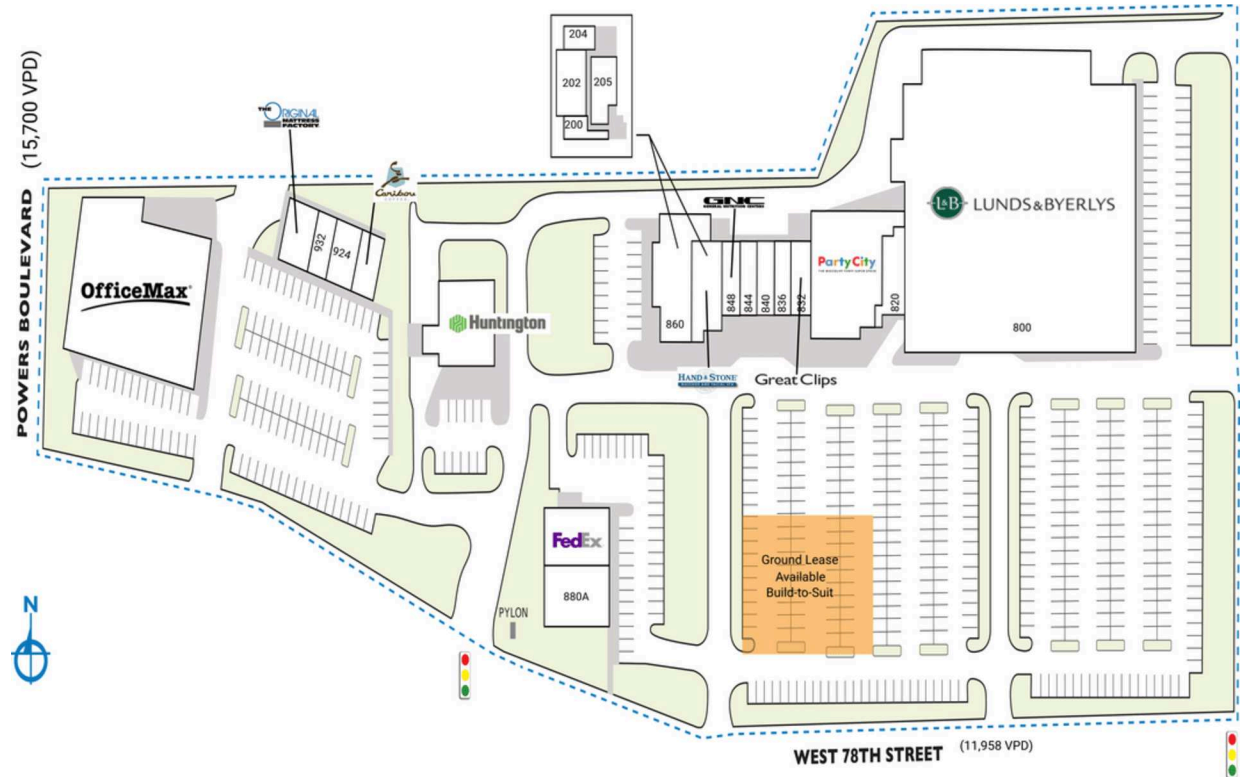
PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.
200	Pitz & Associates	1,882 SF
202	West Metro Art & Design	2,306 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.		141,372

SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

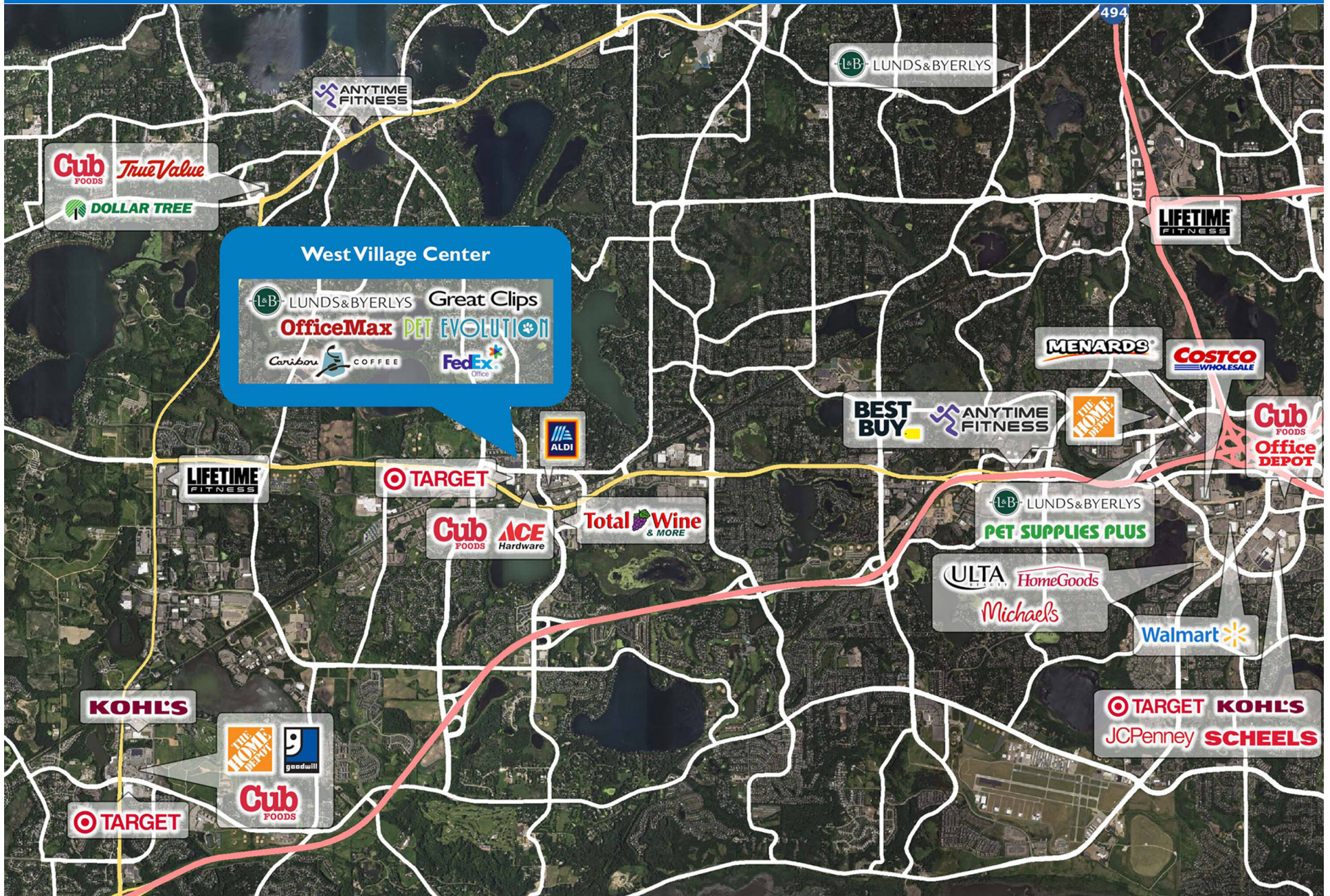
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 44.86368

Longitude: -93.541386

West Village Center Chanhasseen, MN		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	6,297	48,017	115,916
	2028 Projected Population	6,569	49,991	122,150
	2010 Census Population	5,998	44,661	106,830
	2000 Census Population	5,866	41,914	99,890
	1990 Census Population	3,899	26,797	72,498
	Historical Annual Growth 1990 to 2000	4.17%	4.57%	3.26%
	Historical Annual Growth 2000 to 2010	0.22%	0.64%	0.67%
	Estimated Annual Growth 2010 to 2023	0.35%	0.53%	0.60%
	Projected Annual Growth 2023 to 2028	0.85%	0.81%	1.05%
	Median Age	44.2	43.5	42.6
Households	Q4 2023 Estimated Households	2,726	18,235	44,471
	2028 Projected Households	2,844	18,997	46,905
	2010 Census Households	2,451	16,573	40,598
	2000 Census Households	2,146	14,635	36,405
	1990 Census Households	1,398	9,412	26,310
	Historical Annual Growth 1990 to 2000	4.38%	4.51%	3.30%
	Historical Annual Growth 2000 to 2010	1.34%	1.25%	1.10%
	Estimated Annual Growth 2010 to 2023	0.77%	0.70%	0.66%
	Projected Annual Growth 2023 to 2028	0.85%	0.82%	1.07%
	Population per Household	2.31	2.62	2.59
Population by Race	White	83.7%	81.8%	78.8%
	Black or African American	1.6%	2.4%	3.9%
	Asian & Pacific Islander	5.1%	7.3%	7.9%
	Other Races	3.7%	4.9%	4.5%
	Hispanic Population	5.8%	3.5%	4.9%
Income	Average Household Income	\$135,522	\$182,246	\$171,535
	Median Household Income	\$95,641	\$140,722	\$125,919
	Per Capita Income	\$58,716	\$69,544	\$66,111
Education (Age 25+)	Elementary	0.3%	0.6%	1.6%
	Some High School	1.4%	0.9%	1.6%
	High School Graduate	12.3%	10.0%	12.4%
	Some College	18.4%	14.2%	14.6%
	Associates Degree Only	14.4%	8.2%	8.3%
	Bachelors Degree Only	34.4%	42.5%	38.8%
	Graduate Degree	18.8%	23.5%	22.6%
Business	Number of Businesses	344	1,221	3,408
	Total Number of Employees	5,907	17,185	48,046
	Employees per Business	17.18	14.07	14.10
	Residential Population per Business	18.31	39.32	34.02

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