

VILLAGE SQUARE



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RETAIL SPACE NOW FOR SALE OR LEASE

VILLAGE SQUARE

535-655 EAST SOUTH BOULDER ROAD
LOUISVILLE, COLORADO 80027

Rare mid box retail location is now available for purchase or lease in recently remodeled Village Square! Endless parking, great signage opportunities, TI package available only on lease, and exterior remodel is in the works. Louisville, CO is one of Boulder County's hottest retail markets and boasts strong demographics and high income numbers for the area. Village Square Shopping Center is located along the high traffic East South Boulder Road retail corridor, is a brief walk to Old Town Louisville and a short 15 minute drive to Boulder.

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

TERMS

Sale Price:	\$3,250,000 (\$238.58/SF)
Year Built:	1979 (Renovated 2021)
Parking Ratio:	4.7/1,000 SF
Lease Rate:	\$18.00 / RSF / NNN
Expenses:	\$6.50 / RSF *
Available Space:	13,622 SF
Available:	02/01/2023

* An estimate and only includes taxes, insurance, trash removal, and parking lot maintenance. Does not include utilities.

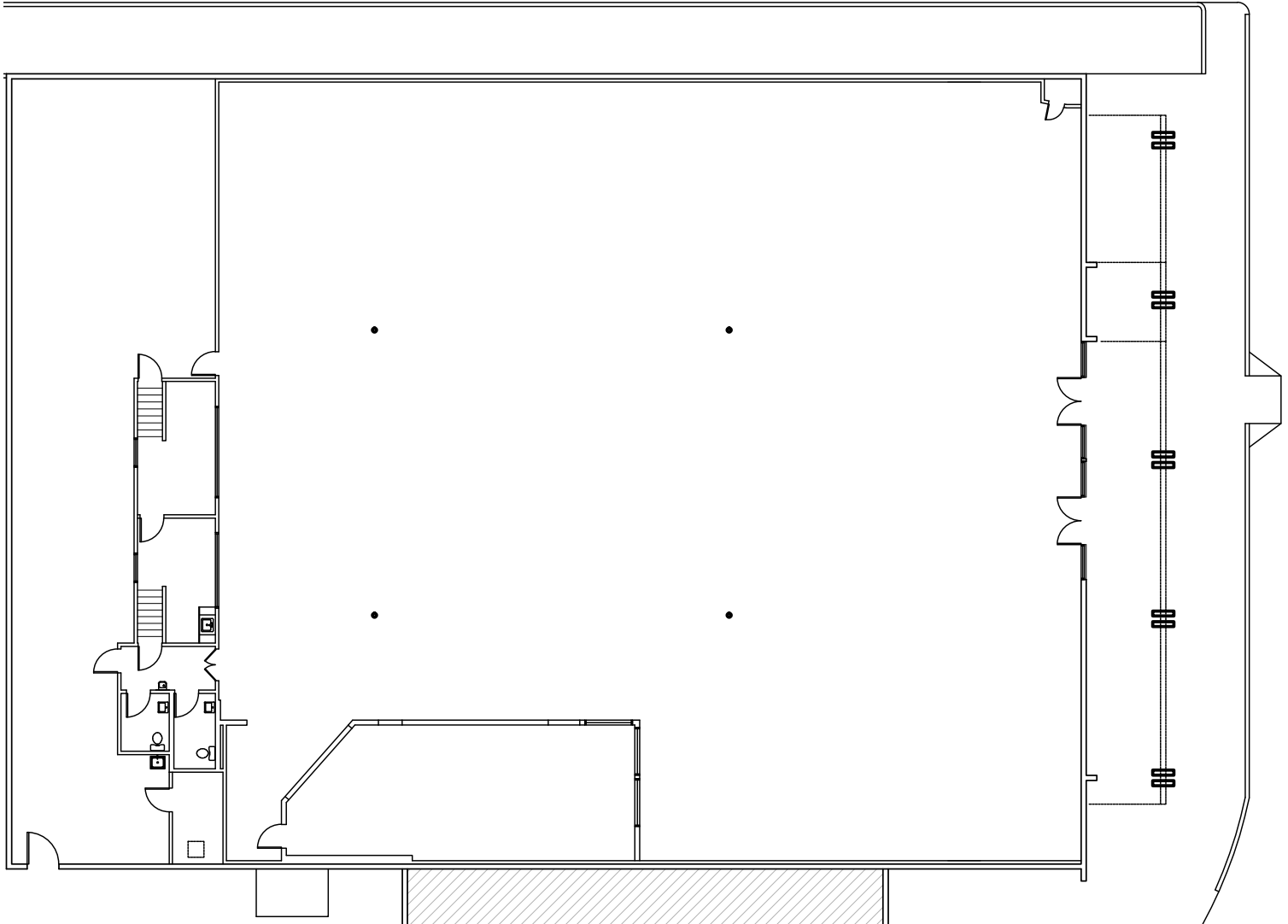
PROPERTY FEATURES

- **Owner User or Investment Opportunity**
- 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 Mudrock's Tavern, Inksmith Tattoo, Fork N'Frijoli, and Taz Vapor.



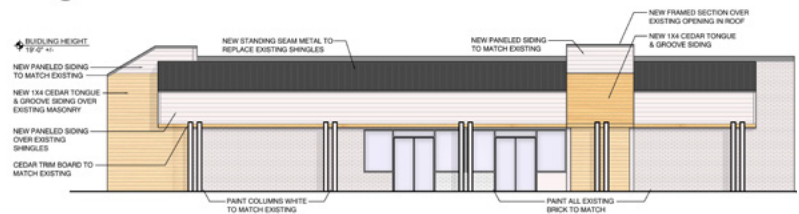
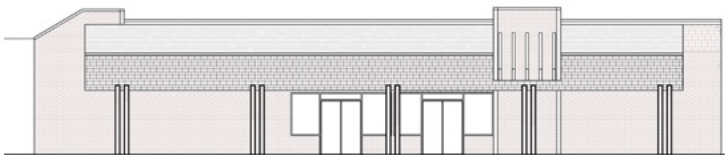
SPACE AVAILABLE: 13,622 SF

Previously a Walgreens Retail Store, with a large open area, high ceilings, back storage room, and dedicated restrooms.



EXTERIOR RENOVATIONS

PLANNED AND UNDERWAY



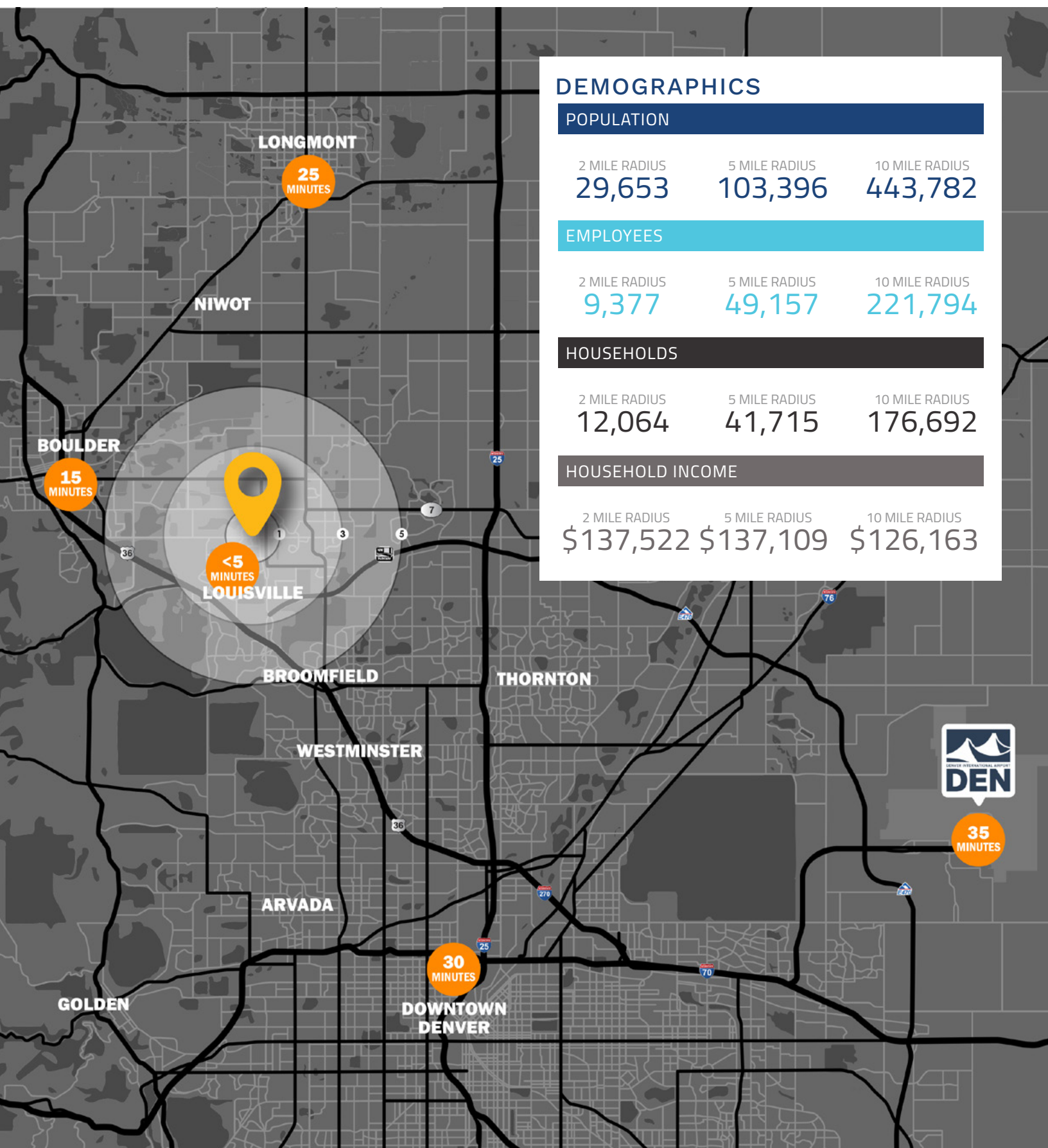
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UNIT	TENANT	SF
535	Dawn Cowell and Jennifer Soule	1,200
539	Cooper Building Group	1,200
543	Fork N'Frijoli Restaurant	1,200
547	Taz Vapor	1,200
551	Creative Minds Barbershop, LLC	1,200
557	Inksmith Tattoo	1,200
565	Inksmith Tattoo	1,200
577	Shopey's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

UNIT	TENANT	SF
605	Available - \$22.00/RSF	2,400
615	Available - \$22.00/RSF	1,200
625	Comfort Cleaners	1,200
629	Carolina's Alterations	1,200
635	Laundromat	1,200
645	Wine & Spirits	2,580
655	Available - \$18.00/RSF/NNN (Exp. \$6.50/SF)	13,622
650	Proposed Drive-Thru Kiosk	1,500

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DEMOGRAPHICS

POPULATION

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
29,653	103,396	443,782

EMPLOYEES

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
9,377	49,157	221,794

HOUSEHOLDS

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
12,064	41,715	176,692

HOUSEHOLD INCOME

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
\$137,522	\$137,109	\$126,163



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MINUTES



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