1075 E. South Boulder Rd.
Suite 115A
Louisville, CO

1,205 Square Feet

# Retail Space Available!







- **Prime Corner Location:** Ground level retail on the east side of Christopher Plaza, right by the signalized intersection of South Boulder Road and Highway 42 (96th Street)
- **Great Exposure:** Easy access and excellent visibility from a busy intersection
- **Monument Signage:** Signage facing heavily trafficked S. Boulder Road and Hwy 42
- **Open Floorplan:** Flexible layout with large storefront windows that bring in plenty of natural light
- **Modern Finishes:** Updated flooring, lighting, and finishes throughout
- **Strong Neighbors:** Shares the plaza with Blackjack Pizza & Salads, with Snarf's Sandwiches just down the road, both steady lunch and dinner traffic drivers
- **Central Location:** Convenient to both Boulder and Denver, and only a few blocks from Downtown Louisville

TEBO PROPERTIES

Contact us for more information:
leasing@teboproperties.com
303-447-8326
www.TEBOproperties.com

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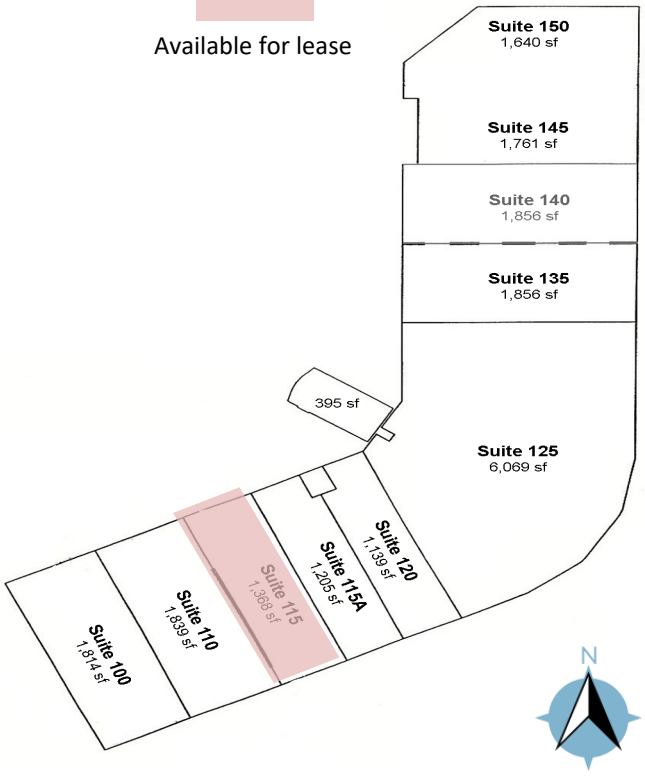





| Unit | Square Footage | Price<br>All NNN as of 12/31/26 |
|---|---|---|
| 115A | 1,205 | $24.00/SF + $8.25 (NNN) = $3,238.44/MO |




Available for lease




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