



**FOR SUBLEASE**

**Sublease Expiration:  
March 31, 2032**

**575**

**McGaslin Blvd.  
Louisville, CO 80027**

**Size: 6,971 SF / Year Built: 2000 / Land Size: 1.52 AC**

**Contact Broker for Pricing**



- \* 6,971 SF former Carrabba's Italian Grill for sublease
- \* In front of the newly announced King Soopers Marketplace!
- \* Over 400 hotel rooms in the immediate area
- \* Less than 2 miles from the Downtown Superior Development (1.4k residential units, 817.6K SF commercial/retail, 150K indoor recreation center)

- \* Less than 2 miles from Avista Adventist Hospital (100 patient beds)
- \* FF&E included
- \* Across from proposed CU Boulder's university housing project
- \* Louisville taxes — \$60,594.80

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**BROKERAGE DISCLOSURE**



**FUTURE KING Soopers Marketplace**

**THE HOME DEPOT**  
**QUALITY INN**  
68 Rooms  
University of Colorado Boulder  
future university housing

**SUPERIOR MARKETPLACE**  
COSTCO WHOLESALE  
WHOLE FOODS MARKETPLACE  
TARGET  
PET SMART  
TJ-maxx  
OfficeMax  
Michaels  
PANERA BREAD  
Panera

**FIREHOUSE SUBS**  
FOUNDED BY FIREMEN  
TESLA  
larkburger  
STARBUCKS COFFEE

**DOWNTOWN**  
1,400 residential units  
150K SF Indoor recreation (now open)  
817.6K SF commercial/retail (under construction)

CENTENNIAL PARKWAY

W. PINE STREET

POLK AVENUE

STARBUCKS COFFEE  
QDOBA MEXICAN GRAYS  
DICKY'S RESTAURANTS  
KeyBank  
CYCLEBAR  
JERSEY MIBIZ  
EMPORE RESTAURANT

TAP HOUSE

W. CHERRY STREET

**SITE**

SAFeway  
CHASE  
1STBANK  
McDonald's  
UNITED STATES POSTAL SERVICE

MOD  
SMASH BURGER  
Best Western  
MAD greens  
62 Rooms  
COURTYARD Marriott  
Hampton  
LA QUINTA INN & SUITES  
154 Rooms 80 Rooms 120 Rooms

Avista Adventist Hospital  
Centura Health.  
114 Beds

DILLON ROAD

Monarch High School  
1,515 students

MCCASLIN BOULEVARD

S. 86TH STREET

**DEMOGRAPHICS**

|                          | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------------------|-----------|-----------|-----------|
| Total Population         | 7,321     | 41,108    | 106,126   |
| Total Daytime Population | 12,372    | 44,837    | 123,872   |
| Average HH Income        | \$168,437 | \$163,999 | \$153,758 |

ESRI 2023 Estimates

**TRAFFIC COUNTS**

|                                      |            |
|--------------------------------------|------------|
| McCasin Blvd. South of W. Dillon Rd. | 37,466 VPD |
| McCasin Blvd. North of W. Dillon Rd. | 24,017 VPD |
| MPSI 2022 Estimates                  |            |