

133-165 McCASLIN BOULEVARD

PRIME LOUISVILLE RETAIL/OFFICE SPACE FOR LEASE

CONTACT:

[DAN FERRICK](#) OR
[MICHAEL-RYAN MCCARTY](#)
(303) 442-1040
WWW.GIBBONSWHITE.COM

SUITE 2-A:

1,500 SF

LEASE RATE:

\$10.00 NNN* (\$8.47)

\$2,309/GROSS PER MONTH

*YEAR ONE RATE

AVAILABLE:

IMMEDIATELY

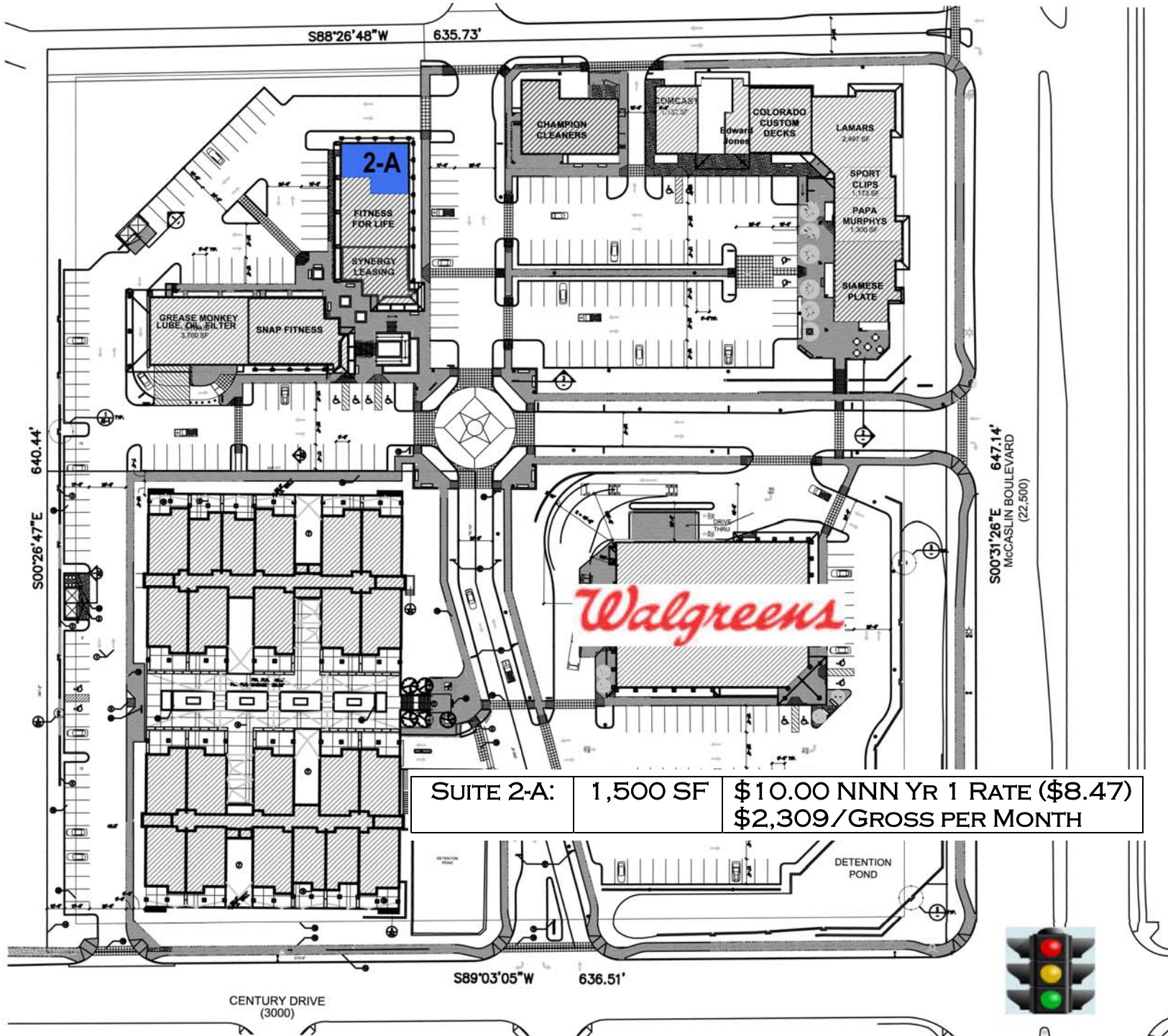
- LOCATED ON LOUISVILLE'S BUSIEST RETAIL CORRIDOR
- ANCHORED BY **WALGREENS** — THE ONLY PHARMACY IN THE AREA
- TURN KEY OFFICE SPACE AVAILABLE
- MONUMENT SIGNAGE AVAILABLE
- TENANT IMPROVEMENTS NEGOTIABLE.
- JOIN GREASE MONKEY, LAMAR'S DONUTS AND PAPA MURPHY'S.
- AMPLE PARKING



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it.



2305 CANYON BLVD, SUITE 200
BOULDER, CO 80302



SUITE 2-A:	1,500 SF	\$10.00 NNN YR 1 RATE (\$8.47) \$2,309/GROSS PER MONTH
------------	----------	---



DEMOGRAPHICS – CENTENNIAL PAVILION

RADIUS	1 MILE	5 MILES	10 MILES
2010 POPULATION	8,376	95,592	379,090
PER CAPITA INCOME	\$44,829	\$39,929	\$36,787
2010 HOUSEHOLDS	3,113	38,166	147,377
TOTAL BUSINESSES	401	4,985	
# OF EMPLOYEES	5,419	58,568	

TRAFFIC COUNTS

MCCASLIN AT CHERRY: 27,681 CARS PER DAY

ADJACENT TENANTS – WALGREEN’S, COMCAST, PAPA MURPHY’S, LAMAR’S DONUTS



2305 CANYON BLVD, SUITE 200
BOULDER, CO 80302