

# VILLAGE SQUARE



**RESTAURANT SPACE CAN BE ACCOMMODATED**

**DEAN CALLAN  
& COMPANY INC**

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## **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.](#)



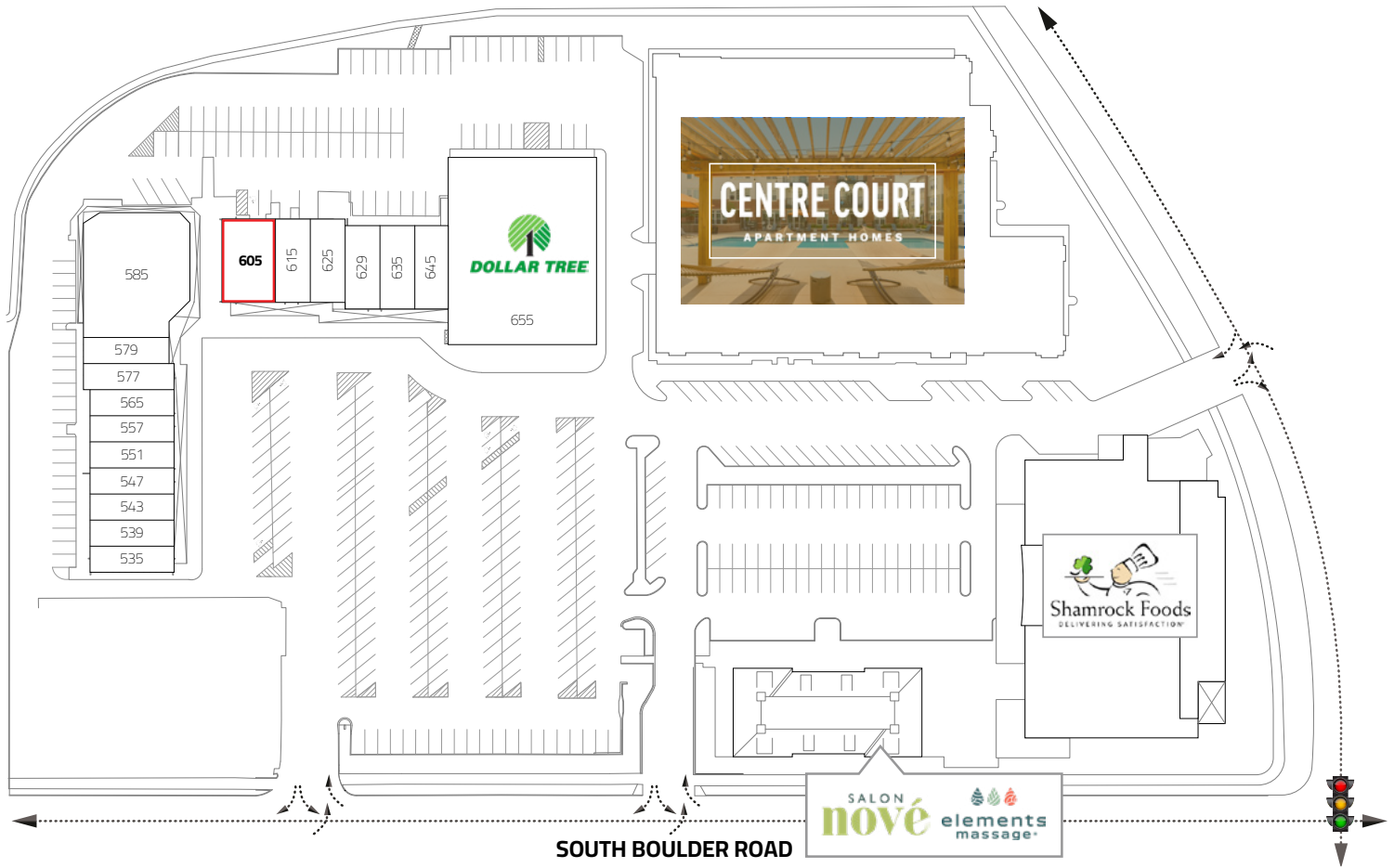
## TERMS

Year Built:	1979 (Renovated 2021)
Parking Ratio:	4.7/1,000 SF
Center Size:	40,471 SF
Available Space:	2,400 SF
Minimum Divisible:	2,400 SF
Maximum Contiguous:	2,400 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



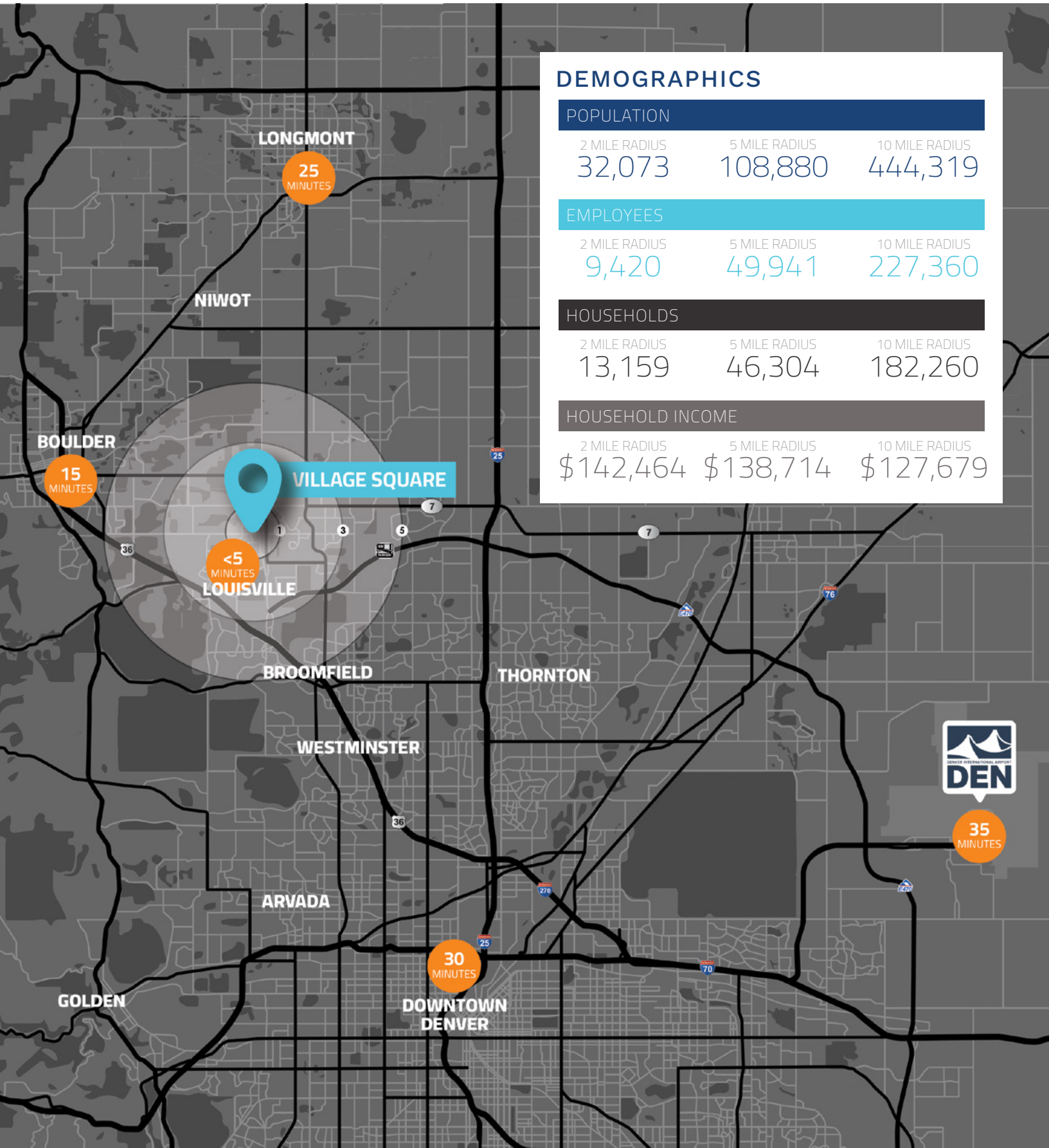


UNIT	TENANT	SF
535	Community Yoga	1,200
539	Cooper Building Group	1,200
543	Fork N'Frijoli Restaurant	1,200
547	Taz Vapor	1,200
551	Creative Minds Barbershop, LLC	1,200
557	Inksmith Tattoo	1,200
565	Inksmith Tattoo	1,200
577	Shopey's Pizza	1,200
579	Shopey's Pizza	1,200
585	Mudrock's Tavern	6,008

UNIT	TENANT	SF
<b>605</b>	<b>Available - \$26.00/RSF</b>	<b>2,400</b>
615	Watermill Wash	1,200
625	Comfort Cleaners	1,200
629	Carolina's Alterations	1,200
635	Aria Laundry	1,200
645	Wine & Spirits	2,580
655	Dollar Tree	13,622

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## DEMOGRAPHICS

### POPULATION

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
32,073	108,880	444,319

### EMPLOYEES

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
9,420	49,941	227,360

### HOUSEHOLDS

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
13,159	46,304	182,260

### HOUSEHOLD INCOME

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
\$142,464	\$138,714	\$127,679



35 MINUTES





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