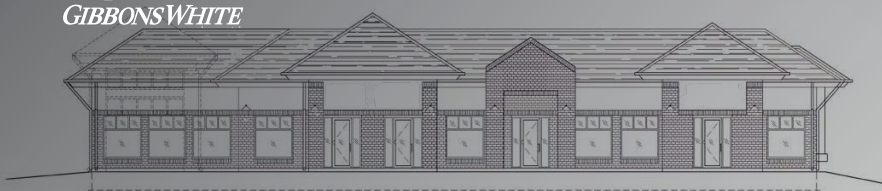


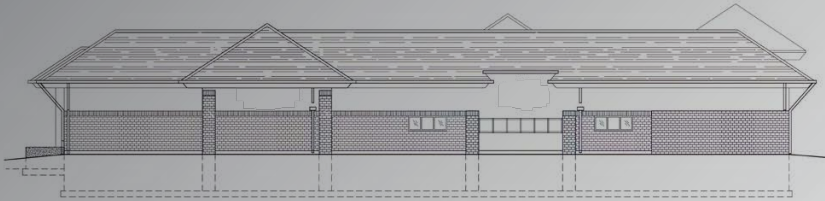


Arriving Q1 2025!



Village Shops at Colony Square

1116-1124 W. Dillon Rd, Louisville, CO



Michael-Ryan McCarty

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Property Info & Gallery

View Map

Brand New High Visibility Retail

Available Space	692 - 11,202 sq. ft.
	Building 1116 : 692 - 5,561 sq. ft.
	Building 1124: 884 - 5,641 sq. ft.
Lease Rate / sq. ft.	\$30.00 - \$36.00 NNN
Expenses / sq. ft.	\$11.83*

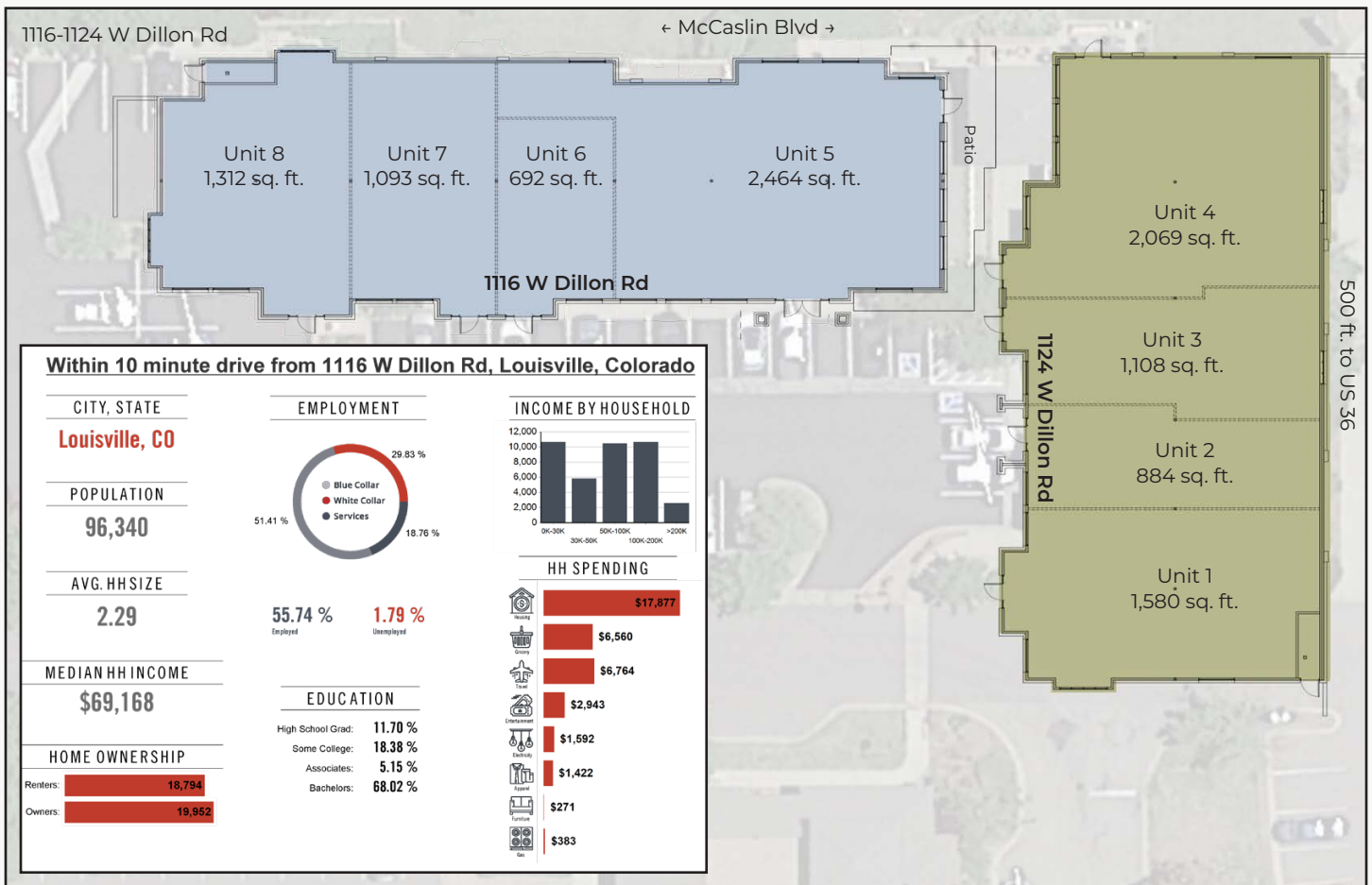
*Not Including Utilities

- Brand New High Visibility Retail at US 36 & McCaslin Blvd with Delivery Estimated Q1 2025
- Broad Range of Unit Sizes Available with Up to 11,202 sq. ft. in Two Buildings
- Restaurant Opportunities with Grease Trap in Place & Outdoor Patio Area
- Negotiable Improvement Allowances
- 73 Onsite Parking Spaces & Monument Signage Available
- 39,882 Traffic Count McCaslin Blvd at Dillon Rd Source CoStar MPSI Estimate 2021
- Adjacent Tenants Include Mile High Pho, Emoji Tea House, Parma Trattoria & Mozzarella Bar, Block Advisors, State Farm, Mother Tucker Brewery, Hana Japanese Bistro, Instant Imprints, Fringe Hair Studio, East-West Wellness, Phuket Thai, Regal Cinebarre Boulder, Quality Inn & More

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



2305 Canyon Blvd, Suite 200, Boulder, CO 80302 - (303) 442-1040



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