

FOR LEASE

eXp COMMERCIAL

NORTH STAR COMMERCIAL
REAL ESTATE ADVISORS

4636 Colorado St SE
Prior Lake, MN 55372

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Property Details & Highlights

4636 Colorado St SE, Prior Lake, MN 55372

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Property Type	Retail/Office
APN	250011020
Floor 1	896 SF
Floor 2 - Suite 201	1021 SF
Floor 2 - Suite 202	838 SF
Lease Price	NEGOTIABLE
2026 Est CAM/Tax	$4.50/ SF

Position your business for success in the heart of downtown Prior Lake.

This first- or second-floor commercial space offers a flexible layout ideal for retail, office, or service-based users in one of the area's fastest-growing and most vibrant communities. The property is anchored by the highly anticipated Chula's Mexican-Latin Food & Spirits, an exciting new restaurant bringing a unique dining experience, handcrafted cocktails, and strong destination traffic to downtown Prior Lake.

In addition, the neighboring dance studio generates consistent daily foot traffic from students, families, and visitors, creating added visibility and exposure for tenants. Combined with strong area traffic, excellent frontage, and convenient access to Minneapolis, Saint Paul, and Mystic Lake Casino Hotel, this location offers exceptional synergy and energy for businesses looking to establish or expand in a high-demand market.



- **Prime Prior Lake Location** – Positioned within a growing commercial area with strong community presence and convenient access to key routes.
- **Consistent Traffic Exposure** – Benefit from a total traffic count of approximately 13,000 vehicles daily, supporting strong visibility and customer flow.
- **High Visibility & Signage Opportunities** – Excellent frontage along a well-traveled corridor, ideal for maximizing brand recognition.
- **Ample On-Site Parking** – Generous parking accommodations provide convenience for both employees and customers.
- **Close to Residential & Retail Amenities** – Surrounded by established neighborhoods and nearby services, helping drive steady local traffic and demand.

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Additional Photos

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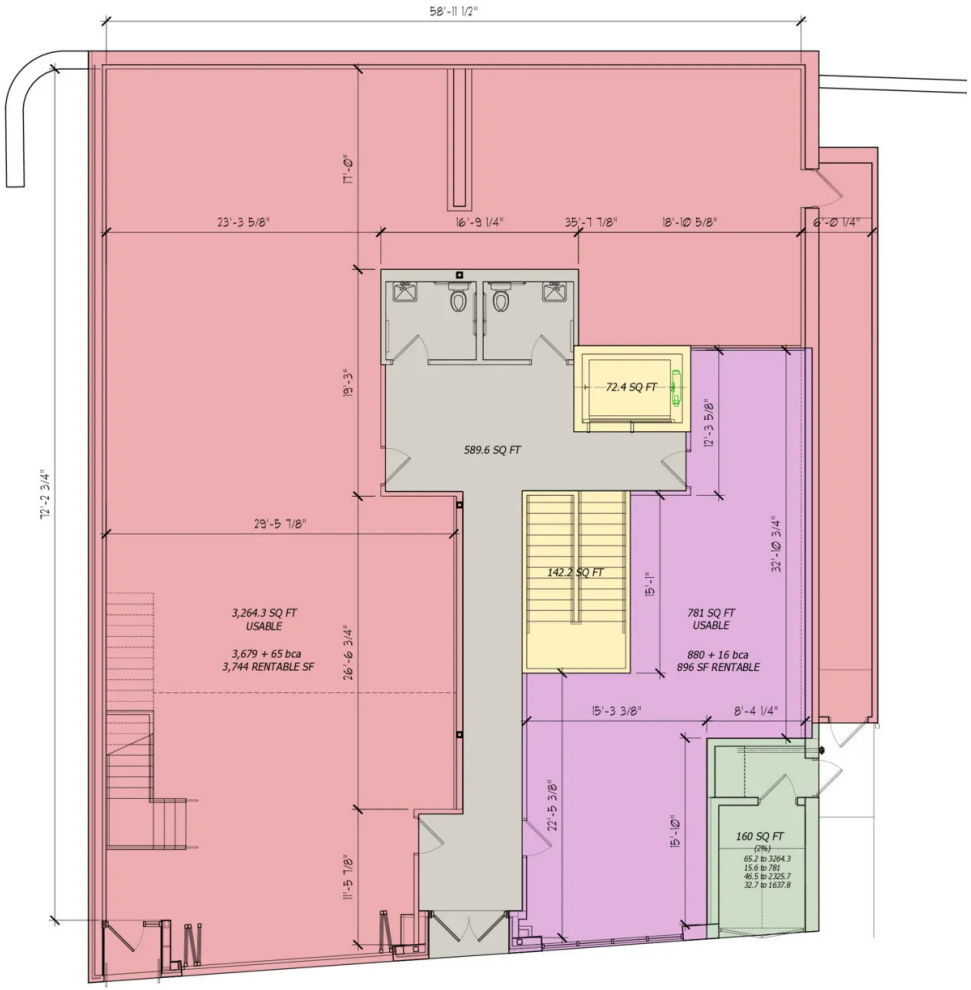
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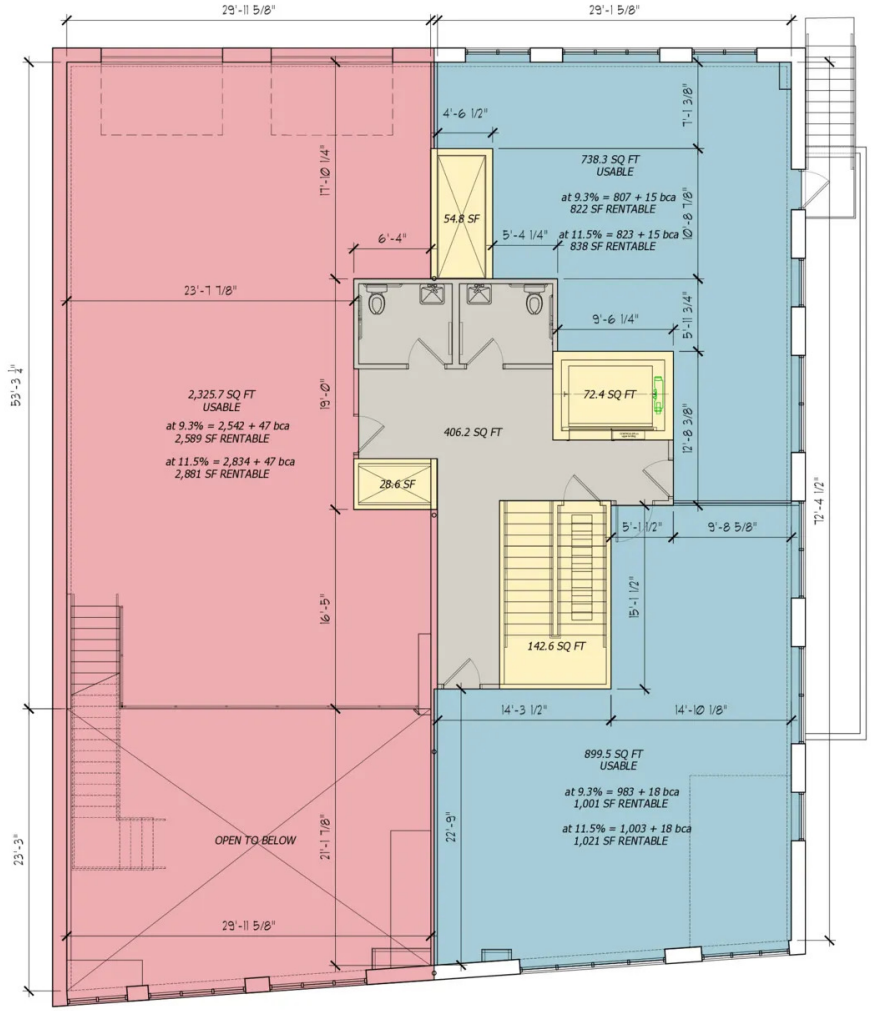
Floor Plans

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Floor 1 - 896 SF



Floor 2 - Suite 201 1021 SF, Floor 2 - Suite 202 838 SF

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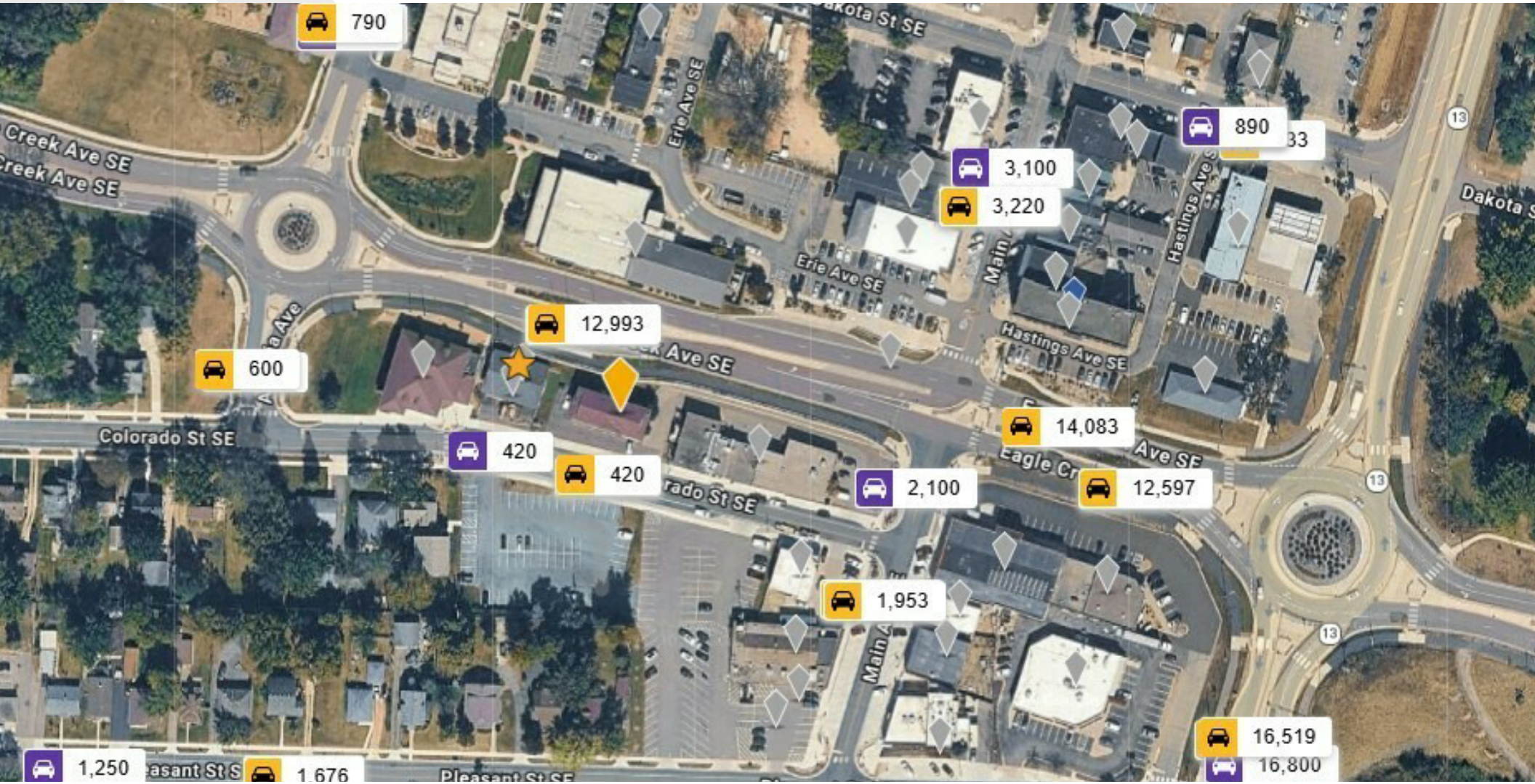
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Traffic Counts

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