

FOR LEASE

1418 Losey Blvd.
LA CROSSE, WI

Contact
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Three Sixty Real Estate Solutions, LLC
makes the most out of every space.
We take retail, office and commercial space and
transform it into custom solutions
to meet your needs.
We work on projects that matter.
We improve lives, create sustainable neighborhoods
& help build resiliency in communities.



THREESIXTY[®]
REAL ESTATE, LLC

Plan. Develop. Manage.

BUILDING OVERVIEW

BUILDING

Type	3 Star Retail (Strip Center)
Center	Losey Retail Center
GLA	6,602 SF
Stories	1
Typical Floor	6,602 SF
Year Built	2007
Tenancy	Multi
Owner Occup	No
Parking	34 Surface Spaces are available; Ratio of 5.00/1,000 SF
Frontage	180' on S Losey Blvd, State Rd
Triple Net	\$7.50/SF/YR
Walk Score®	Very Walkable (70)
Transit Score®	Some Transit (25)

FOR LEASE

Smallest Space	1,400 SF
Max Contiguous	1,400 SF
# of Spaces	1
Retail Avail	1,400 SF
Vacant	1,400 SF
% Leased	78.8%
Asking Rent	\$24.00/SF/YR+Triple Net

LAND

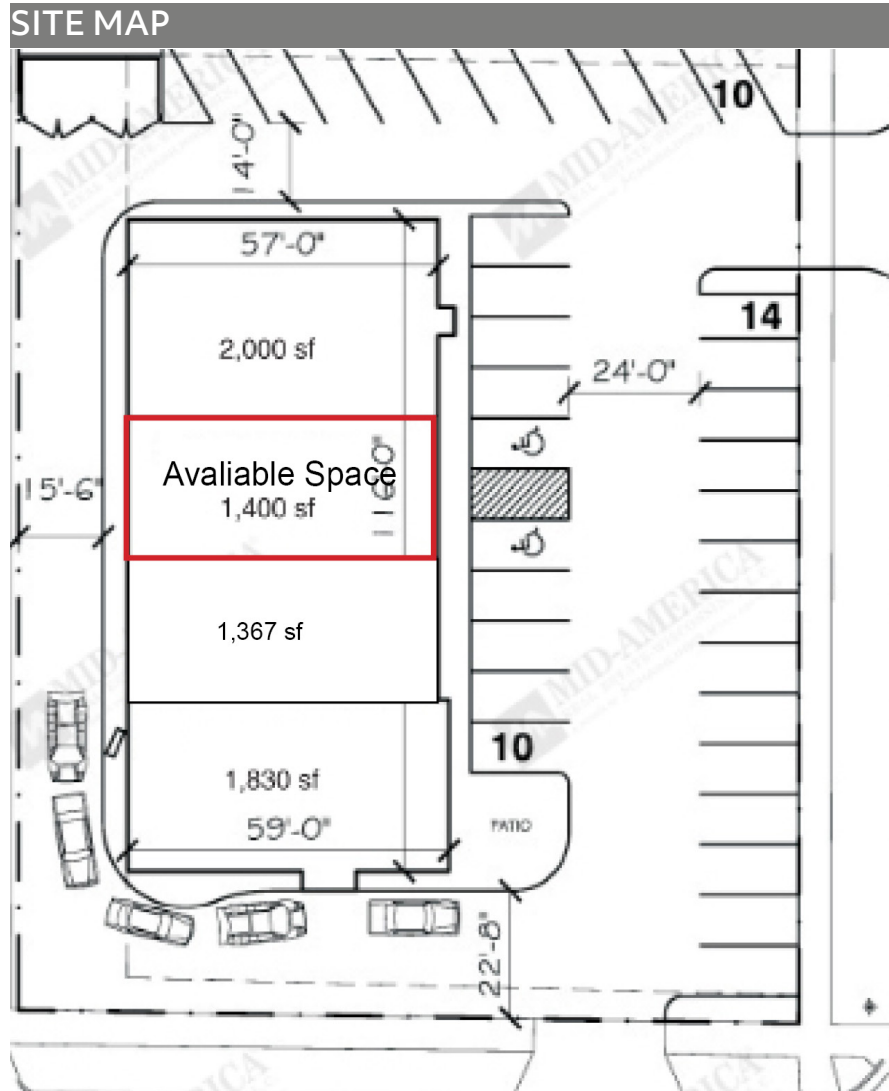
Land Acres	0.60 AC
Bldg FAR	0.25
Land SF	26,136 SF
Zoning	MZA
Parcel	017-040087-060

TENANTS

Name	SF Occupied
Jimmy John's	2,000 SF
Verizon/BeMobile	1,702 SF
Dunkin' Donuts	1,500 SF



BUILDING AVAILABILITY



SPACE DETAILS

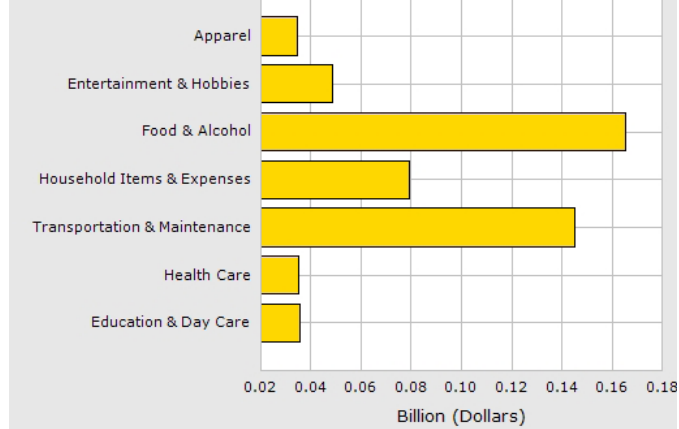
Available	1,400 SF Retail
Floor Contig	1,400 SF
Bldg Contig	1,400 SF
Occupancy	Vacant
Position	In-Line
Rent	\$24.00
Rent/Mo	\$2,800
Services	Triple Net
Type	New
Term	5 Years
Build-Out	Partial Build-Out
Build Out As	Standard Retail
Condition	Average
Drive Ins	None
Amenities	After Hours HVAC, Air Conditioning, Central Heating, Drop Ceiling, Fully Carpeted, High Ceilings
Space Notes	Located in a high-traffic area, this former financial services retail space could be a number things from retail to restaurant. Let your imagination soar.

DEMOGRAPHICS

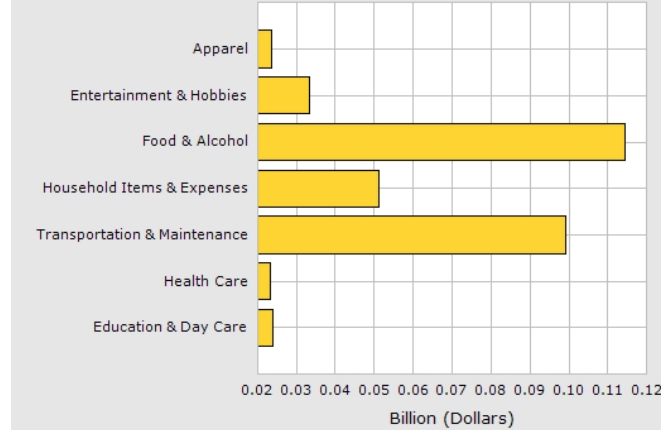
	1 Mile	3 Miles	5 Miles
Population	13,566	47,153	64,682
Households	5,844	19,205	26,748
Average Age	39.60	36.20	37.40
Median HH Income	\$55,437	\$41,239	\$43,020
Daytime Employees	3,610	35,460	56,295
Population Growth '17-'22	↑ 1.3%	↑ 1.5%	↑ 1.7%
Household Growth '17-'22	↑ 1.3%	↑ 1.4%	↑ 2.8%

DEMOGRAPHICS & INTERIOR PHOTOS

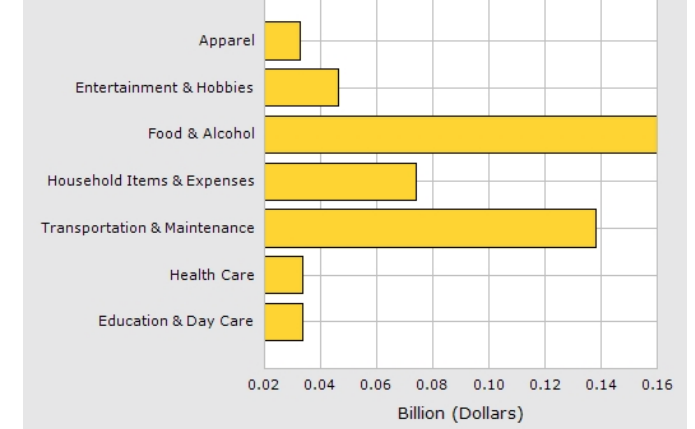
Consumer Spending 1 Mile Radius



Consumer Spending 3 Mile Radius



Consumer Spending 5 Mile Radius

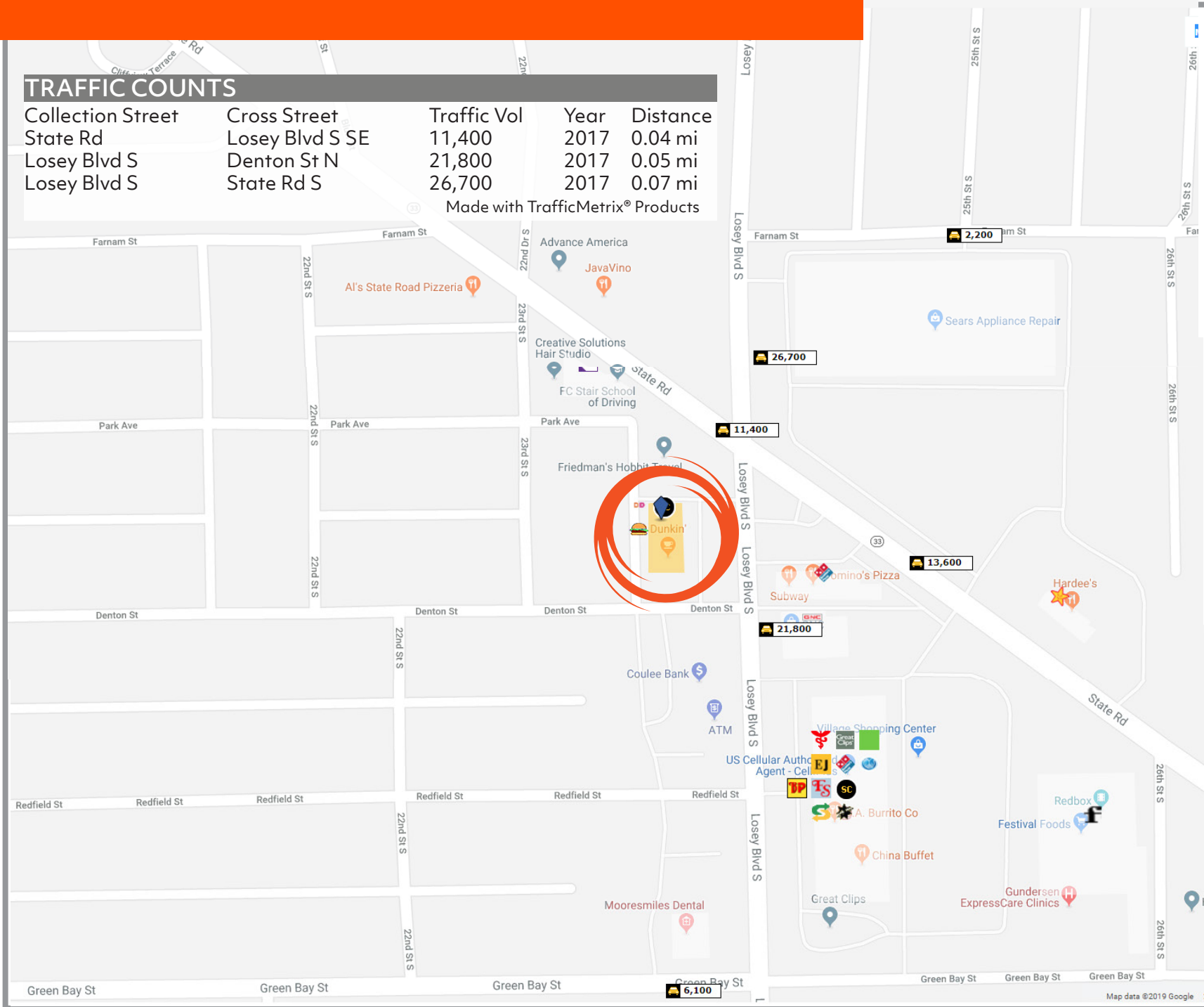


LOCATION AND TRAFFIC COUNTS

TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Vol	Year	Distance
State Rd	Losey Blvd S SE	11,400	2017	0.04 mi
Losey Blvd S	Denton St N	21,800	2017	0.05 mi
Losey Blvd S	State Rd S	26,700	2017	0.07 mi

Made with TrafficMetrix® Products



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