

2,110 SF OF RETAIL AVAILABLE AT MCCASLIN MARKETPLACE

994 W Dillon Rd., Suite 300, Louisville, Colorado 80027

Sublease Available Through November 30, 2028 | Lease Rate: \$38.50/SF NNN



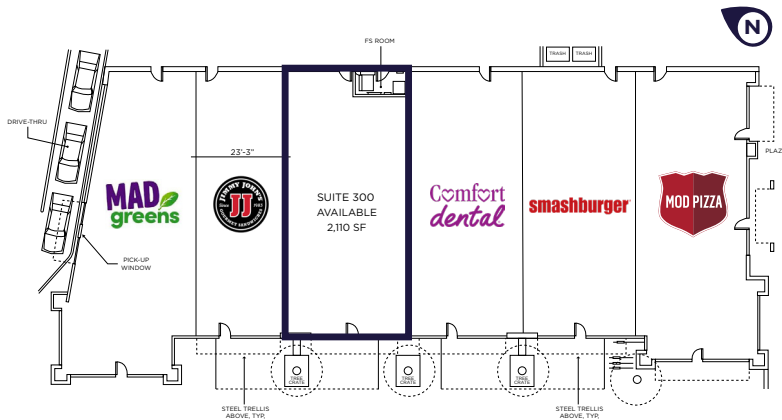
2,110 SF OF RETAIL AVAILABLE AT MCCASLIN MARKETPLACE

994 W Dillon Rd., Suite 300, Louisville, Colorado 80027

Sublease Available Through November 30, 2028 | Lease Rate: \$38.50/SF NNN



SITE PLAN



HIGHLIGHTS

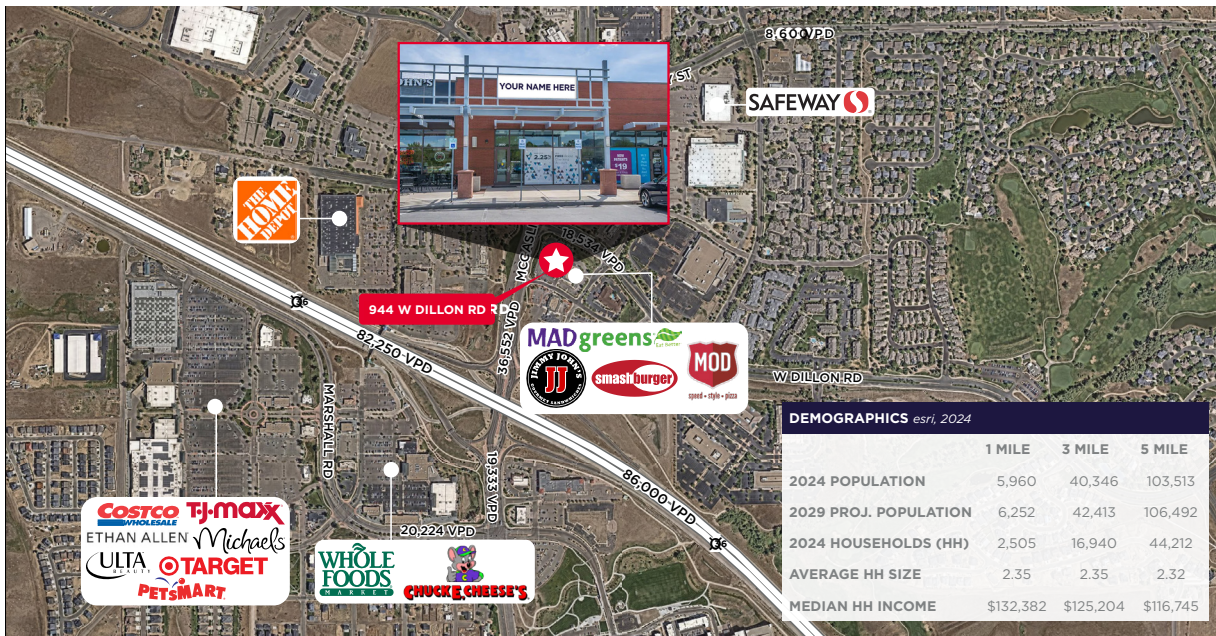
- Be a part of a vibrant lineup including Smashburger, MOD Pizza, Jimmy John's, Comfort Dental, and Mad Greens in the heart of Louisville's business district, conveniently located off US 36.
- 12,654 SF building with just 1 space left!
- Prime visibility at the signalized intersection of McCaslin Road and Dillon Road.
- Within walking distance of 564 hotel rooms.

FOR MORE INFORMATION, CONTACT:

JULIE MCBREARTY
SullivanHayes
Vice President
+1 303 370 7476
jmcbrearty@sullivanhayes.com

AKI PALMER
Cushman & Wakefield
Executive Managing Director
+1 720 299 8733
aki.palmer@cushwake.com

COLE VANMEVEREN
Cushman & Wakefield
Senior Director
+1 970 219 3802
cole.vanmeveren@cushwake.com



| | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|-----------|-----------|
| 2024 POPULATION | 5,960 | 40,346 | 103,513 |
| 2029 PROJ. POPULATION | 6,252 | 42,413 | 106,492 |
| 2024 HOUSEHOLDS (HH) | 2,505 | 16,940 | 44,212 |
| AVERAGE HH SIZE | 2.35 | 2.35 | 2.32 |
| MEDIAN HH INCOME | \$132,382 | \$125,204 | \$116,745 |

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.