



511 E. South Boulder Rd

Louisville, CO



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Property Info & Gallery

View Map

High Visibility Pad Site Ground Lease

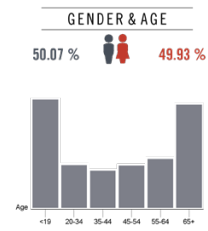
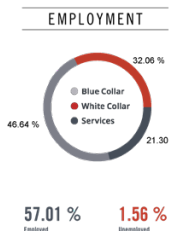
Size 0.77 Acres (33,655 sq. ft.)
Lease Rate Negotiable

- Ground Lease Opportunity in High Traffic Retail Center
- Ideal for Retail, Restaurant, Financial Institution, or Office with Drive-Thru Potential
- Also Available for Build-to-Suit Lease Opportunity & Permit Ready Plans Available for Restaurant / Food Concept
- 2021 Taxes = \$33,816
- Located on S. Boulder Road Less Than 1 Mile to Downtown Louisville, 4.5 Miles East of Boulder & 2 Miles West of Hwy 287

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 511 E South Boulder Rd, Louisville, CO 80027

CITY, STATE	Louisville, CO
POPULATION	39,571
AVG. HHSIZE	2.32
MEDIAN HH INCOME	\$77,737
HOME OWNERSHIP	
Renters:	4,151
Owners:	12,032

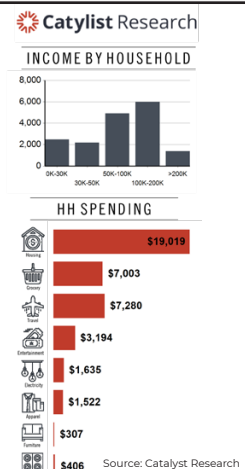


EDUCATION

High School Grad:	11.77%
Some College:	18.87%
Associates:	5.89%
Bachelors:	69.71%

RACE & ETHNICITY

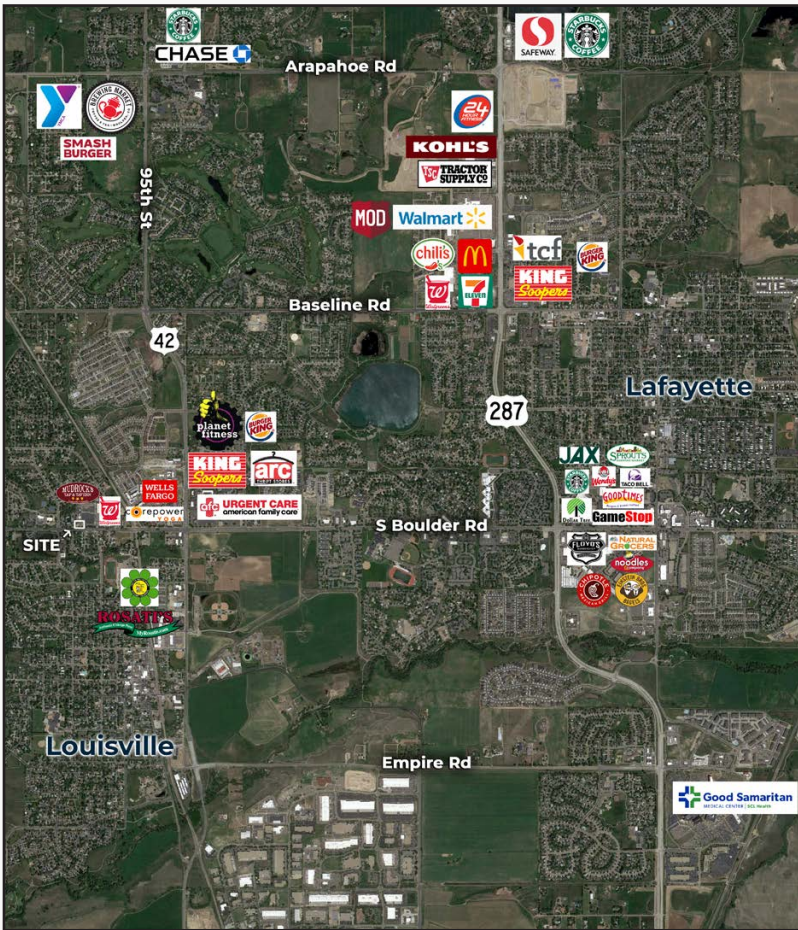
White:	87.92%
Asian:	1.59%
Native American:	0.04%
Pacific Islanders:	0.00%
African-American:	0.14%
Hispanic:	7.20%
Two or More Races:	3.11%



The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



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