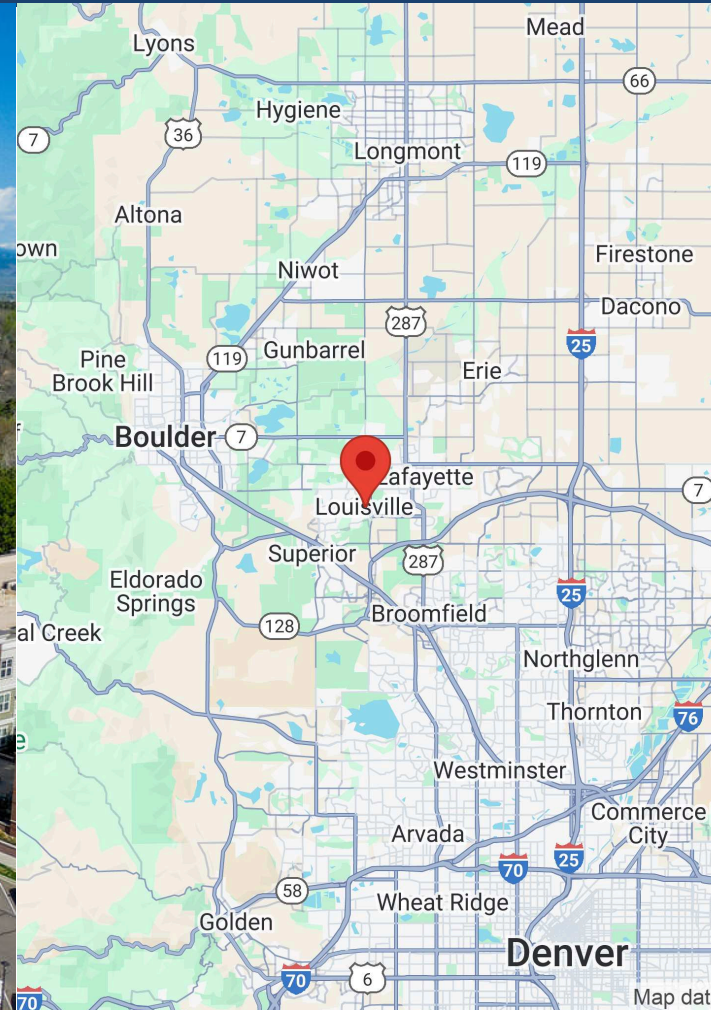


# VILLAGE SQUARE SHOPPING CENTER

535-655 E SOUTH BOULDER ROAD // LOUISVILLE, CO 80027



**OWNED GLA**  
40,211 SF

**DEMOGRAPHICS**  
Population  
Avg Income

|            | 1 mile | 3 miles | 5 miles |
|------------|--------|---------|---------|
| Population | 12,063 | 54,235  | 103,369 |
| Avg Income | \$0    | \$0     | \$0     |

Village Square is a 40,211 SF Dollar Tree anchored neighborhood center located in a densely populated, affluent submarket of Denver, Colorado. Located along South Boulder Road in Louisville, this property is conveniently located 10 miles southeast of Boulder and 20 miles northwest of Denver.

Major Tenants: Dollar Tree, Village Square Liquor, Aria Laundry, Comfort Cleaners, Carolina's Alterations



**ZIFF  
REAL ESTATE  
PARTNERS**

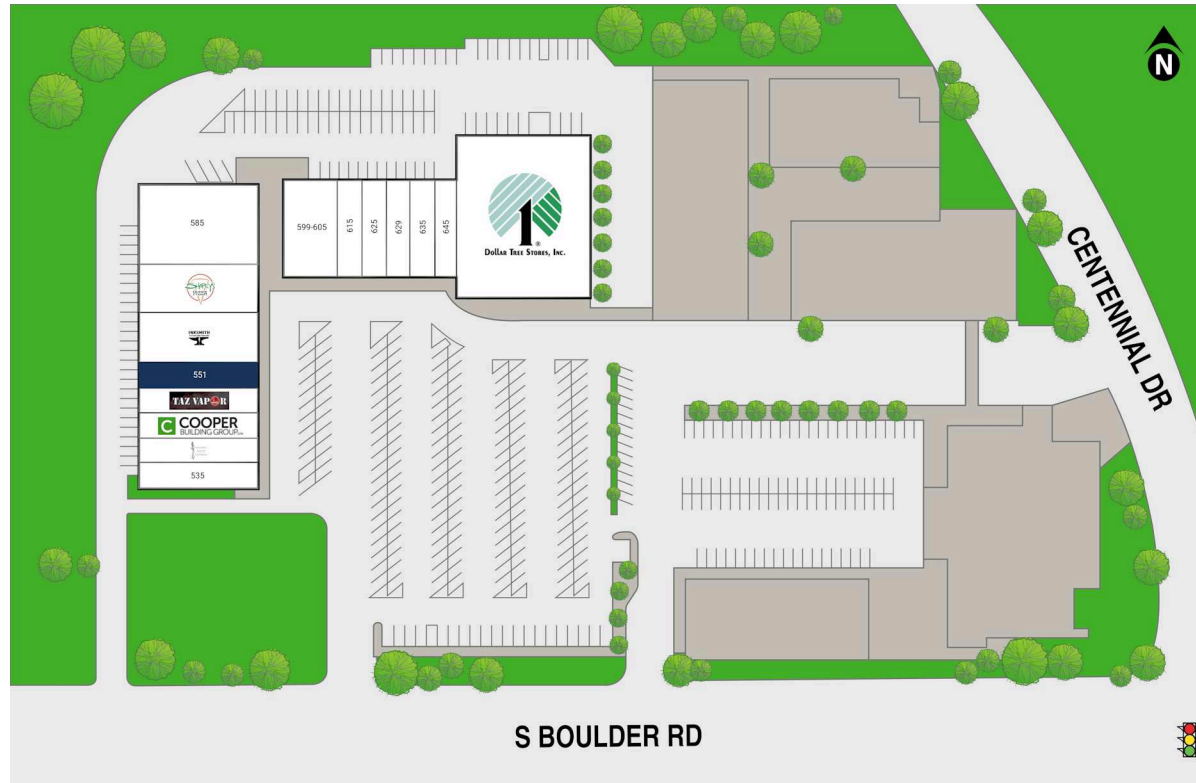
FOR LEASING INFORMATION

[www.ziffcre.com](http://www.ziffcre.com)

# VILLAGE SQUARE SHOPPING CENTER

535-655 E SOUTH BOULDER ROAD // LOUISVILLE, CO 80027

Available
  Coming Available
  Occupied
  Non-Controlled



| SUITE# | Tenant Name | GLA(SF) |
|--------|-------------|---------|
| 551    | AVAILABLE   |         |

| SUITE#  | Tenant Name                  | GLA(SF) |
|---------|------------------------------|---------|
| 535     | COMMUNITY YOGA               |         |
| 539     | ORGANIC ROOTS CATERING       |         |
| 543     | COOPER BUILDING GROUP        |         |
| 547     | TAZ VAPOR                    |         |
| 557-565 | INKSMITH TATTOO AND PIERCING |         |
| 577-579 | SHOHEY'S PIZZA               |         |
| 585     | MUDROCK'S TAP & TAVERN       |         |
| 599-605 | OGO KITCHEN                  |         |
| 615     | WATERMILL PETWASH            |         |
| 625     | CAROLINA'S ALTERATIONS       |         |
| 629     | COMFORT CLEANERS             |         |
| 635     | ARIA LAUNDRY                 |         |
| 645     | VILLAGE SQUARE LIQUOR        |         |
| 655     | DOLLAR TREE                  |         |

Tenant names on this plan represent leases which are executed, in negotiation, or proposed. All square footages and dimensions are approximate and subject to field verification.



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