

# VILLAGE SQUARE

## SHOPPING CENTER

535-655 E SOUTH BOULDER ROAD | LOUISVILLE, CO 80027

**MULTI-TENANT NEIGHBORHOOD RETAIL INVESTMENT**  
SHADOW GROCERY ANCHORED



ANCHORED BY



**DOLLAR TREE**



**E SOUTH BOULDER ROAD**



### CALL FOR OFFERS

SEPTEMBER 18, 2024 - 5:00 PM MST

PURCHASERS' OFFER SHOULD INCLUDE AT A MINIMUM:

- OFFER PRICE
- EARNEST MONEY DEPOSIT
- DUE DILIGENCE AND CLOSING PERIOD
- PURCHASER QUALIFICATIONS, PROOF OF FUNDS, AND FINANCING TERMS

# EXECUTIVE SUMMARY

NavPoint Real Estate Group is pleased to offer qualified investors the opportunity to acquire Village Square Shopping Center, a 40,211-square-foot multi-tenant retail property in Louisville, Colorado. The subject property offers in-place income, significant recent exterior upgrades, and is anchored by Dollar Tree.

The property is situated near several residential neighborhoods and directly adjacent to 111 luxury apartments in the Center Court complex. The location benefits from premiere visibility and traffic volumes on South Boulder Road which are in excess of 22,943 vehicles per day, as well as a large parking area to accommodate customers. High-density residential neighborhoods, strong local and national tenants, and robust daily traffic make this property an attractive asset for investors looking to secure a cash-flowing property with additional upside opportunities.

Village Square Shopping Center is offered exclusively by NavPoint Real Estate Group and provides investors the prime opportunity to acquire a core retail asset in Boulder County.

- Anchored by Dollar Tree new ten-year lease and Shadow Anchored Shamrock Foods Grocery
- Unrivaled Louisville Location With Strong Visibility And High Density Residential Surrounding
- Robust List Of Local And National Tenants Occupying The Property



Price

\$10,112,000



Building Size

40,211 SF



Site Size

4.48 ACRES



NOI

\$718,022



Cap Rate

7.10%



## STABILIZED INVESTMENT OPPORTUNITY

- 100% NNN Leased

## PREMIERE ASSET POSITIONING

- Easy Access Via Boulder Turnpike & US-287
- Just North of Downtown Louisville
- Frontage along South Boulder Road Provides Significant Retail Exposure
- Less than 20 Minutes to Downtown Boulder

## UNRIVALED REAL ESTATE FUNDAMENTALS

- Service-Oriented and Recession-Proof Tenants in Neighborhood Center
- Newly Shadow Anchored by National Grocery Tenant

## SIGNIFICANT EXTERIOR RENOVATIONS LAST 36 MONTHS RECENTLY COMPLETED

- Facade Updates Completed in 2023
- Signage Remodel Completed after Facade Updates Completed
- Nearly \$500,000 Project

## HIGH DENSITY RESIDENTIAL HIGH DENSITY RESIDENTIAL

- 1 Mile: 12,957 Residents, \$141,224 Avg. HH Income
- 3 Miles: 54,151 Residents, \$134,957 Avg. HH Income

## ROBUST MIX OF TENANTS WITH ATTRACTIVE NNN LEASE STRUCTURE

- **BRAND NEW Dollar Tree Lease**
- Mix of National and Local Tenants
- Combination of Restaurant, Service, Shopping and more

## SIGNIFICANT LEASING MOMENTUM IN THE LAST 36 MONTHS

- 9 leases executed since April 2022
- Totaling 25,623 SF
- Over \$1 Million Spent in Leasing Costs



**BOULDER**  
14 min (8.6 miles)



**CENTRE COURT**  
APARTMENT HOMES  
101 Units

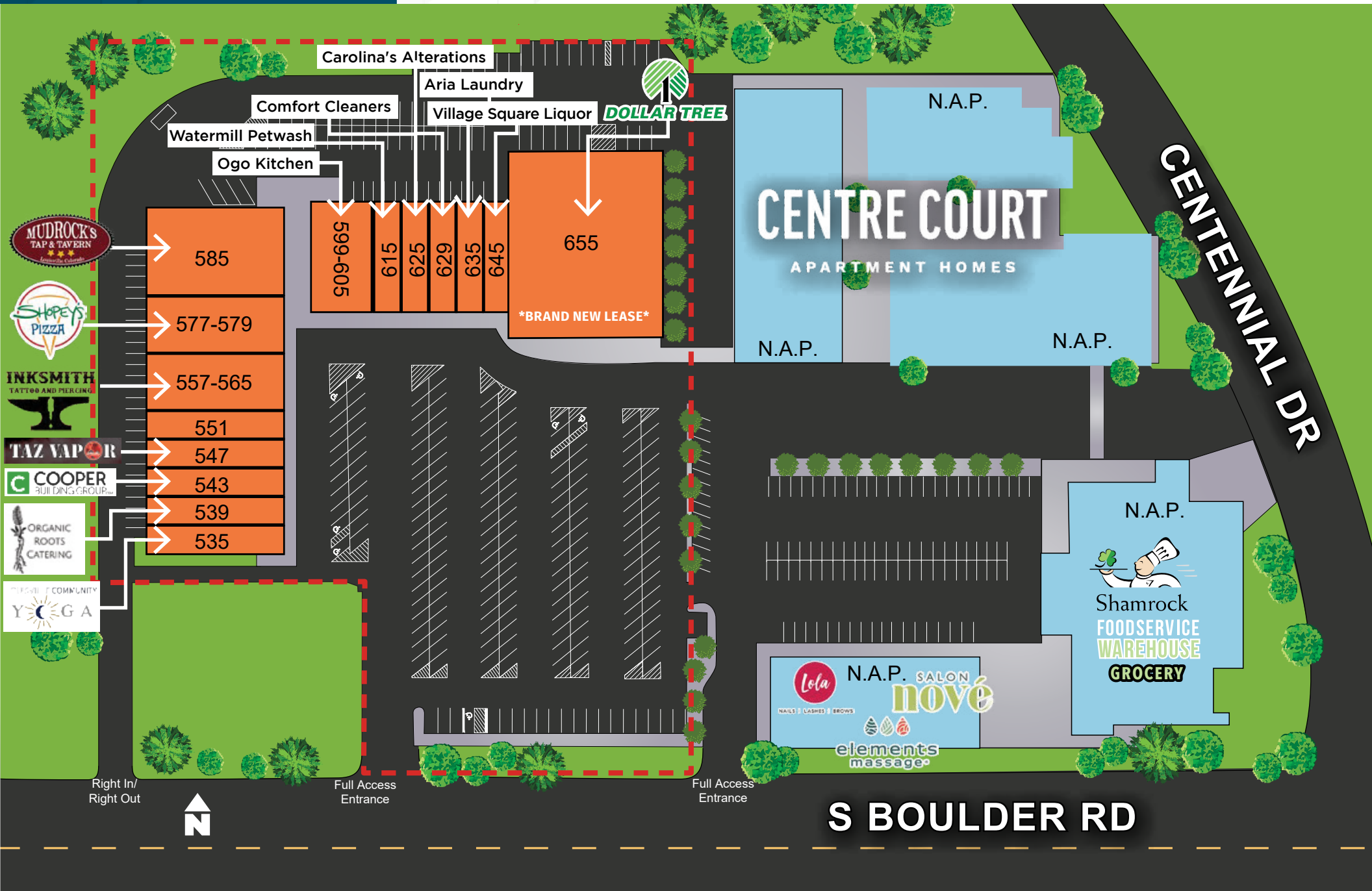
**E SOUTH BOULDER ROAD**

 19,700+ VPD



**DOWNTOWN LOUISVILLE**

# SITE PLAN



**#1**

**BEST CITY TO LIVE, BOULDER  
US NEWS & WORLD REPORT, 2021**

**#1**

**OVERALL HEALTHIEST STATE  
UNITED HEALTH FOUNDATION, 2020**

**#1**

**BEST STATE FOR WOMEN-LED STARTUPS  
MERCHANT MAVERICK, 2022**

**#2**

**BEST STATE TO RETIRE  
WALLETHUB, 2021**

**#2**

**MOST ACTIVE STATE  
UNITED HEALTH FOUNDATION, 2020**

**#3**

**BEST STATE FOR BUSINESS  
24/7 WALL STREET 2020**

# DRIVE TIME MAP



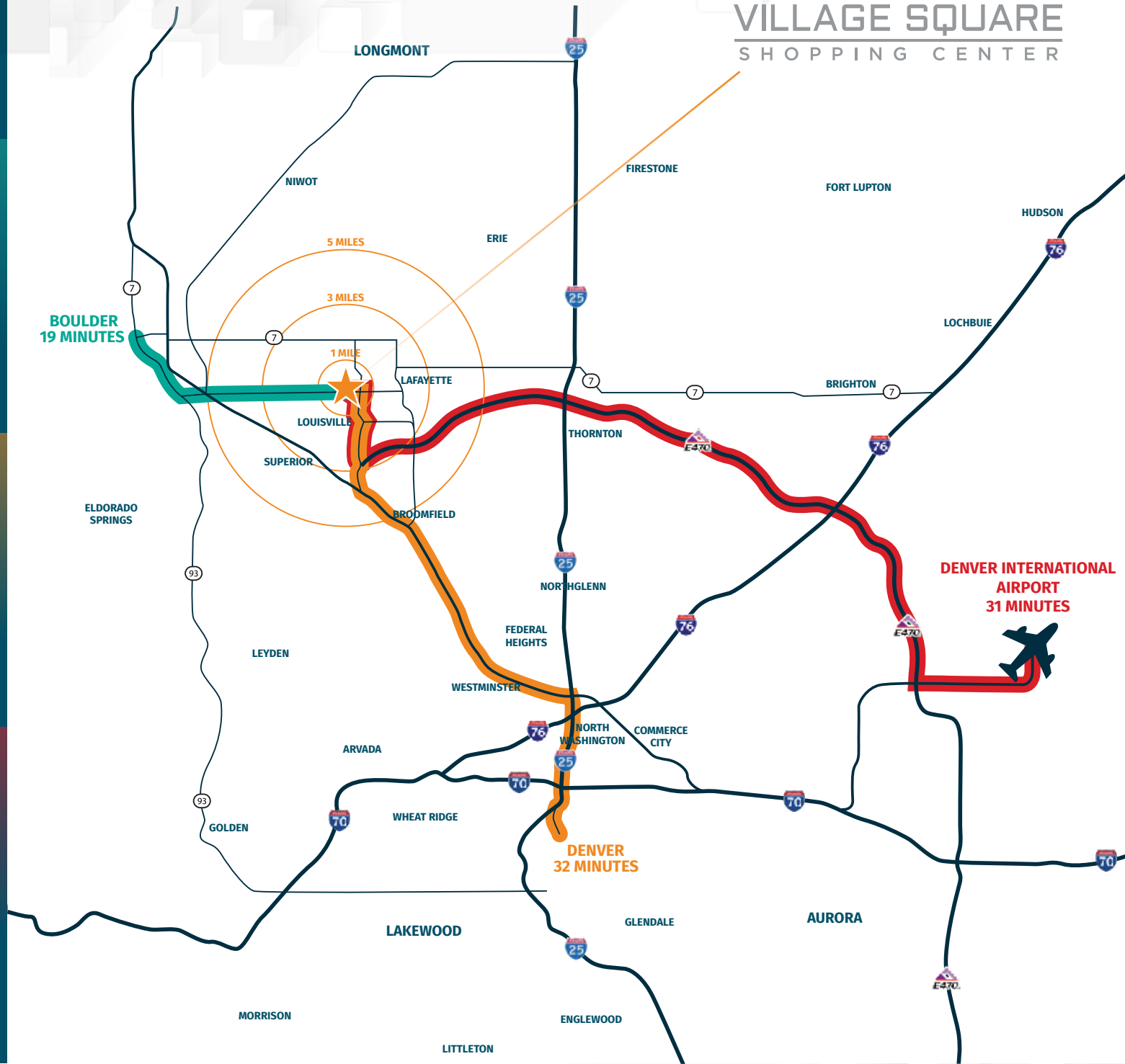
**BOULDER**  
**19 MINUTES**



**DENVER**  
**32 MINUTES**

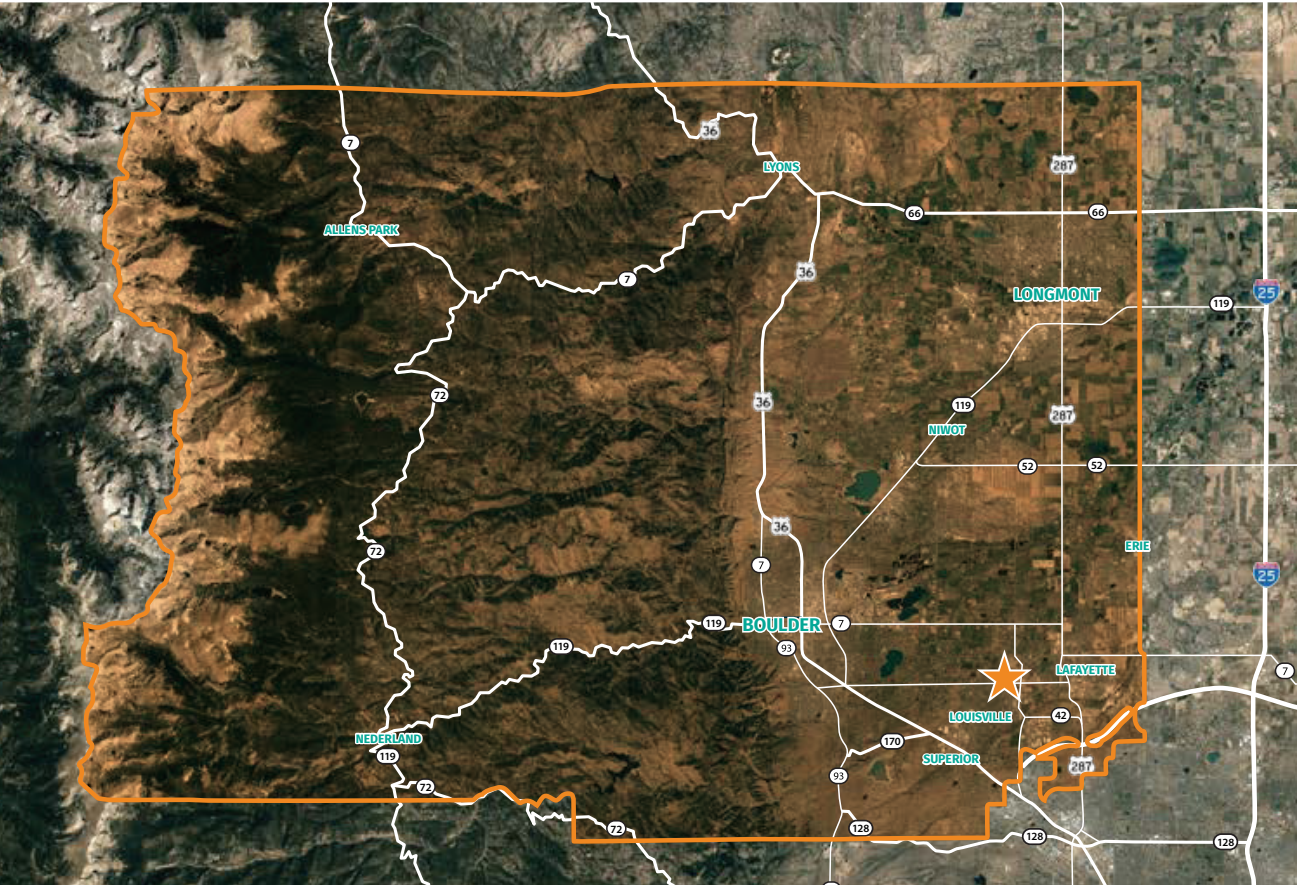


**DENVER INTERNATIONAL AIRPORT**  
**31 MINUTES**



# BOULDER COUNTY STATISTICS

# VILLAGE SQUARE SHOPPING CENTER



POPULATION  
**327,164**



MEDIAN AGE  
**38.0**



HOUSEHOLDS  
**140,891**



LABOR FORCE  
**192,879**



EMPLOYED  
**180,992**



AVERAGE WAGE  
**\$78,383**



HS DIPLOMA  
**94.4%**



BACHELORS DEGREE  
**64.8%**

source: metrodenver.org/db-business/communities/boulder



# EXTERIOR FACADE AND SIGNAGE REMODEL



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**E SOUTH BOULDER ROAD**

 **22,943 VPD**

**CENTRE COURT**  
APARTMENT HOMES  
101 Unit

  
**Shamrock**  
FOOD SERVICE  
WAREHOUSE  
GROCERY

CONFIDENTIAL OFFERING MEMORANDUM



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