



Village Shops at Colony Square

1116-1124 W. Dillon Road, Louisville, CO

Brand New High Visibility Retail

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[Property Info & Gallery](#)

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| Available Space | 692 - 11,224 sq. ft. |
| | Building 1116: 692 - 5,583 sq. ft. |
| | Building 1124: 884 - 5,641 sq. ft. |
| Lease Rate / sq. ft. | \$30.00 - \$36.00 NNN \$20.00 NNN |
| Expenses / sq. ft. | \$11.83* |

**Not Including Utilities*

- **Year 1 Introductory Rate of \$20.00 NNN**
- Brand New High Visibility Retail at US 36 & McCaslin Blvd
- Vanilla Shell with HVAC in Place, Ready for Tenant Finish
- Restaurant Opportunities with Grease Trap in Place & Outdoor Patio
- Wellness / Lifestyle Hub, Ideal for Boutique Fitness (Pilates, Yoga), Medical Uses (Med Spa, Chiropractic, IV Therapy), Beauty / Personal Care (Nails, Massage), Coffee or Healthy Café Concepts, & Neighborhood Service Uses
- \$50 per sq. ft. Tenant Improvement Allowances for Qualified Tenants
- 73 Onsite Parking Spaces & Monument Signage Available
- Adjacent Tenants Include Mile High Pho, Emoji Tea House, Parma Trattoria, Rabbit Hole Escape Rooms, Hana Japanese Bistro, Phuket Thai, Block Advisors, Instant Imprints, Fringe Hair Studio, Quality Inn, Home Depot & More

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