



Portions of the building have been digitally removed for presentation purposes.

MAIN STREET DEVELOPMENT OPPORTUNITY FOR SALE

833 Main St, Louisville, CO, 80027

Positioned along highly visible Main Street in the heart of Louisville, 833 Main Street presents a rare opportunity to acquire a vacant lot with the option to purchase the adjacent free standing building. The ±13,535 SF lot offers exceptional accessibility and convenience for customers and employees alike.

The property benefits from strong street presence, easy access, and ample parking—an increasingly hard-to-find amenity in this market. The vacant lot and building are available for purchase either individually or together, offering flexibility to buyers depending on their investment or operational objectives.

FEATURE HIGHLIGHTS

-  Downtown District
-  Flexible Zoning
-  Foot Traffic
-  Near Restaurants
-  Near Shopping
-  Parking
-  Utilities to the Site
-  Visibility/Location

PROPERTY OVERVIEW

LOT SF	±13,535 SF (.31 Acres)*
SALE PRICE	\$1,450,000
DATE AVAILABLE	Immediately
ZONING	Commercial Community

**Source – Survey, Final lot SF shall be TBD based on final survey.*

FOR MORE INFORMATION:



CrabtreeTeam

Liz Amaro Nyiri
 Commercial Broker Associate
 303.449.2131 ext 136
liz@coloradogroup.com

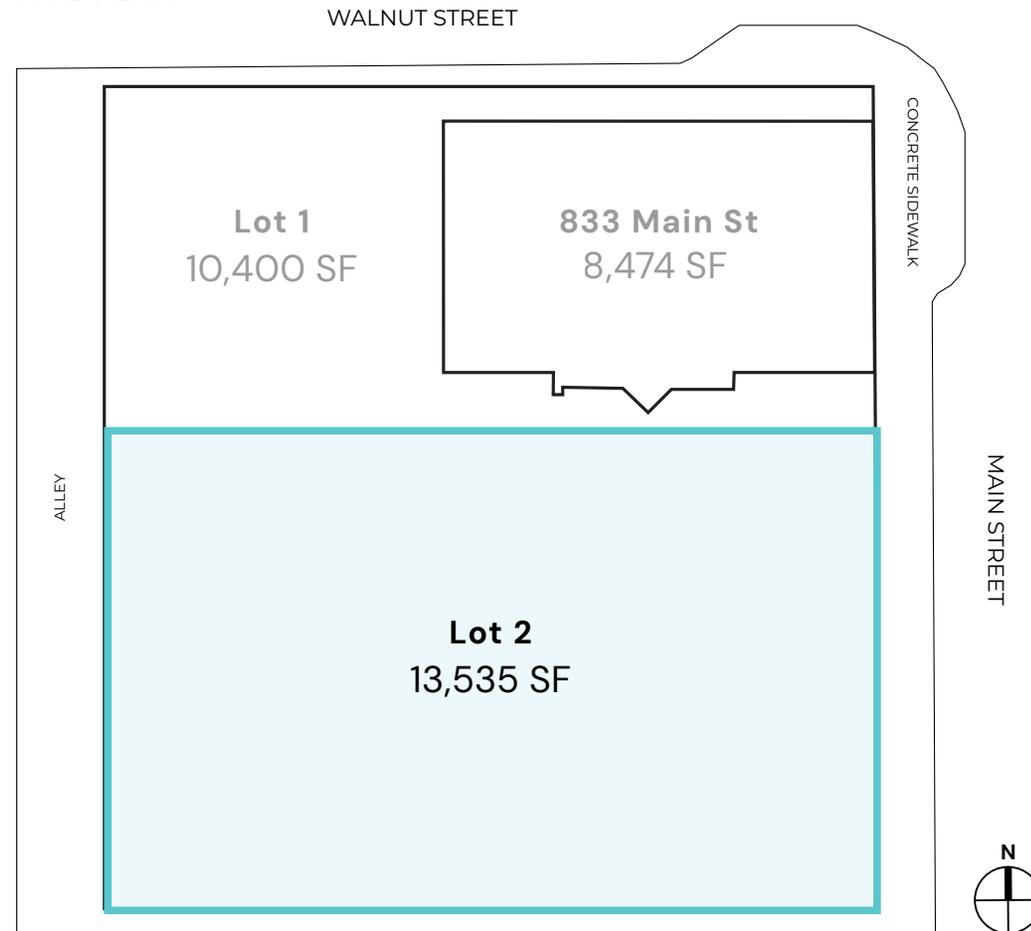
Scott Crabtree
 MBA LEED®AP
 Senior Commercial Broker
 303.449.2131 ext 125
crabtree@coloradogroup.com

One of the last prime Main Street opportunities, this vacant lot provides great opportunity for developers, and owner / users who want to have a highly visible presence in Louisville's downtown district. Zoned Commercial Community, this site allows for a wide range of uses.

A UNIQUE OPPORTUNITY:

- Central lot on Main St
- Flexible zoning for future development
- Option to purchase with free standing commercial building

SITE PLAN



DEMOGRAPHICS



POPULATION

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
31,742	107,622	500,298



EMPLOYEES

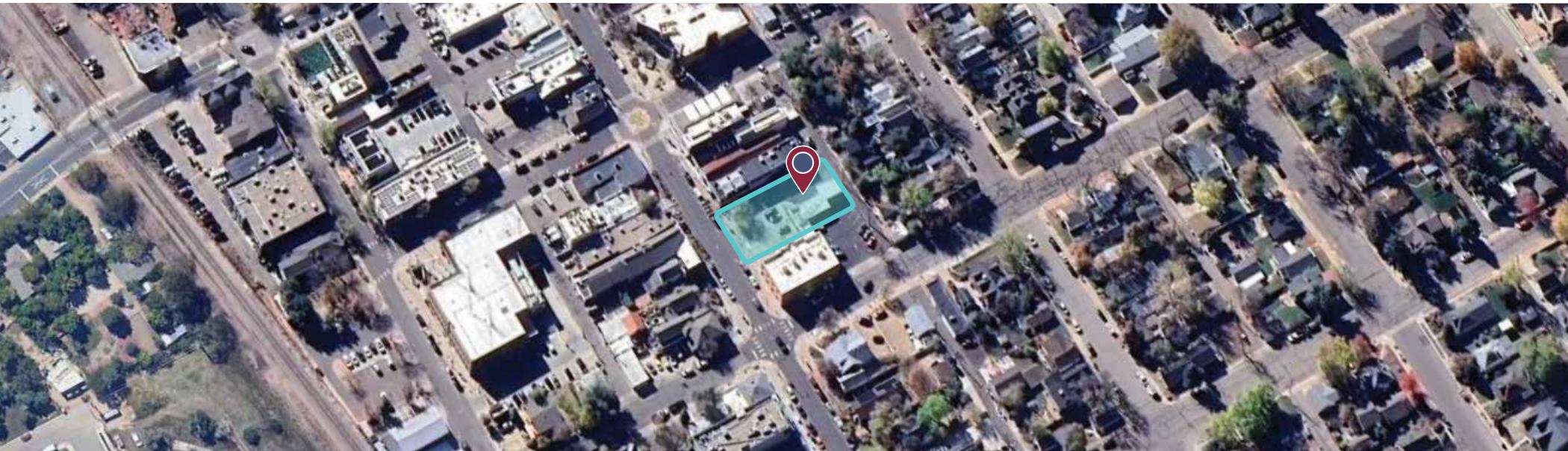
2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
12,263	63,393	268,409



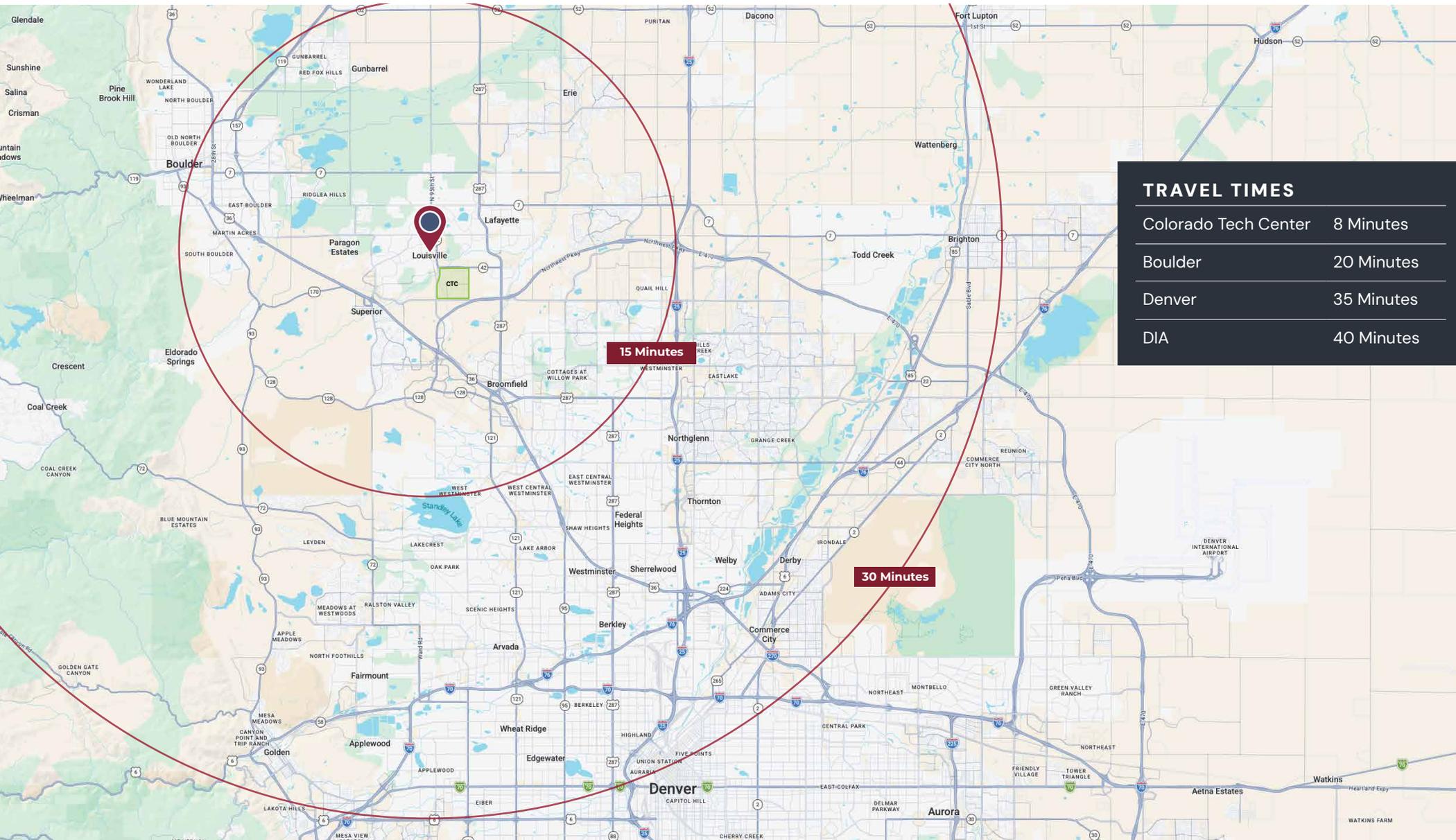
AVERAGE HOUSEHOLD INCOME

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
\$152,572	\$141,952	\$128,410

Louisville, Colorado is a vibrant Boulder-Front Range community with a population of about 20,800 residents in a compact ~8 sq mi area, supporting a dense, active local market. The median age is in the low 40s, reflecting an established mix of professionals and families. Households in Louisville enjoy high incomes, with median household income near \$149 K and per-capita income well above state averages, while poverty remains low (~5%). Louisville blends historic small-town charm with modern suburban development, offering access to both Boulder and Denver. The city is recognized for its high quality of life, strong community spirit, and extensive trail systems.



REGIONAL MAP



TRAVEL TIMES	
Colorado Tech Center	8 Minutes
Boulder	20 Minutes
Denver	35 Minutes
DIA	40 Minutes

PROPERTY LOCATION

The map shows a grid of streets including Lincoln Ave, Grant Ave, Jefferson Ave, Lafarge Ave, Parbois Ln, Front St, and Courtesy Rd (42). North-south streets are South St, Walnut St, Spruce St, Pine St, and Elm St. A red pin is located at the intersection of Main St and Walnut St. Numbered circles 1 through 14 are placed on the map to indicate the locations of nearby businesses.

Explore more in the area.

- 1 **The WATERLOO**
Simply Louisville
- 2 **Giovannitti**
COFFEE ROASTERS
- 3 **Bittersweet**
chocolate - coffee - tea - sweets - pastries
- 4 **BOB'S**
DINER
- 5 **12**
BREWING
- 6 **Zucca**
Italian Restaurant
- 7 **The Melting Pot**
FONDUE RESTAURANT
- 8 **Lu-Lu's**
BBQ
- 9 **THE BIRDIE BAR**
- 10 **PICAS**
MEXICAN TAQUERIA
- 11 **740 FRONT**
An American Dining Saloon
- 12 **the huckleberry**
- 13 **MOXIE**
BREAD CO
- 14 **Nora's Speakeasy**