

VILLAGE SQUARE



RESTAURANT SPACE CAN BE ACCOMMODATED



CHRISTIAN SMITH
Senior Broker Associate
720.530.0174
christian@deancallan.com

DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com

RETAIL SPACE FOR LEASE

VILLAGE SQUARE
535-655 EAST SOUTH BOULDER ROAD
LOUISVILLE, COLORADO 80027

Village Square Shopping Center is located along the high traffic East South Boulder Road retail corridor with a short walk to Old Town Louisville and a quick and direct 15 minute drive to Boulder. Abundant and convenient parking here, and Village Square's exterior is under extensive beautification.

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

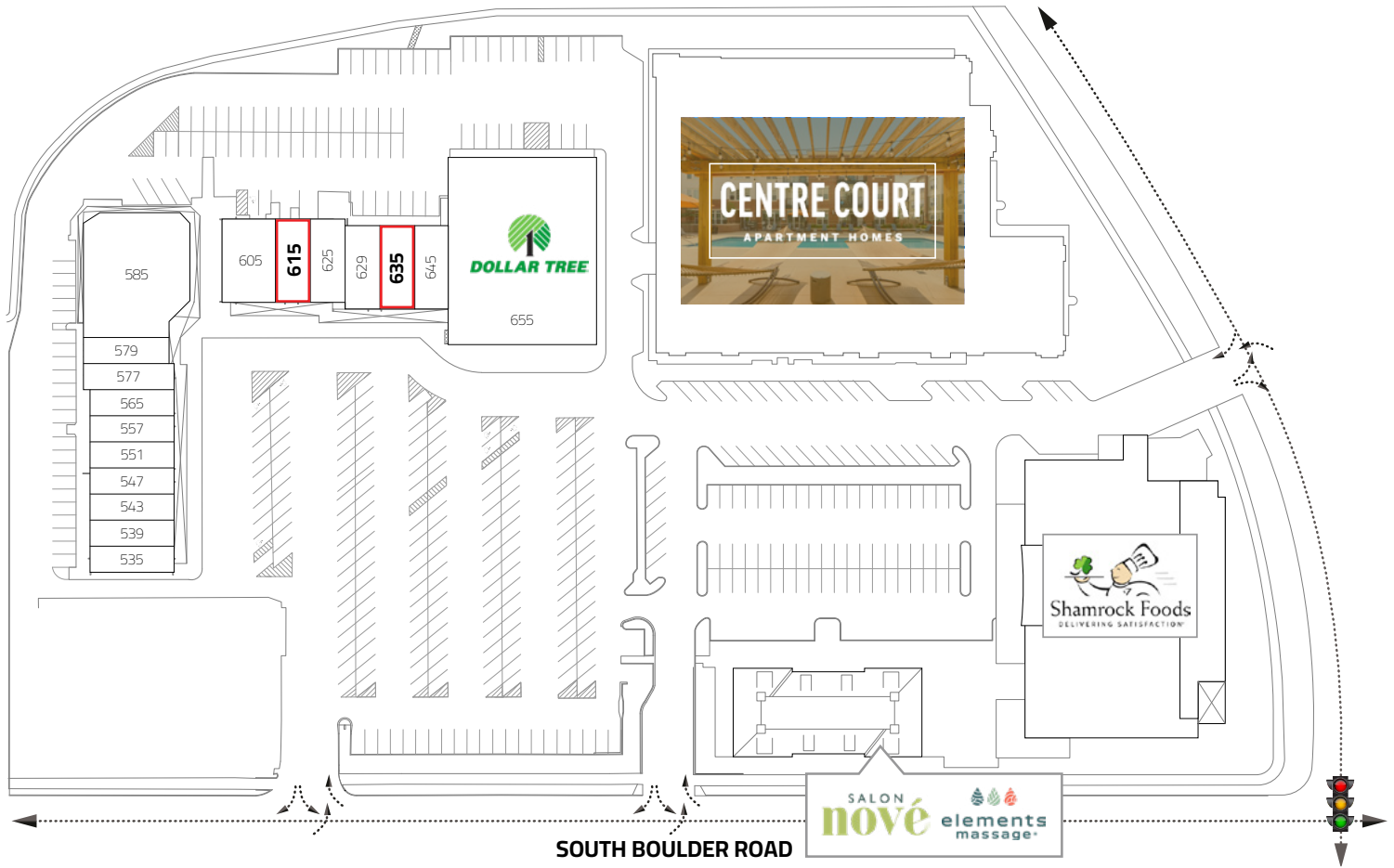
TERMS

Year Built:	1979 (Renovated 2021)
Parking Ratio:	4.7/1,000 SF
Center Size:	40,471 SF
Available Space:	2,400 SF
Minimum Divisible:	1,200 SF
Maximum Contiguous:	1,200 SF
Lease Rate:	\$26.00 / SF / NNN
Expenses:	\$10.05 / SF

PROPERTY FEATURES

- High visibility from a heavily trafficked E. South Boulder Road. (>20,889 vehicles per day)
- Monument signage available
- Currently undergoing exterior renovations
- Join current tenants such as Dollar Tree, Mudrock's Tavern, Inksmith Tattoo, Fork N'Frijoli, and Taz Vapor

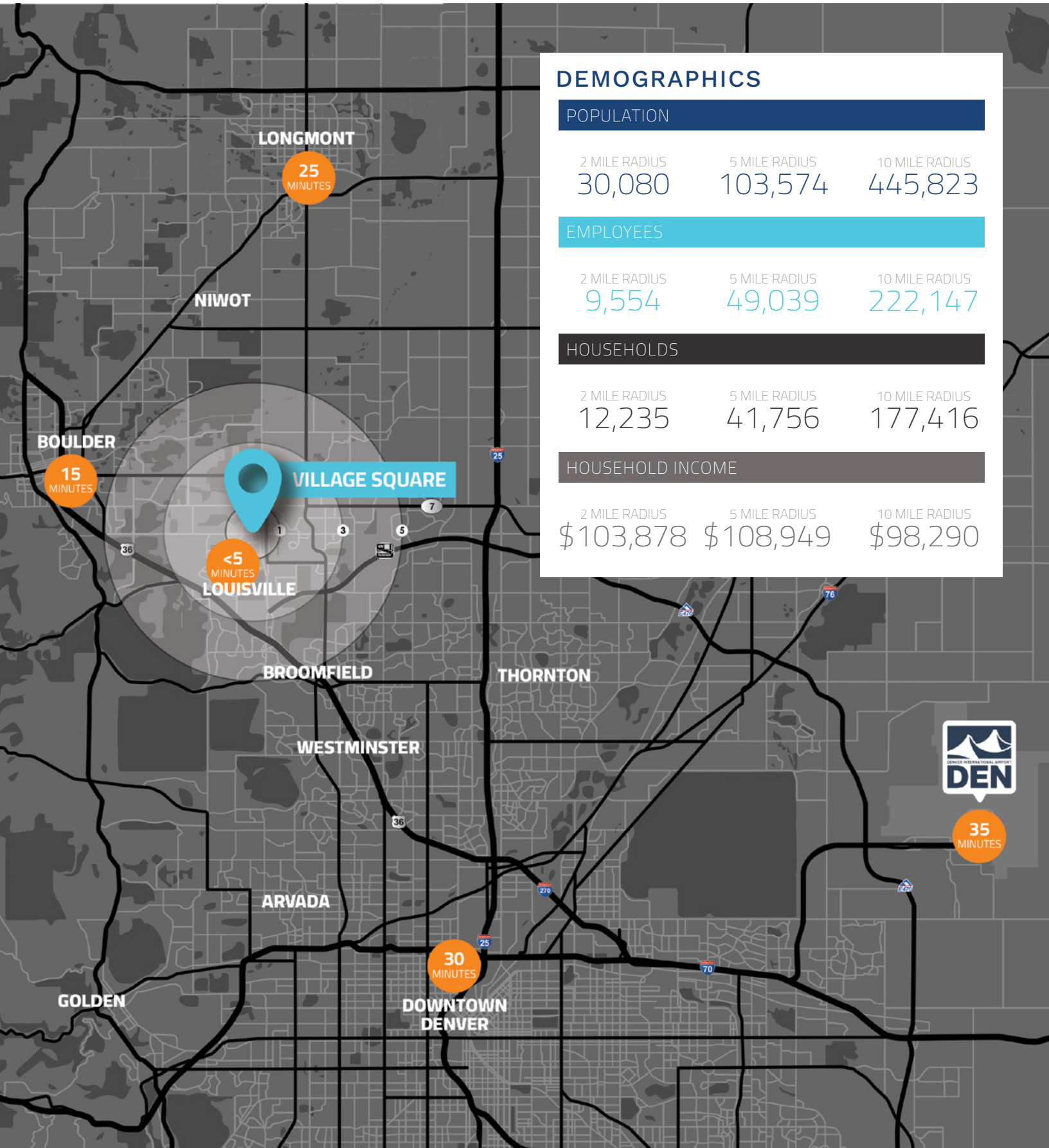




UNIT	TENANT	SF
535	Community Yoga	1,200
539	Cooper Building Group	1,200
543	Fork N'Frijoli Restaurant	1,200
547	Taz Vapor	1,200
551	Creative Minds Barbershop, LLC	1,200
557	Inksmith Tattoo	1,200
565	Inksmith Tattoo	1,200
577	Shopey's Pizza	1,200
579	Shopey's Pizza	1,200
585	Mudrock's Tavern	6,008

UNIT	TENANT	SF
605	OGO Kitchen, Inc.	2,400
615	Available - \$26.00/RSF	1,200
625	Comfort Cleaners	1,200
629	Carolina's Alterations	1,200
635	Available - \$26.00/RSF*	1,200
645	Wine & Spirits	2,580
655	Dollar Tree	13,622

**Laundromat FFE can be purchased by Tenant*



DEMOGRAPHICS

POPULATION

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
30,080	103,574	445,823

EMPLOYEES

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
9,554	49,039	222,147

HOUSEHOLDS

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
12,235	41,756	177,416

HOUSEHOLD INCOME

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
\$103,878	\$108,949	\$98,290



35 MINUTES



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