

# FOR LEASE RUBY ISLE

2205 N CALHOUN RD, BROOKFIELD, WI 53005

**Panera**  
BREAD®

AVAILABLE  
1,813 SF

**ACE**  
PICKLEBALL CLUB

AVAILABLE  
2,000 SF

AVAILABLE  
2,193 SF

AVAILABLE  
1,260 SF

**Walgreens**



# PROPERTY INFO

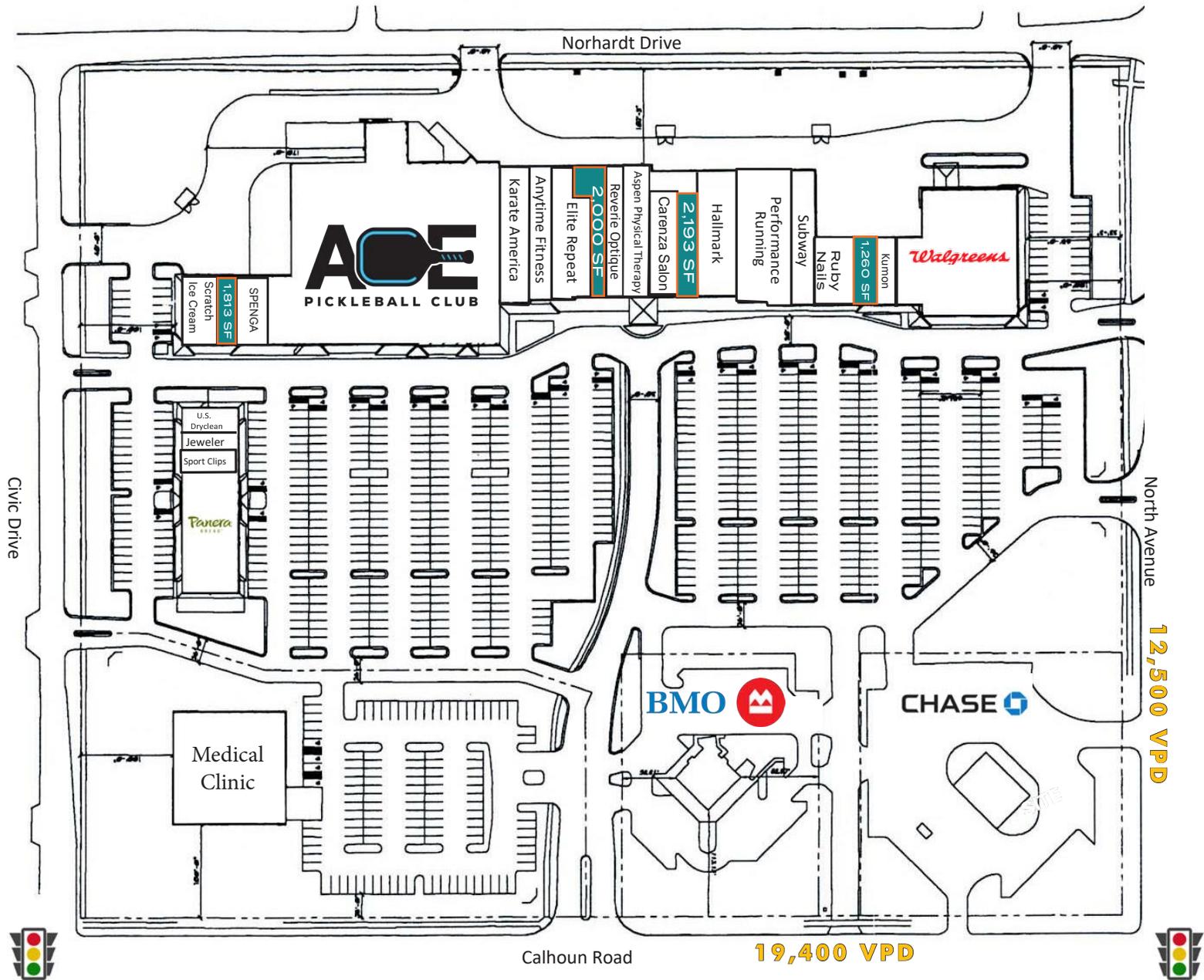
2205 N CALHOUN RD, BROOKFIELD, WI 53005

High image and well established neighborhood retail center in the heart of Brookfield.

- Available Space:
  - Suite 8: 1,813 SF
  - Suite 11: 2,000 SF
  - Suite 19: 2,193 SF
  - Suite 25: 1,260 SF
  - Confidential Space: 3,796 SF
- Lease Rate: \$18.00 psf NNN
- NNN: Est. \$4.50
- Multiple points of full access onto both W North Ave and N Calhoun Rd
- Close proximity to Brookfield Civic Center and Brookfield Central High School
- Strong surrounding population density and household incomes.
- Co-tenants:



# SITE PLAN





MARCUS  
THEATRES  
16 Screens

THE HOME  
DEPOT

DULUTH  
TRAINING

Sam's  
Club

TARGET

MENARDS

STEIN'S  
HEALTH & SPA

URBAN AFK  
ADVENTURE PARK

Walgreens

Blair's  
FARM & FLEET

Westbrook  
Shopping Center

KOHL'S  
HOUSEWARE & TOOLS

The Corners of  
Brookfield

Sendika  
VON MAUR  
ARHAUS  
FURNISHING A BETTER WORLD  
SILVERSPOT  
CINEMA  
L.L.Bean

W BLUEMOUND RD

Bluemound  
Plaza

ALDI  
BEST BUY

WAC  
Wisconsin Athletic Club

PET SUPPLIES PLUS

Goodwill

35,000 VPD

145,000 VPD

ROSS  
DISCOUNT FASHION

Ruby Isle  
Walgreens  
AOE  
PICKLEBALL CLUB

Calhoun  
Crossing

FRESH FARM  
Total Wine  
& MORE  
DSW  
DISCOUNT SHOES & MORE  
SIERRA  
FURNITURE FACTORY

Brownstones  
Shopping  
Center  
HOBBY  
LOBBY  
Dunham's  
metro  
market  
TJ-maxx

Brookfield  
Fashion Center  
JO-ANN  
fabrics inc  
ROSS  
DISCOUNT FASHION  
ULTA  
beauty

FLOOR  
DECOR

Fountain  
Square

Michaels  
Where Creativity Happens  
PET SMART  
COST PLUS  
WORLD MARKET  
GOLF  
GALAXY

Walgreens

The Plaza  
CVS  
Pharmacy  
Center  
BOOKS  
RUSSELL  
LEWIS  
DISCOUNT BOOKS

Planet  
Fitness  
KIDS  
EMPIRE

CORRIDOR  
EVERY SEASON STARTS AT  
DICK'S  
SPORTING GOODS  
LIFETIME  
FITNESS  
OLD NAVY  
five  
BELOW  
PartyCity

Brookfield  
Square Mall

JCPenney  
Movie  
TAVERN  
BARNES & NOBLE

Walgreens

Pick 'n Save

WALMART  
SUPER CENTER

NAPA

## 2024 DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	5,672	45,878	113,536
AVG. H.H. INCOME	\$176,151	\$169,516	\$140,747
DAYTIME POPULATION	5,615	59,974	185,004

## TRAFFIC COUNTS

W NORTH AVENUE	12,500 VPD
N CALHOUN RD	19,400 VPD

## CONTACT US

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# STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

**Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.**

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

## BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the broker. The broker is either an agent of another party in the transaction or a sub-agent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

## CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

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NON-CONFIDENTIAL INFORMATION:

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(Insert information you authorize to broker to disclose such as financial qualification information)

## CONSENT TO TELEPHONE SOLICITATION

I/We agree the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. List Home/Cell Numbers: \_\_\_\_\_

## SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the internet at <http://offender.doc.state.wi.us/public/> or by phone at (608) 240-5830.

## DEFINITION OF MATERIAL ADVERSE FACTS

A "material adverse act" is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significant to a reasonable party that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligation under a contract or agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.