



## Village Shops at Colony Square

1116-1124 W. Dillon Road, Louisville, CO

### Brand New High Visibility Retail

**Michael-Ryan McCarty**  
mccarty@gibbonswhite.com  
(303) 586-5939

**Patrick Weeks**  
patrick@gibbonswhite.com  
(303) 586-5935

www.gibbonswhite.com

[Property Info & Gallery](#)

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Available Space	692 - 11,224 sq. ft.
	Building 1116: 692 - 5,583 sq. ft.
	Building 1124: 884 - 5,641 sq. ft.
Lease Rate / sq. ft.	<del>\$30.00</del> - <del>\$36.00</del> NNN <b>\$20.00 NNN</b>
Expenses / sq. ft.	\$11.83*

*\*Not Including Utilities*

- **Year 1 Introductory Rate of \$20.00 NNN**
- Brand New High Visibility Retail at US 36 & McCaslin Blvd
- Up to 11,224 sq. ft. Available with a Broad Range of Sizes
- Vanilla Shell Condition with HVAC Systems in Place & Ready for Final Tenant Finishes
- Restaurant Opportunities with Grease Trap in Place & Outdoor Patio
- \$50 per sq. ft. Tenant Improvement Allowances for Qualified Tenants
- 73 Onsite Parking Spaces & Monument Signage Available
- Traffic Counts 39,882 at McCaslin Blvd & Dillon Rd
- Adjacent Tenants Include Mile High Pho, Emoji Tea House, Parma Trattoria, Rabbit Hole Escape Rooms, Hana Japanese Bistro, Phuket Thai, Block Advisors, Instant Imprints, Fringe Hair Studio, Quality Inn, Home Depot & More

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