VILLAGE SQUARE SHOPPING CENTER

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



OWNED GLA
40,211 SF

TRAFFIC COUNTS
E South Boulder Rd : 27,000 VPD

DEMOGRAPHICS	1 mile	3 miles	5 miles
Population	12,063	54,235	103,369
Avg Income	$187,660	$177,773	$172,737

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, Mudrock's Tap & Tavern, Village Square Liquor, Shopey's Pizza, Inksmith Tattoo and Piercing
Neighbours: Elements Massage, Planet Fitness, ACE

ZRP

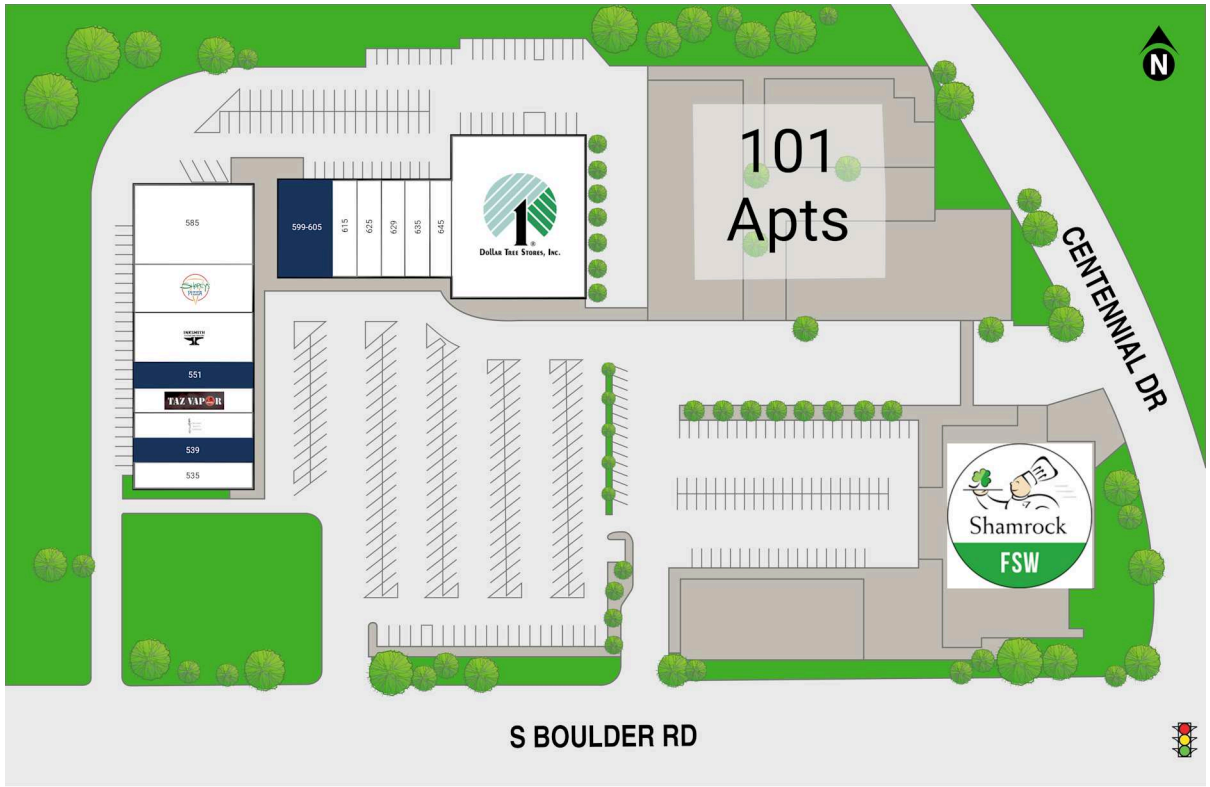
ZIFF
REAL ESTATE
PARTNERS

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Available | Coming Available | Occupied | Non-Controlled



SUITE#	Tenant Name	GLA(SF)
539	AVAILABLE	1,200 SF
551	AVAILABLE	1,203 SF
599-605	AVAILABLE	2,393 SF

SUITE#	Tenant Name	GLA(SF)
535	LOUISVILLE COMMUNITY YOGA	1,205 SF
543	ORGANIC ROOTS CATERING	1,200 SF
547	TAZ VAPOR	1,200 SF
557-565	INKSMITH TATTOO AND PIERCING	2,400 SF
577-579	SHOPEY'S PIZZA	2,400 SF
585	MUDROCK'S TAP & TAVERN	6,008 SF
615	WATERMILL PETWASH	1,200 SF
625	COMFORT CLEANERS	1,200 SF
629	CAROLINA'S ALTERATIONS	1,200 SF
635	LAUNDRYVILLE	1,200 SF
645	VILLAGE SQUARE LIQUOR	2,580 SF
655	DOLLAR TREE	13,622 SF

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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