



FOR SUBLEASE

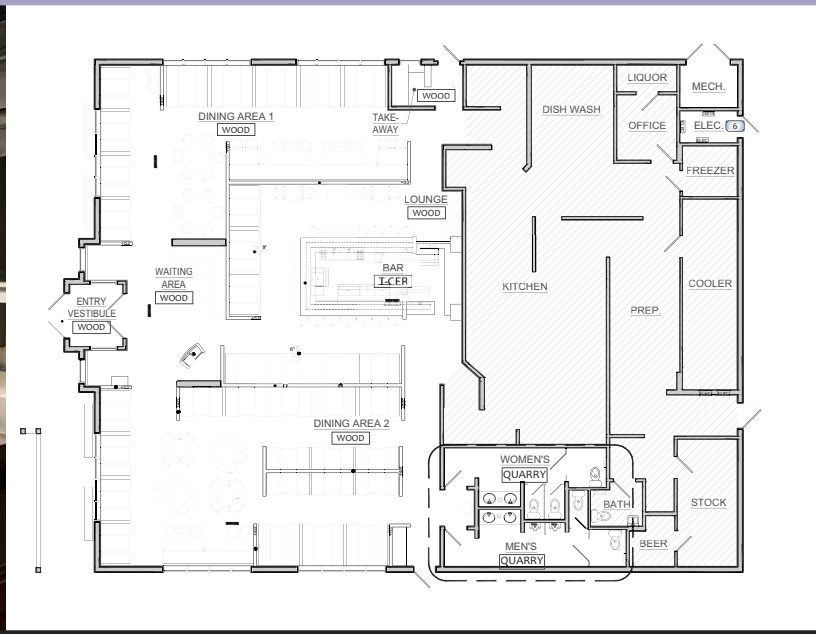
**Sublease Expiration:
3/31/36**

988

**W. Dillon Rd.
Louisville, CO 80027**

Size: 6,163 SF / Year Built: 1996 / Land Size: 1.76 AC

— Contact Broker for Pricing —



- * Freestanding restaurant
- * Over 400 hotel rooms in the immediate area
- * Across the street from a new King Soopers
- * Less than 1 mile from the Downtown Superior Development (1.4k residential units, 817.6K SF

- commercial/retail, 150K indoor recreation center)
- * Less than 2 miles from Avista Adventist Hospital (114 patient beds)
- * FF&E included
- * Louisville taxes — \$9.37/SF

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BROKERAGE DISCLOSURE



W. PINE STREET

POLK AVENUE

CENTENNIAL PARKWAY

FUTURE
KING Soopers Marketplace

STARBUCKS COFFEE, QDOBA MEXICAN EATS, DICKKEY'S RESTAURANTS, KeyBank, JERSEY MIKES, CYCLEBAR, EMPORTE RESTAURANT

THE HOME DEPOT, QUALITY INN
 68 Rooms
 University of Colorado Boulder
 future university housing

TAP HOUSE UNIVERSITY OF COLORADO

W. CHERRY STREET

SUPERIOR MARKETPLACE
 COSTCO WHOLESALE, WHOLE FOODS MARKET, TARGET, PET SMART, TJ-maxx, OfficeMax, Michaels, PANDA EXPRESS, Panera

SAFeway, McDonald's, CHASE, 1STBANK, UNITED STATES POSTAL SERVICE

SITE

MOD, SMASH BURGER, Best Western, MAD greens, 62 Rooms, COURTYARD Marriott, Hampton, LA QUINTA INN & SUITES, 154 Rooms, 80 Rooms, 120 Rooms

FIREHOUSE SUBS, TESLA, STARBUCKS COFFEE, larkburger

Avista Adventist Hospital, Centura Health, 114 Beds

DILLON ROAD

Monarch High School
 1,515 students

DOWNTOWN
 1,400 residential units
 150K SF Indoor recreation (now open)
 817.6K SF commercial/retail (under construction)

MCCASLIN BOULEVARD

S. 86TH STREET

DEMOGRAPHICS

TRAFFIC COUNTS

	1 Mile	3 Miles	5 Miles
Total Population	6,232	41,458	104,775
Total Daytime Population	11,060	50,454	121,819
Average HH Income	\$173,663	\$169,953	\$161,321

McCaslin Blvd. South of W. Dillon Rd.	39,397 VPD - 2025
McCaslin Blvd. North of W. Dillon Rd.	28,022 VPD - 2024
W. Dillon Rd. East of McCaslin Blvd.	17,763 VPD - 2025
MPSI 2024 & 2025 Estimates	

ESRI 2025 Estimates