



DEAN CALLAN

& COMPANY INC

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DEAN CALLAN & COMPANY, INC.

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RETAIL & OFFICE SPACE AVAILABLE FOR LEASE

STATE MERCANTILE BUILDING
801 MAIN STREET
LOUISVILLE, COLORADO 80027

Experience the perfect blend of economic opportunity and small-town charm in the heart of Old Town Louisville. The Historic State Mercantile Building offers an inviting atmosphere and a close-knit community, making it an ideal location for your retail or office venture. Embrace the chance to be part of this thriving, picturesque setting where tradition meets innovation and opportunity.

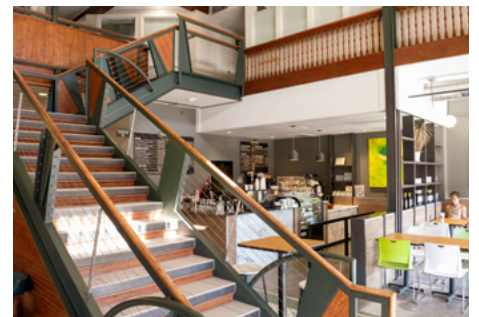
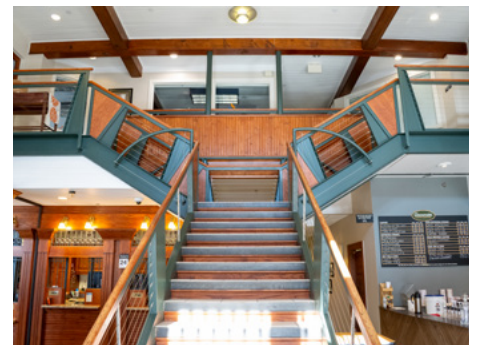
[Call us for more information and to set up a tour.](#)

TERMS

Suite 130:	1,150 SF \$32.00 / SF / NNN (~\$4,355/MO Estimated Monthly Payment)
Suite 225:	1,033 SF \$27.50 / SF / NNN ▪ comes with designated parking space ▪ (~\$3,525/MO Estimated Monthly Payment)
Expenses:	\$13.45/SF (Est. 2024)

PROPERTY FEATURES

- The State Mercantile building has an elevator and ADA compliant bathrooms
- Giovannitti Coffee Roasters is at the main entrance of the building
- Unparalleled visibility and foot traffic
- Signage opportunities available
- Located in amenity-rich downtown with Pica's Taqueria, Sushi Yoshi, The Melting Pot, Waterloo, Lulu's BBQ, Henry's Bar & Grill, Bittersweet Cafe, The Huckleberry, Sweet Cow, Moxie Bread Company, Assorted Goods and Candy, 12Degree Brewing, Gravity Brewing . . . Plus, yoga, bike paths, bus stops, and a wide variety of niche retail users



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MAIN LEVEL

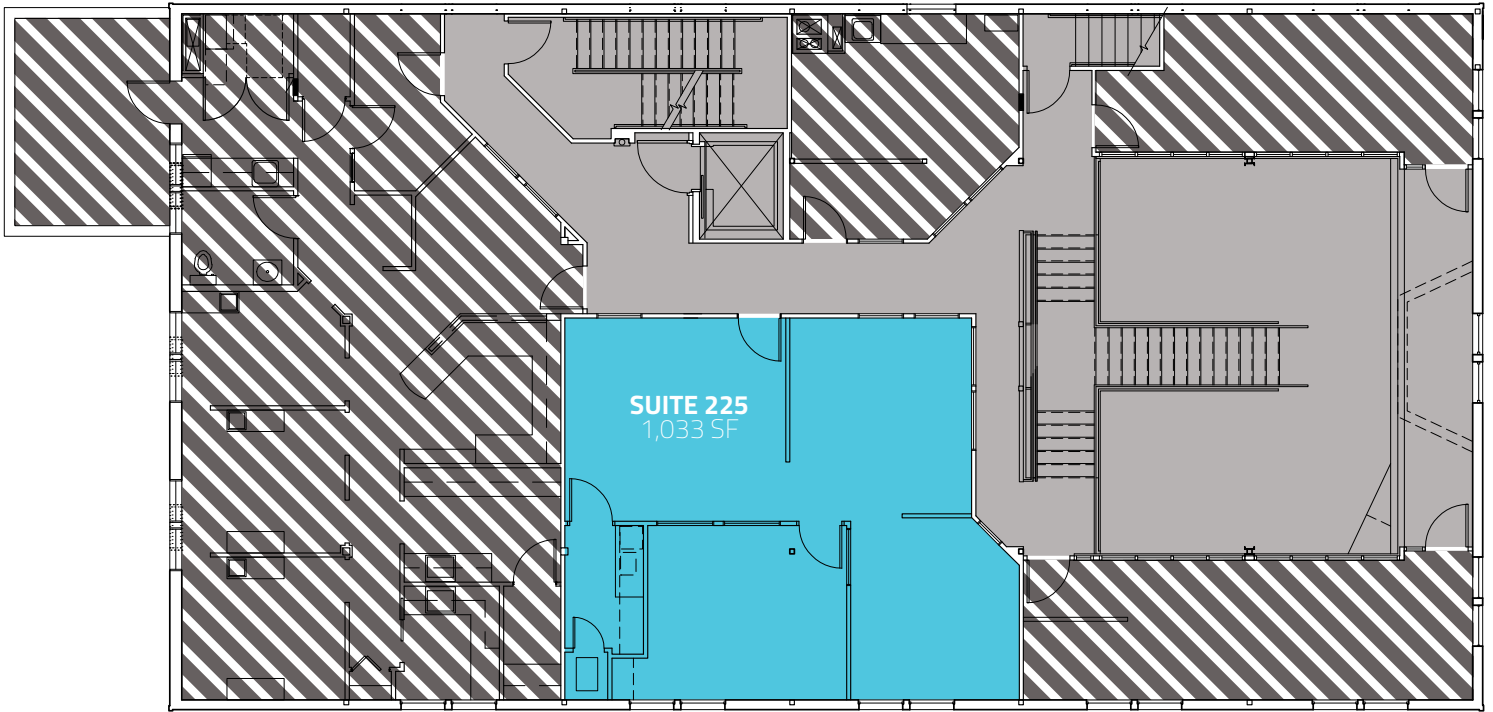


This premier retail space in the historic State Mercantile Building is ideally situated at the main entrance, offering unparalleled visibility and foot traffic. Sharing the spotlight with Giovannitti Coffee Roasters, your business will be at the epicenter of Old Town's bustling activity. The location ensures you are front and center to a diverse and dynamic clientele, surrounded by a mix of boutique shops, restaurants, and local businesses.



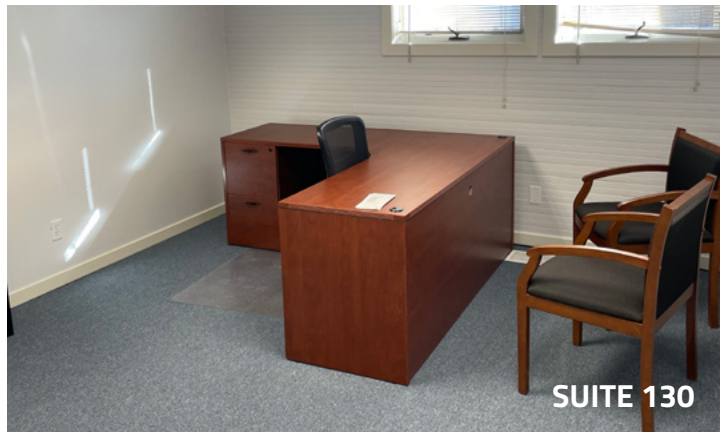
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2ND FLOOR



▨ leased ■ available ■ common area

Office suite 225 is an excellent option for start-up tech companies, professional creative services, or any company looking for space to grow.



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DEMOGRAPHICS

POPULATION

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
32,698	112,097	488,586

EMPLOYEES

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
9,863	53,741	237,046

HOUSEHOLDS

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
13,442	45,425	193,471

HOUSEHOLD INCOME

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
\$142,237	\$139,339	\$125,428

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