



**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 MARKET**  
**TARGET**  
**PET SMART**  
**TJ-maxx**  
**OfficeMax**  
**Michaels**  
**BRIDGES EXPRESS**  
**Panera**

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

**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**  
**DICKEY'S RESTAURANTS**  
**KeyBank**  
**CYCLEBAR**  
**EMERSON RESTAURANT**

**TAP HOUSE**  
RESTAURANT & BREWERY

W. CHERRY STREET

**SITE**

**SAFeway**  
**CHASE**  
**1STBANK**  
**McDonald's**  
**UNITED STATES POSTAL SERVICE**

**MOD**  
open • style • pizza  
**SMASH BURGER**  
**MAD greens**  
**Best Western**  
62 Rooms  
**COURTYARD**  
**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	4,778	36,608	94,050
Total Daytime Population	6,779	45,857	113,325
Average HH Income	\$173,575	\$171,633	\$163,030

ESRI 2024 Estimates

**TRAFFIC COUNTS**

McCasin Blvd. South of W. Dillon Rd.	39,397 VPD
McCasin Blvd. North of W. Dillon Rd.	25,241 VPD
MPSI 2025 Estimates	