



THE
LYON
ON FRANCE

simply perfect.

HWY 62

LIFETIME
FITNESS

P.F. CHANG'S

The Cheesecake
Factory



★ macy's

amc
THEATRES

SHAKE
SHACK

HOMewood
SUITES
Hilton

Cub
POOLS

POTTERY BARN
BIG BOWL CHINESE AND THAI
SUITSUPPLY
BARNES & NOBLE
kate spade NEW YORK
CRAVE
Crate & Barrel
TUMI
vineyard vines
SHINOLA DETROIT
HAMMER MADE
J.Jill
FILSON
chico's
COACH
lululemon
oh baby!
ARHAUS
TIFFANY & Co.
your home

RH
RESTORATION HARDWARE

70TH STREET'S



Caribou COFFEE
Great Clips
CJ's POKE
Pizza Hut
Chuck & Don's PET FOOD OUTLET
Phenix SALON SUITES

L&B

The Container Store
FIVE GUYS BURGERS and FRIES
verizon
west elm
Pinstripes
macy's furniture gallery
GENT

LANE BRYANT
elements massage
JOANN
Wendy's
Pamela's
rocco altobelli
Hirshfield's
Fantastic Sams

WHOLE FOODS MARKET
Home Goods
Office DEPOT
LA-Z-BOY FURNITURE GALLERIES
Jamba Juice
Chamberlain
repower YOGA

FRANCE AVES

Marshalls
Michael's
WORLD MARKET
TRADER JOE'S
Total Wine & MORE

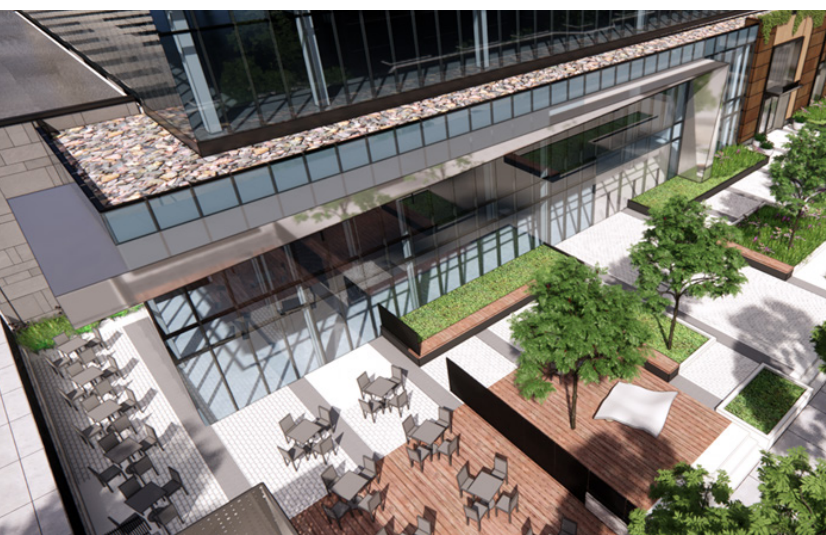


I-494

HWY 100

More than expected

The Edina community provides a dreamscape for family, friends and travelers with ways to wander in and out of signature experiences. The France Avenue runway connects the dots with its own mix of charm, contemporary edge and Midwest sophistication. France Avenue is a true destination for those who love the area's energy, embrace shopping, dining and a healthy, vibrant lifestyle. The Lyon on France will elevate every experience.



Clientele

edina, mn | 2022 ESRI est.

target market summary



population
53,227



med age
48.7



avg hh income
\$190,706



avg hh size
2.3

household spending



health care
\$9,079



recreation
\$4,737



dining
\$5,532



apparel
\$3,108

Where convenience meets luxury

ADDRESS	7001 France Ave Edina, MN	DELIVERY	Winter 2024
DESCRIPTION	High-end, Mixed-use Redevelopment	RETAIL GLA	34,485 SF
BUILDING SF	229,000 RSF	PARKING	107 stalls + 540 stall ramp - evenings/weekends
FLOORS	Seven (7)	VISIBILITY	31,500 vpd - France Ave S 10,200 vpd - 70th Street W





Simply perfect. This stunning mixed use/redevelopment project sets the stage for the very best of the best. Immediately south of the iconic upscale Galleria, The Lyon on France will open its doors to the next generation of a simply amazing chapter of success. Featuring 192,000sf of “executive class” office space with seven (7) stories and luxurious amenities, this site will also feature 35,000 sf of street level space with rare specialty retail opportunities for prospects who really understand their audience.

Neighbors can live where they work in a community that is custom fit to their lifestyle choosing from any one of 267 luxury units overlooking the vibrancy of the City of Edina.

Appreciate immersive refined amenities, engaging roof deck and dedicated, secured parking. Everything that fits into daily lives and weekend play exceeds their expectations all within one mile.

Outstanding positions are available with unmatched exposure to both France Avenue and W 70th Street. Guests will also enjoy an engaging public plaza that will host a variety of unique events.

Distinctive Retail Opportunity

SUITE A	14,247 SF 24' height
SUITE B	17,542 SF 24' height
SUITE C	2,696 SF 24' height
TOTAL	34,485 SF

2025 est. Cam + Taxes

CAM + TAXES \$9.50 psf + \$6.50 psf

TOTAL \$16.00 psf

Prominent area retailers

RH
RESTORATION HARDWARE

west elm

LIFETIME
FITNESS

PITTSBURGH
BLUE
STEAKHOUSE

CōV

M&S
McCORMICK & SCHMICK'S
EST. 1974

CRAVE
AMERICAN KITCHEN & SUSHI BAR

L&B

Crate
& Barrel

Room&Board
HOME FURNISHINGS

REJUVENATION

WHOLE
FOODS
MARKET

ARHAUS

POTTERY
BARN

P.F. CHANG'S

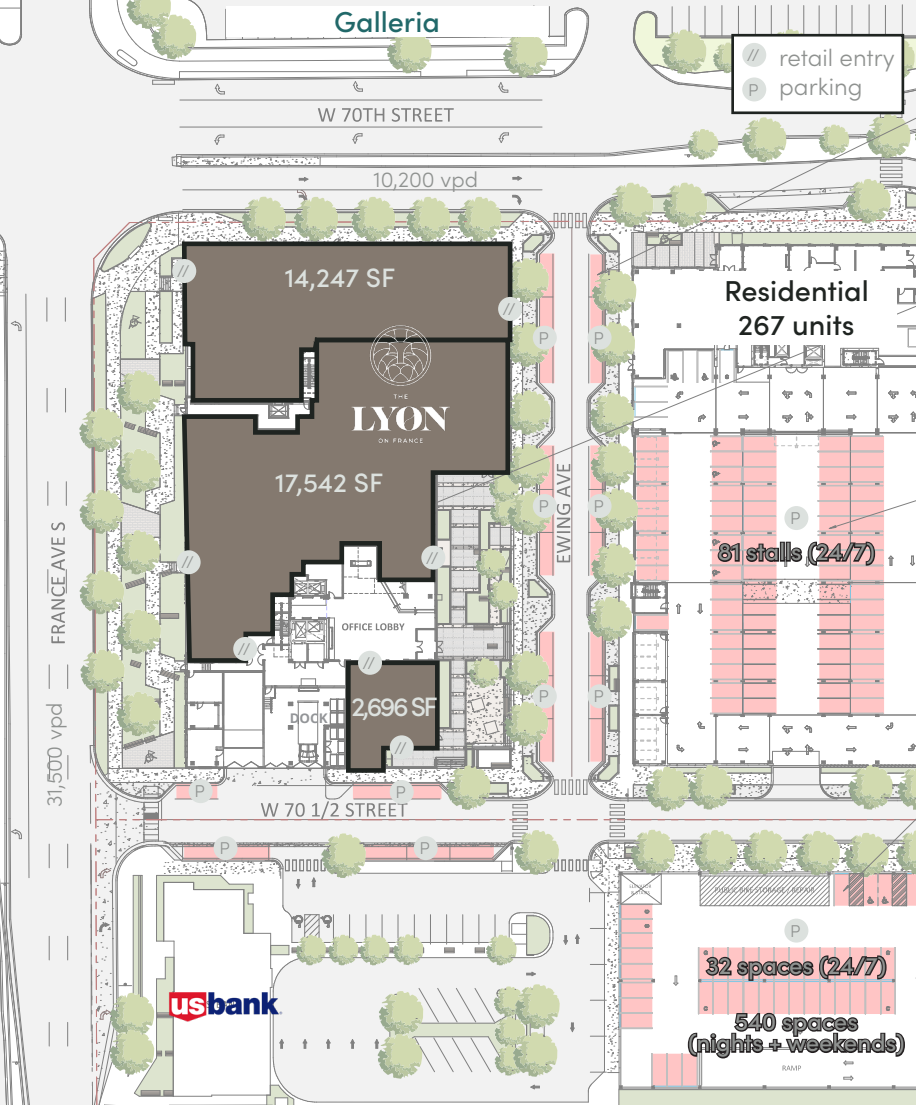


contacts RETAIL LEASING

- Kris Schisel • 612 359 1691 • kris.schisel@transwestern.com
- Tony Strauss • 612 359 1694 • tony.strauss@transwestern.com

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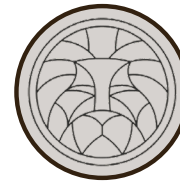
REALTY
RESOURCES
MEMBER



Location perfection

The Lyon is more than accessible.

It is perfectly surrounded on all sides by the intersections of prominent metro roadways as if they were led by design. Guests coming in from every direction have access to I-494, Hwy 100 & Hwy 62. All within close to one mile of the site.

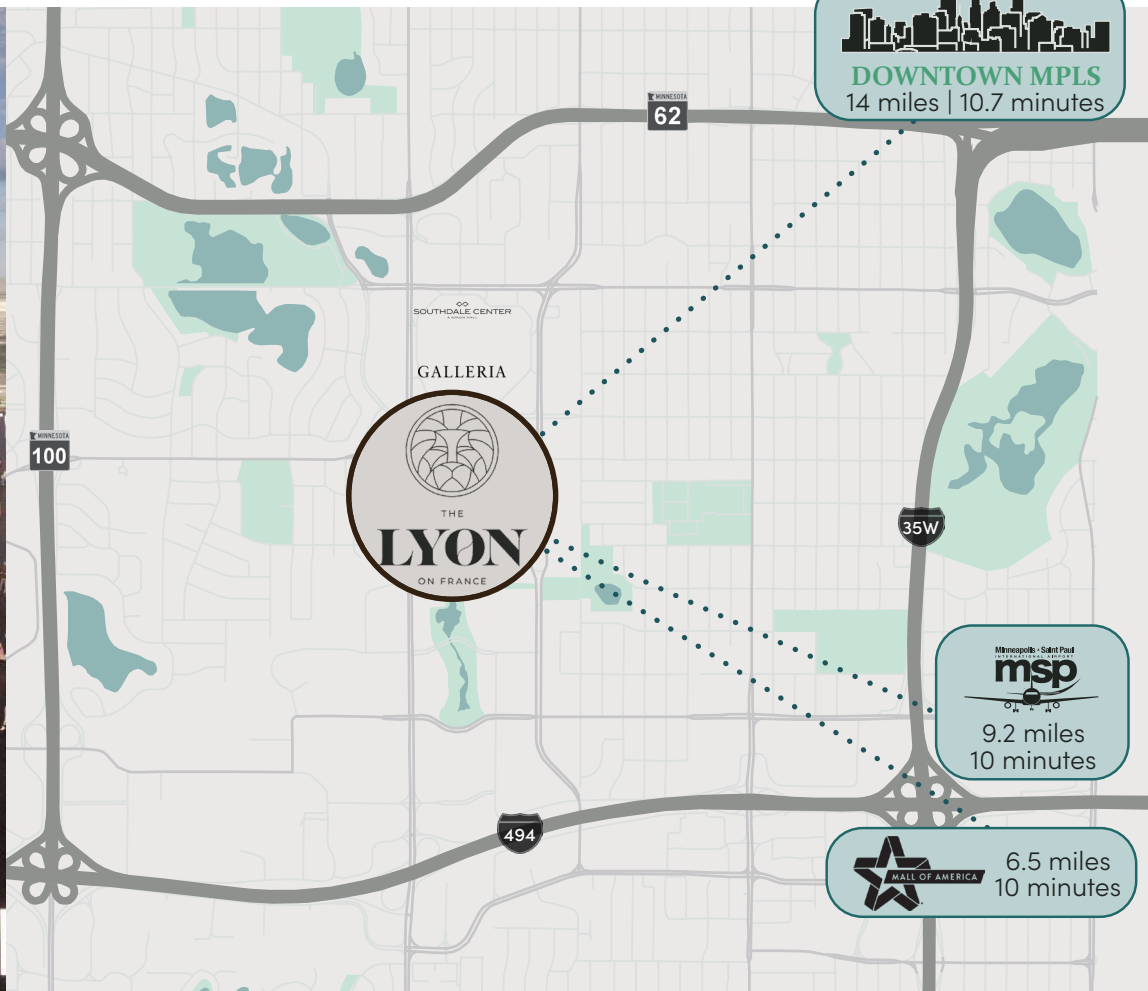


[click here to view the development evolution](#)



[click here for escape view](#)

[click here for patio view](#)





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Contacts
retail leasing

KRIS SCHISEL | 612.359.1691
kris.schisel@transwestern.com

TONY STRAUSS | 612.359.1694
tony.strauss@transwestern.com

ORION INVESTMENTS

 **TRANSWESTERN**