

River Point Retail District

River View/River Walk

Retail Condos for Sale

La Crosse, Wisconsin

Expected delivery: Summer/Fall 2025



CBRE

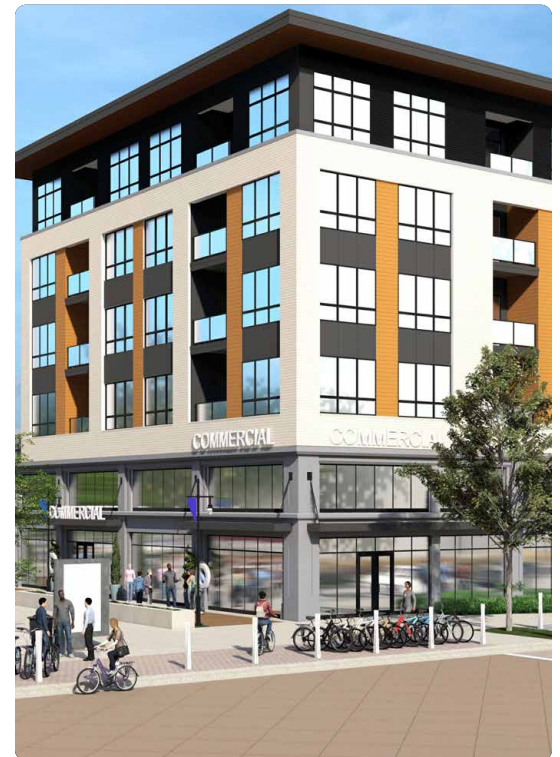
Property Overview



PROPERTY OVERVIEW PROPERTY OVERVIEW PROPERTY OVERVIEW

CBRE is pleased to present a rare opportunity to own commercial space in La Crosse's vibrant, new development, River Point District. This specific asset offers flexible commercial space for purchase from 737 to 12,518 SF. Above the commercial space will be 52 residential units and an outdoor community rooftop area.

Boasting flexible bay sizes, unmatched river views, and easy accessibility, this asset is a great fit for office and retailers alike. Additionally, there is mezzanine space and an outdoor patio perfect for a restaurant user.





The Location

This unique and transcendent project is located in the heart of La Crosse, Wisconsin. La Crosse is a city of 52,185, residents in a county 120,433. The parcel which this project rests on is the only mixed-use parcel in all of River Point District with direct river frontage. This district frontage is where three rivers converge: the Mississippi River, the Black River, and the La Crosse River. This location simply cannot be duplicated.

The district will see a variety of developments, including multi-family apartments, commercial, and mixed-use buildings. Additionally, a set of townhomes is also planned to rest on this district. This entire project has been labeled as a “game changer” for the City of La Crosse, as it offers the feel of a larger city and increases the density providing strong walkability and community connectivity.

La Crescent



La Crosse Revitalization

For the past 20 years, the City of La Crosse officials have been committed to the revitalization and investment in downtown La Crosse. Many of the older buildings have been restored and updated, in addition to the many businesses have built new construction properties downtown, including retail, hotels, restaurants, and business offices. Most recently, in 2022, the La Crosse Center completed a 2-year, \$42 Million expansion and renovation project. Invested in continued growth, city officials recently gave approval to develop the River Point District site after 10 years of planning and studies related to how the nearby floodplain, waterfront, marshland, and how sustainability would be affected.



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Shelby

Retail Specifications

Description

Building Levels	5	Construction	New
Available SF (Commercial)	737 – 12,518 SF	Built	2024/2025
Ceiling Height	Approx. 22' (two levels high)	Parking	122 Parking Stalls (35 Covered; 87 Surface)
Parcel Size	Approx. 2.5 Acres	Zoning	Commercial/Mixed-Use
Pricing	\$300 /SF *Grey Shell delivery		

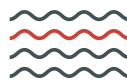
*Grey Shell includes unfinished floors, unfinished and unpainted walls, HVAC unit but no ductwork, power to space but no distribution, internet/cable to space but no distribution, sprinkler system but no distribution, water gas and sewer connection to the space.

Delivering in Grey Shell condition gives the buyer/occupier the freedom and flexibility to fully customize the space for their specific and intended use.

Public Amenities



Park & Beer Garden



River Front



Water Recreation



Plaza & Market



Park & Greenway



Connected Recreation Trails

Site Plan

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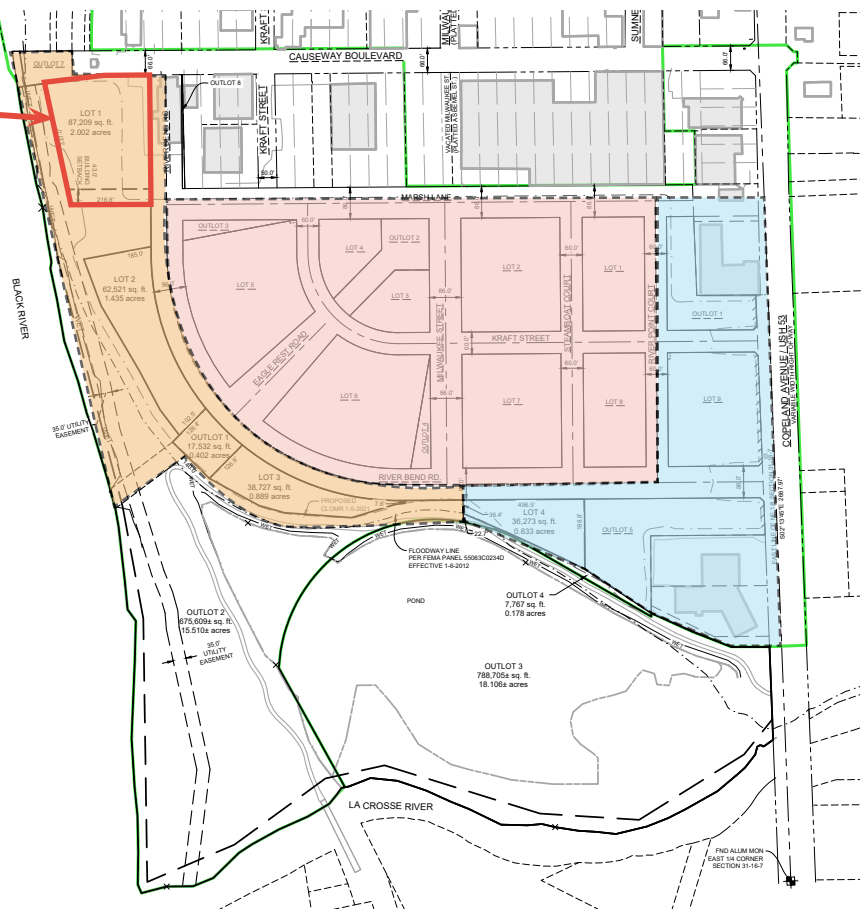


Location



Subject Property

- Entertainment, Public Amenity & Civic Zone
- Residential & Mixed-Use Zone
- Perimeter Commercial & Mixed-Use Zone

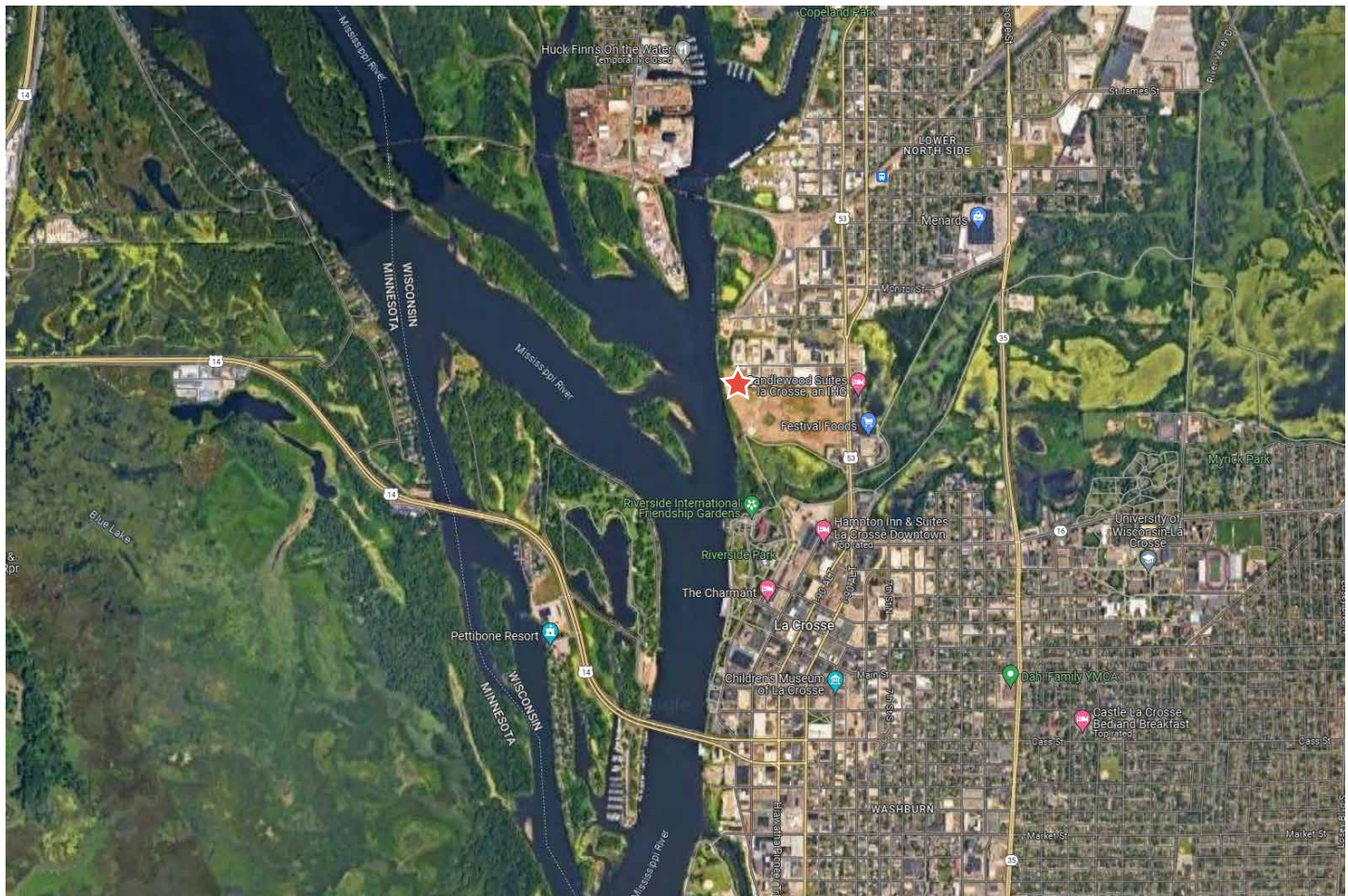
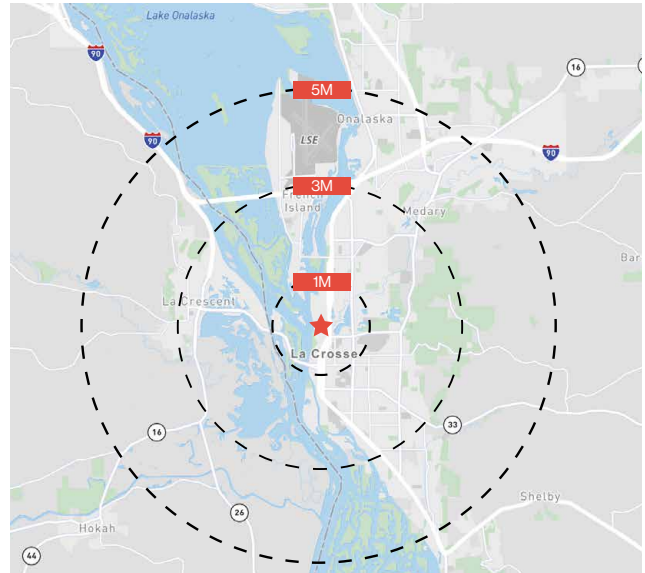


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Area Demographics



	3 MILES	5 MILES	10 MILES
POPULATION	10,147	48,636	74,749
MEDIAN HH INCOME	\$46,551	\$52,341	\$60,182
AVERAGE HH INCOME	\$45,295	\$69,705	\$76,607
MEDIAN AGE	23.3	31.0	35.4



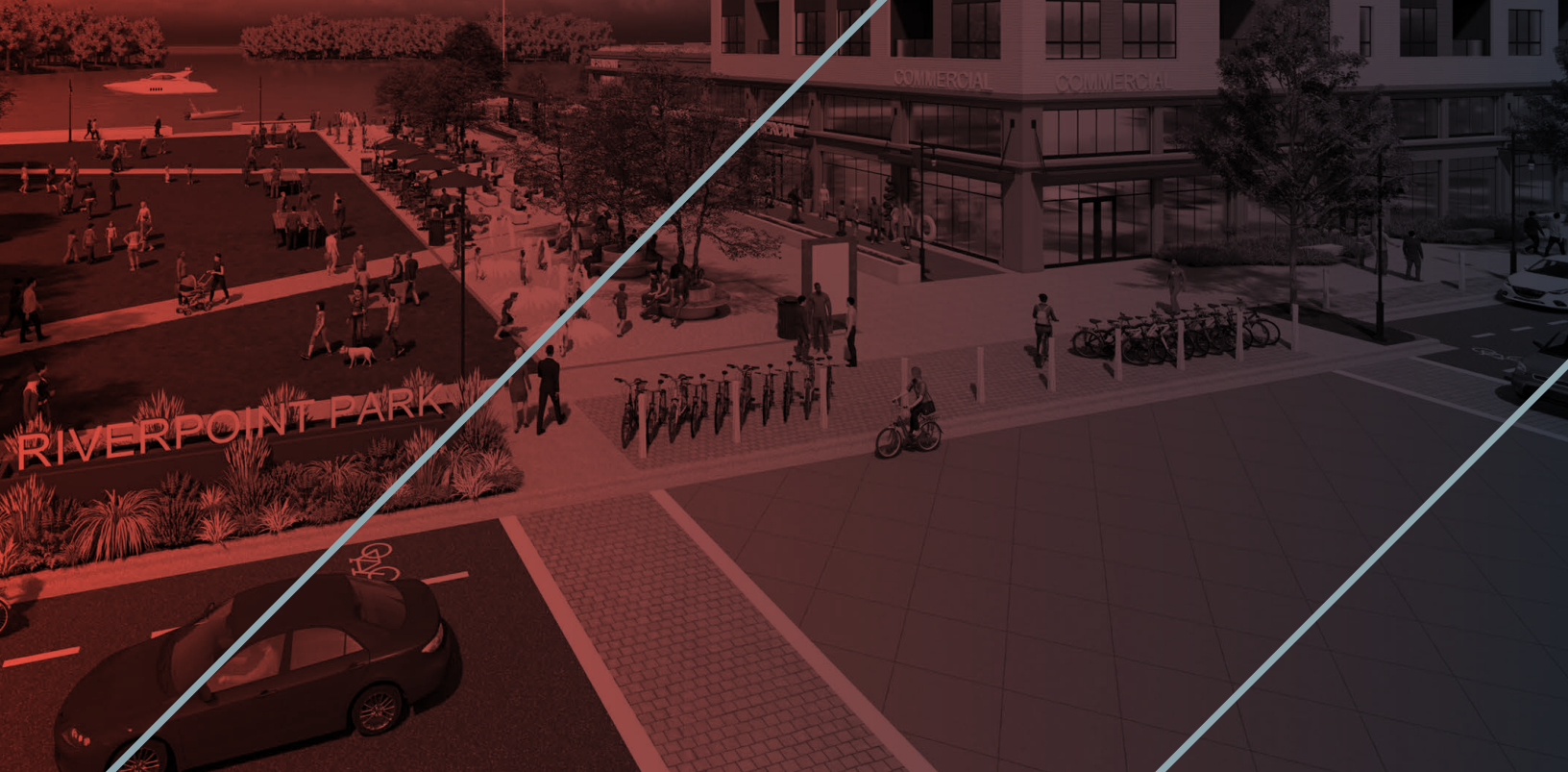


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