

VILLAGE SQUARE



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RETAIL SPACE NOW FOR SALE OR LEASE

VILLAGE SQUARE
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
Land Size:	1.30 Acres
Available:	02/01/2023

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

PROPERTY FEATURES

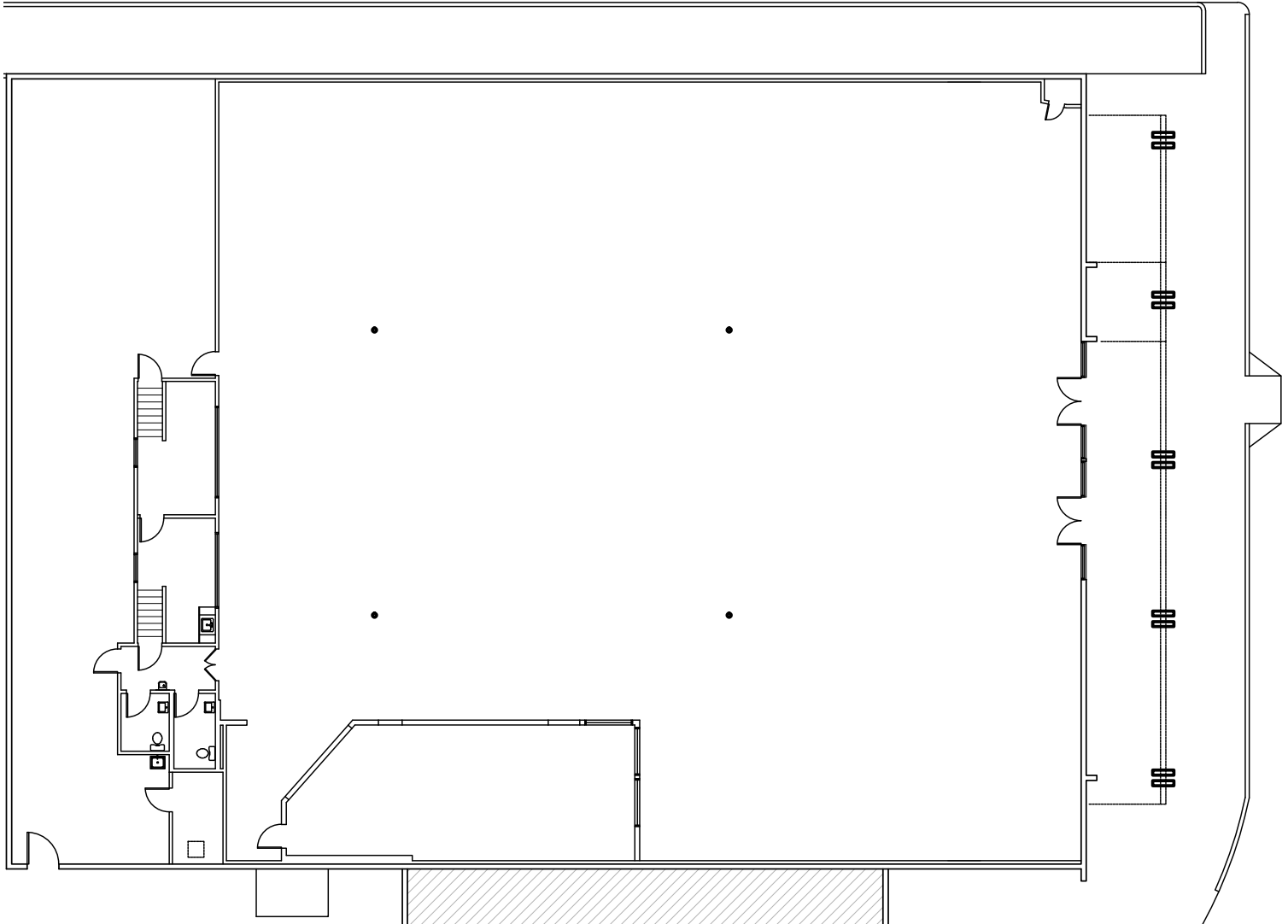
- **Owner User or Investment Opportunity**
- High Visibility from a heavily trafficked E. South Boulder Road. (>20,889 vehicles per day)
- Monument signage available
- Currently undergoing exterior renovations
- Join current tenants such as Mudrock's Tavern, Inksmith Tattoo, Fork N'Frijoli, and Taz Vapor.



CENTRE COURT
APARTMENT HOMES

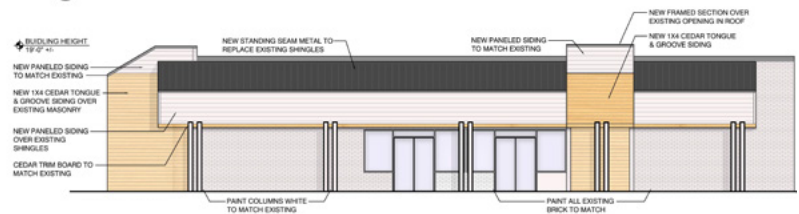
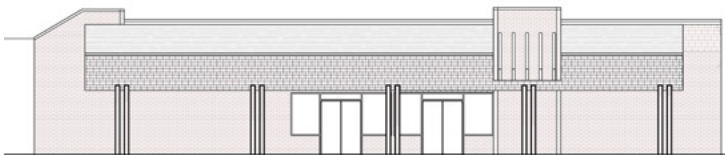
SPACE AVAILABLE: 13,622 SF

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



EXTERIOR RENOVATIONS

PLANNED AND UNDERWAY



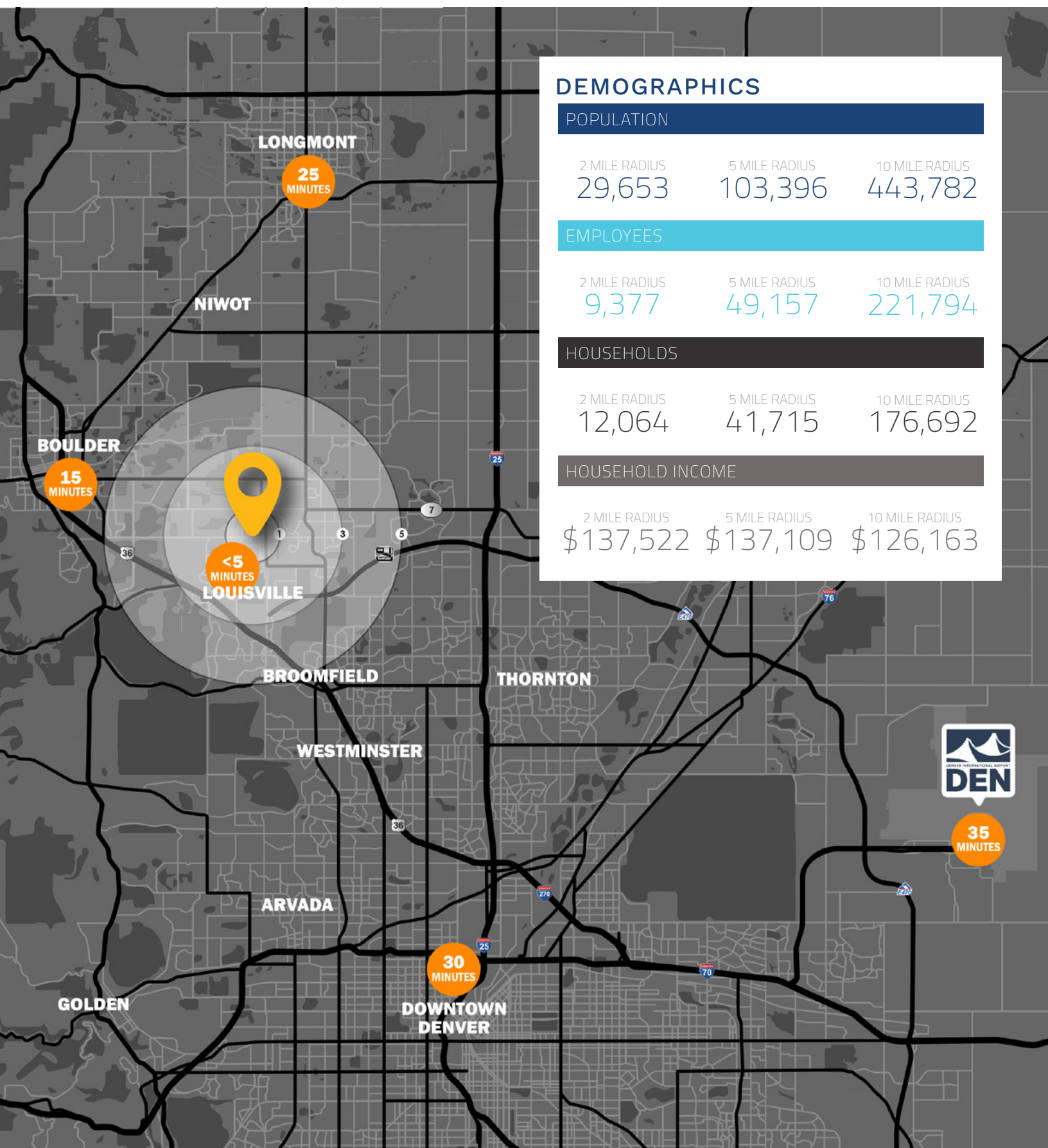
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PARCEL SIZE: 1.30 ACRES



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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



35
MINUTES



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