

710 PORTERS VALE BOULEVARD, VALPARAISO, IN 46383



For more information, please contact:

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URBAN AIR EXCESS SPACE-SUBLEASE

710 Porters Vale Boulevard, Valparaiso, IN 46383



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 5,090 SF

Lease Rate: \$18.00 SF/yr (NNN)

Year Built: 1968

Renovated: 2025

PROPERTY HIGHLIGHTS

- ±5,090 SF of retail space available for sublease at Urban Air's newest Valparaiso, IN location with a shared entrance and strong foot traffic.
- Ideal for retail, entertainment, fitness, or service-based users seeking high visibility.
- Located in a thriving commercial corridor near Meijer, Target, Walmart, Starbucks, and Texas Roadhouse.
- Valparaiso is a growing city with 34,000+ residents
- Positioned in a high-traffic, family-oriented destination



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PROPERTY DESCRIPTION



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±5,090 SF of retail space is available for sublease within Urban Air's newest entertainment complex in Valparaiso, Indiana. The space features a shared entrance with Urban Air, creating consistent, family-oriented foot traffic and strong visibility along a major commercial corridor. Its flexible layout is well-suited for retail, entertainment, fitness, or service-based users. The property is surrounded by prominent national and regional retailers, including Meijer, Starbucks, Five Below, Hobby Lobby, and more. Located in Valparaiso—a growing city in Northwest Indiana with a population of over 34,000 (and a trade area exceeding 80,000)—the site benefits from a strong median household income, proximity to Valparaiso University, and a business-friendly environment.

LOCATION DESCRIPTION

Valparaiso, colloquially Valpo, is a city in and the county seat of Porter County, Indiana, United States. The population was 34,151 at the 2020 census. It is part of the Chicago metropolitan area.

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ADDITIONAL PHOTOS



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RETAILER MAP



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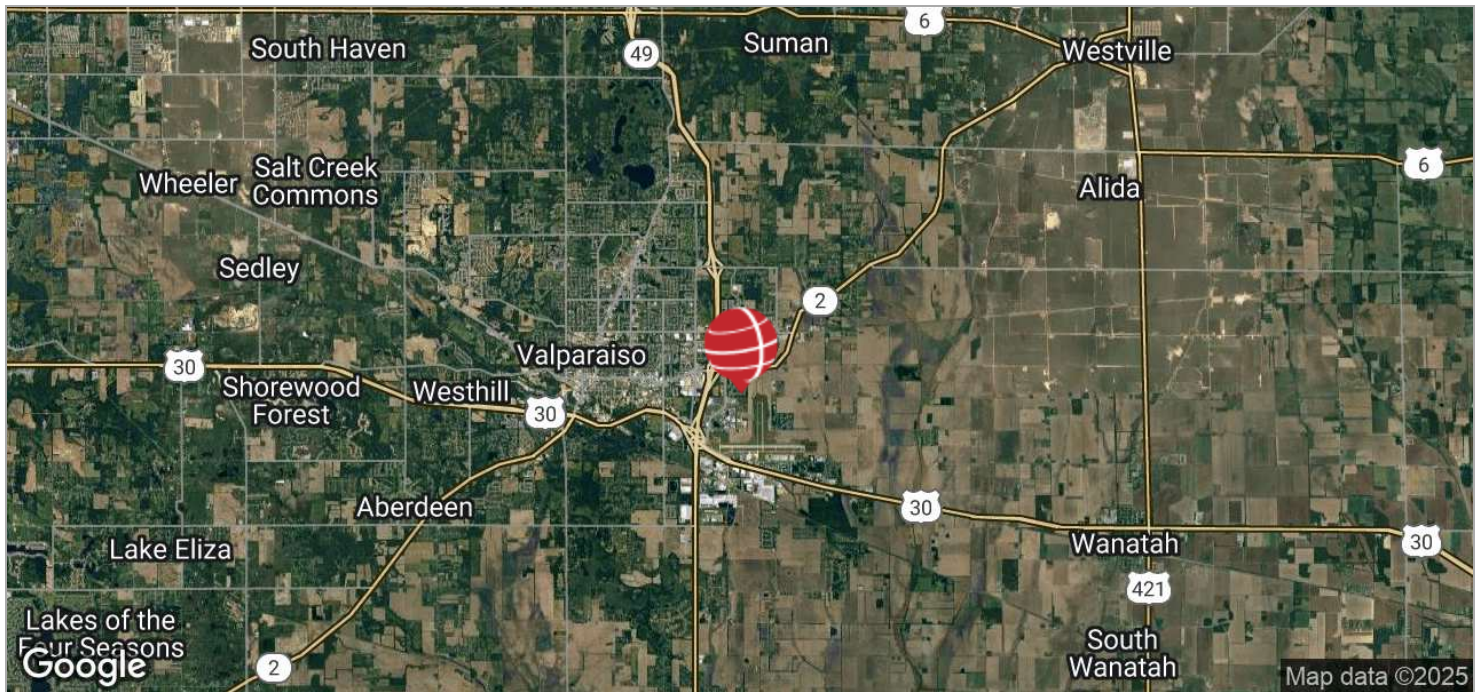
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LOCATION MAPS



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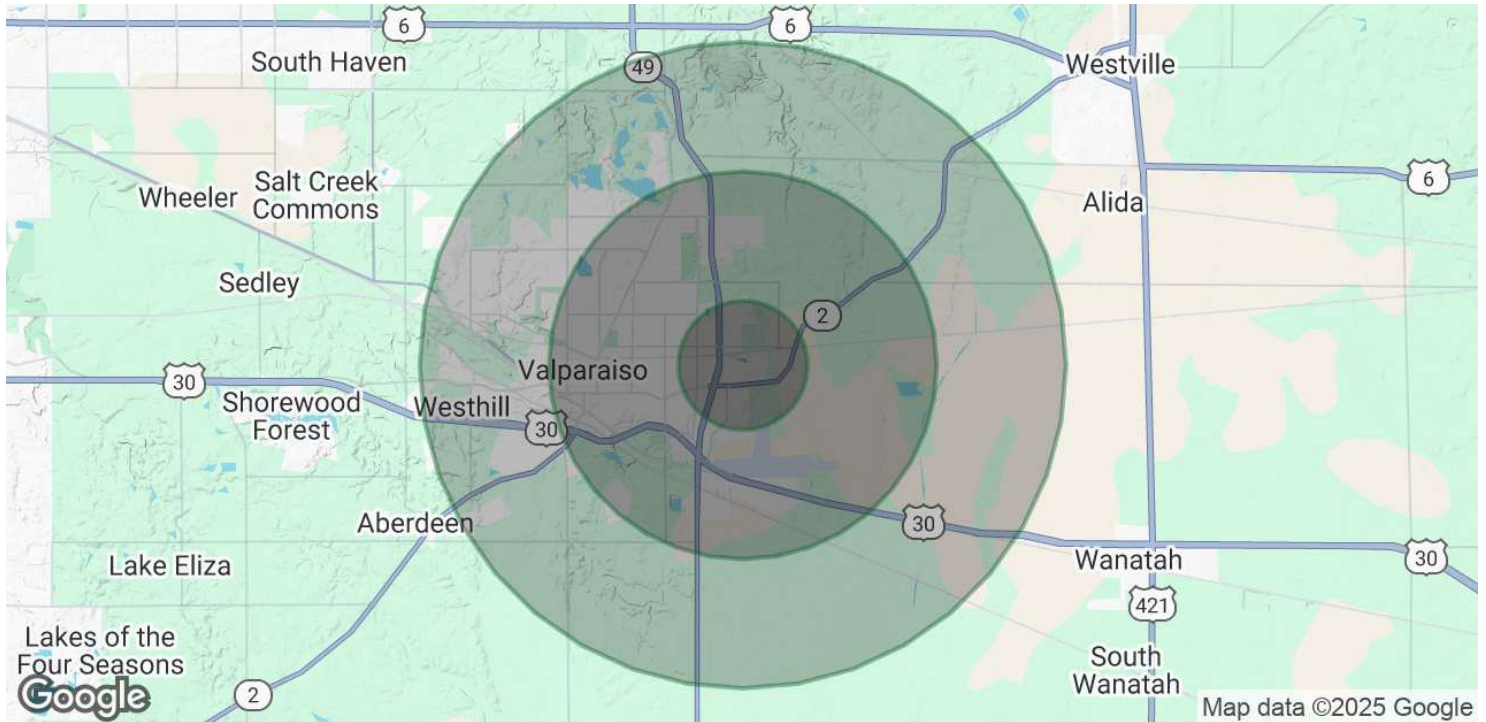
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,455	31,607	50,855
Average Age	42	40	41
Average Age (Male)	40	38	40
Average Age (Female)	44	42	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	995	13,056	20,441
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$96,542	\$89,841	\$102,372
Average House Value	\$329,446	\$287,180	\$325,052

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