

889 E. South Boulder Rd

Louisville, CO

Rare Owner-User Opportunity on South Boulder Road in Louisville

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Property Info & Gallery

View Map

Building Size	3,085 sq. ft.
Lot Size	13,107 sq. ft. (0.3 Acres)
Sale Price	$1,311,125
Availability	Available for Occupancy 30 Days After Closing

- Perfect Location for a Retailer or Medical/Dental User
- Interior Finish Has Lots of Plumbing in the Walls from Previous Tenant – Could Make an Easy Buildout for a Hair Salon, Spa, Dentist or Veterinarian
- High-Visibility Frontage on South Boulder Rd at the North Gateway to Main Street & Historic Downtown Louisville
- Monument Signage on South Boulder Road Along with the Town's Famous Wooden Sculpted Bear!
- 15 Parking Spaces with Right-In & Right-Out Access
- 20,800+ Vehicles per Day on South Boulder Road
- 65,000+ Residents within 3 Miles
- Just a 10-Minute Drive to Boulder, Hwy 36 & McCaslin or Hwy 287 & South Boulder Rd

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Demographic Data

Demographics

	2 Miles	5 Miles	10 Miles
2025 Population	33,063	105,162	470,881
2025 Households	12,813	42,340	184,737
Median Age	43.7	41.7	38.2
Bachelor's Degree or Higher	64%	62%	56%
Median Home Value	$816,581	$795,238	$755,194
Avg. Household Income	$162,085	$140,879	$142,272

Traffic

	Cross Street	Volume
E. South Boulder Rd	Cannon St	23,727
E. South Boulder Rd	Jefferson Ave	22,757
N. 96th St	E. South Boulder Rd	20,372



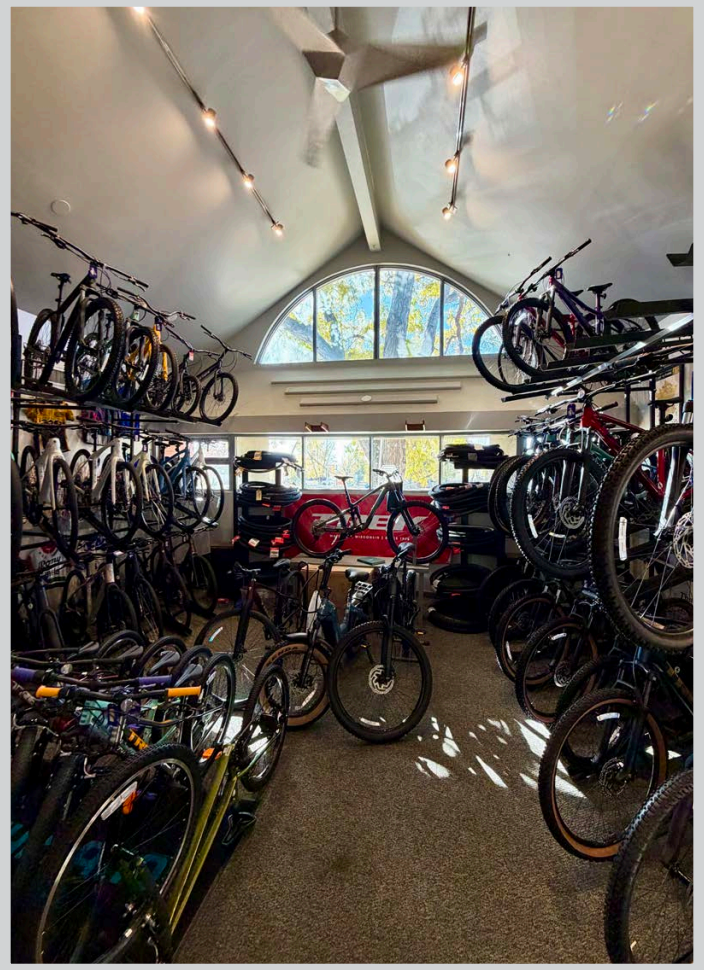
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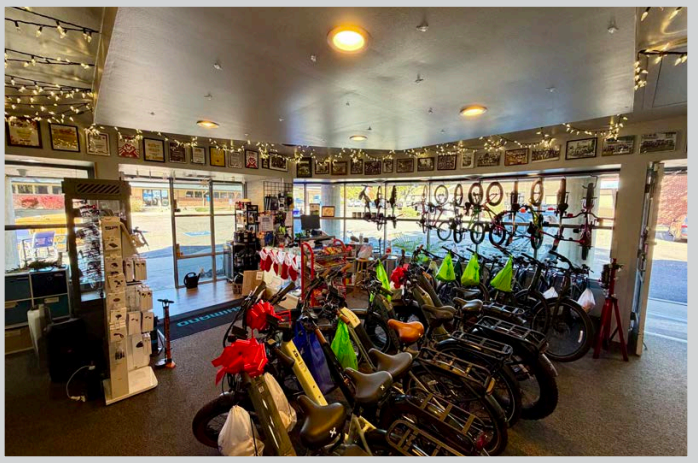
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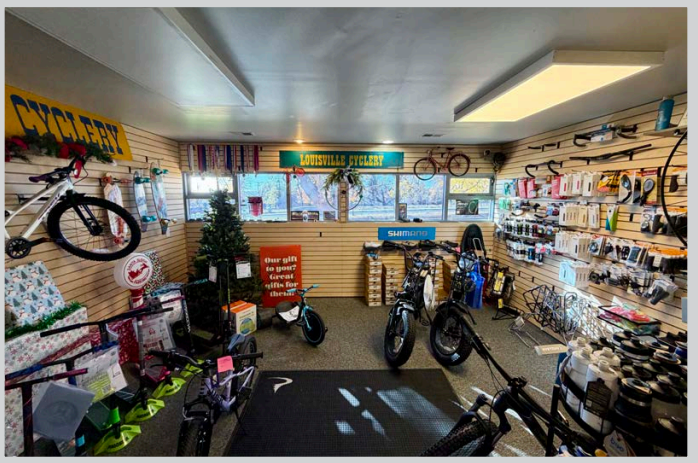
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