

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 |
| Taxes | \$4.04/SF (2016) |
| Opex | \$2.53/SF (2011) |
| 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 | \$21.00/SF Triple Net |

LAND

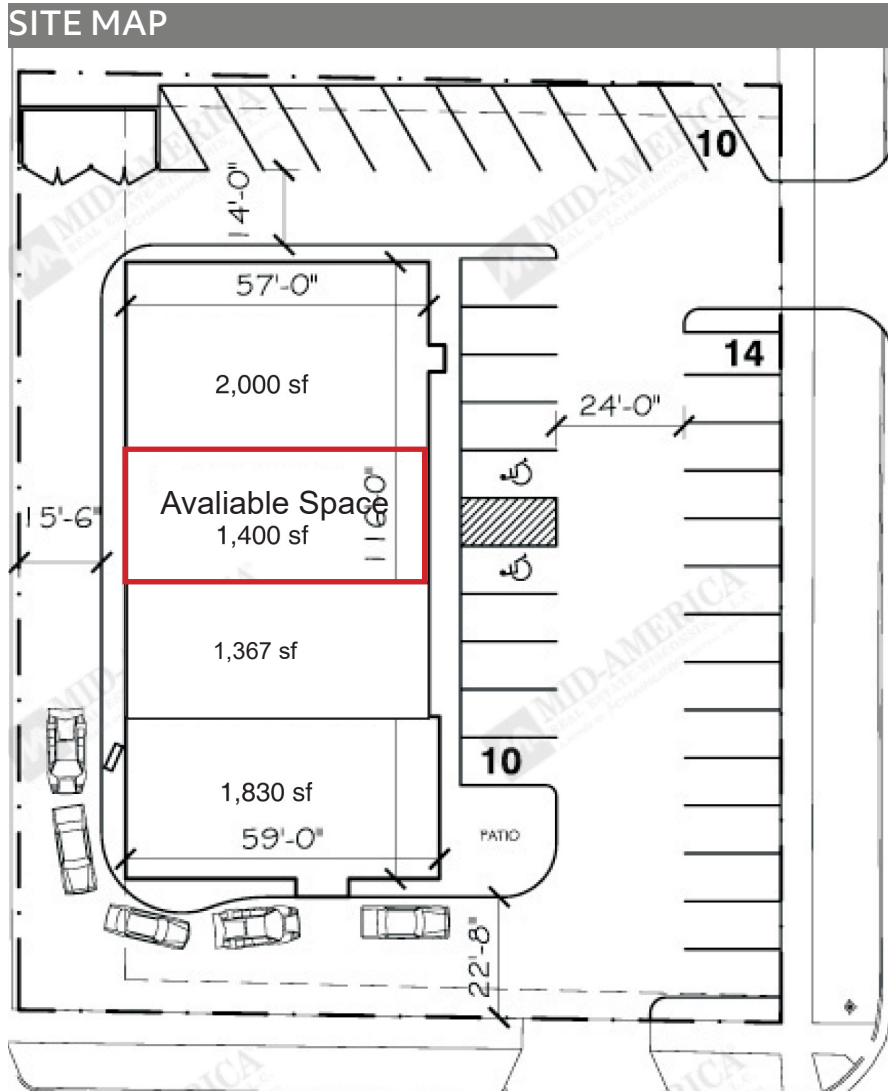
| | |
|------------|----------------|
| Land Acres | 0.60 AC |
| Bldg FAR | 0.25 |
| Land SF | 26,136 SF |
| Zoning | MZA |
| Parcel | 017-040087-060 |

TENANTS

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



BUILDING AVAILABILITY



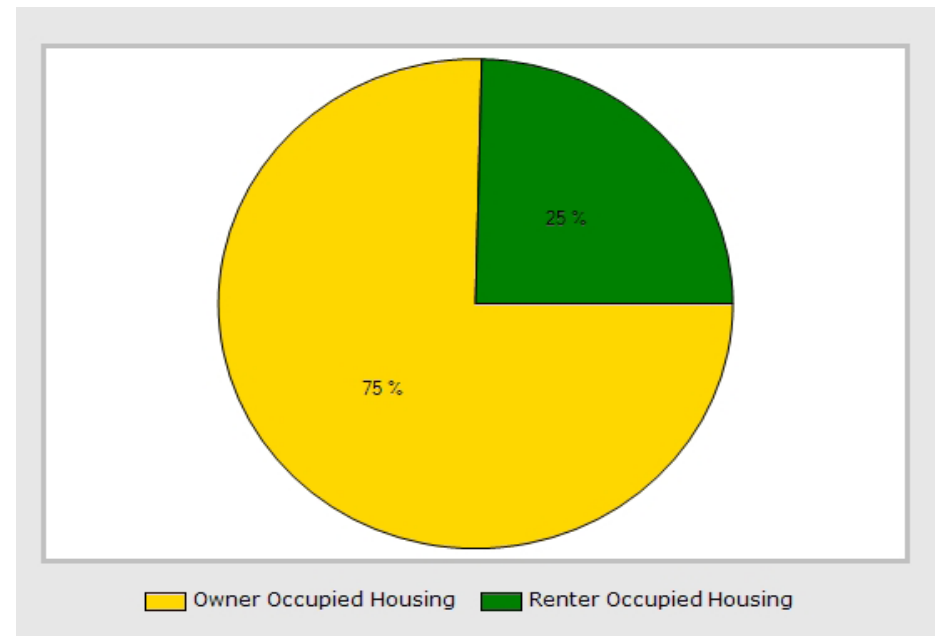
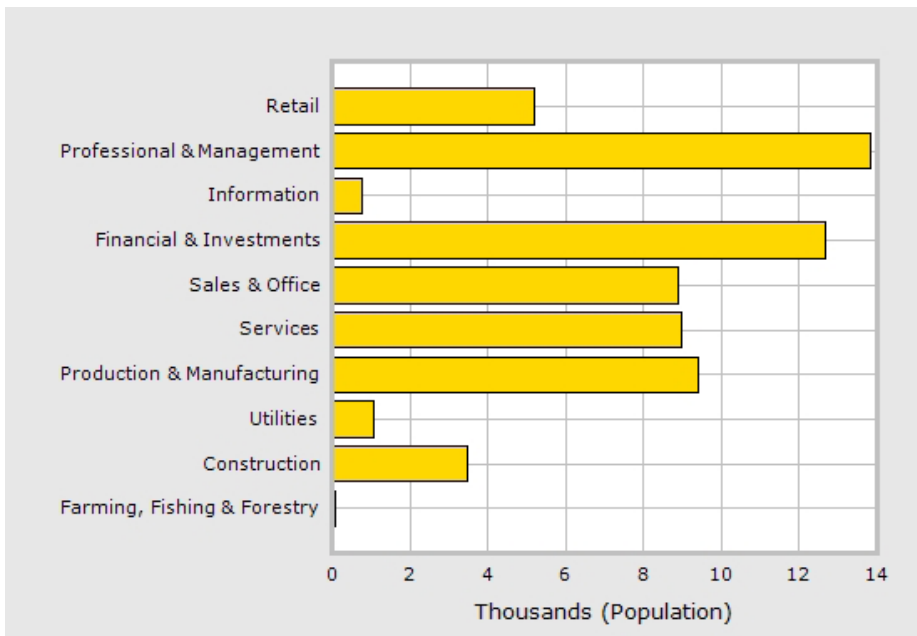
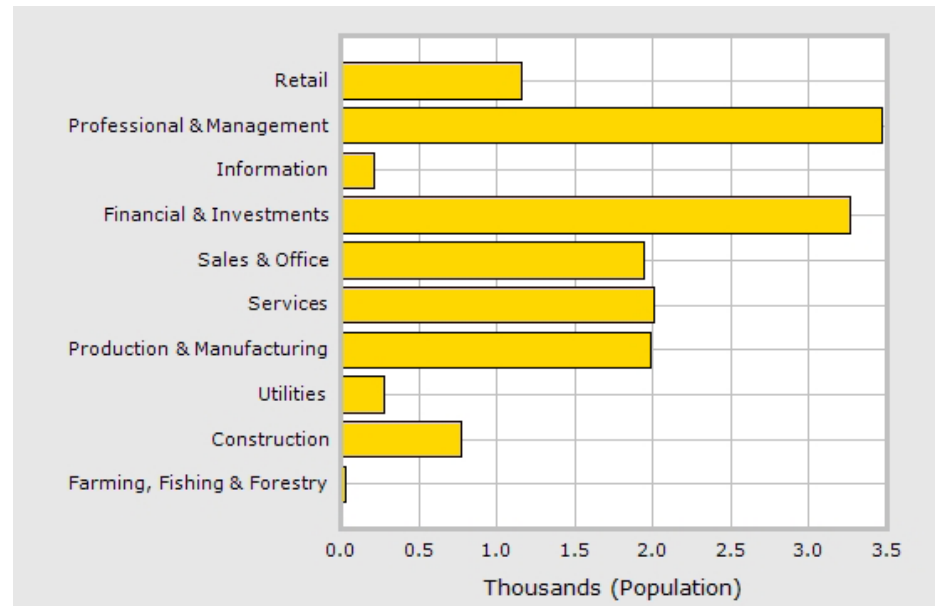
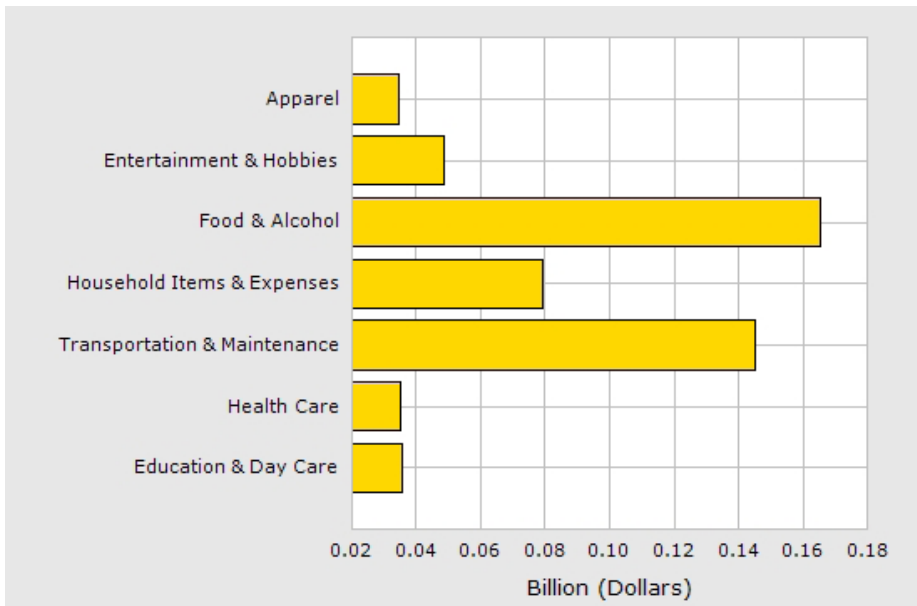
SPACE DETAILS

| | |
|--------------|---|
| Available | 1,400 SF Retail |
| Floor Contig | 1,400 SF |
| Bldg Contig | 1,400 SF |
| Occupancy | Vacant |
| Position | In-Line |
| Rent | \$21.00 |
| Rent/Mo | \$2,450 |
| Services | Triple Net |
| Type | New |
| Term | 5 Years |
| Listed | 1 Month 9 Days |
| Build-Out | Partial Build-Out |
| Build Out As | Standard Retail |
| Condition | Average |
| Drive Ins | None |
| Amenities | After Hours, HVAC Available, Air Conditioning, Central Heating, Drop Ceiling, Fully Carpeted, High Ceilings |
| Space Notes | Former financial services retail space, this 1,400 sf space is ready for some fresh renovations. |

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



LOCATION AND AMENITIES



TRAFFIC COUNTS

| Collection Street | Cross Street | Traffic Vol | Year | Distance |
|-------------------|-----------------|-------------|------|----------|
| State Road 33 | - | 11,130 | 2010 | 0.04 mi |
| State Rd | Losey Blvd S SE | 11,400 | 2016 | 0.04 mi |
| Losey Blvd S | Denton St N | 23,300 | 2016 | 0.05 mi |
| Losey Blvd S | State Rd S | 26,600 | 2016 | 0.07 mi |
| State Road 33 | - | 18,106 | 2010 | 0.08 mi |

Made with TrafficMetrix® Products

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- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Brochure or its contents in any fashion or manner detrimental to the interest of the Seller or Landlord; and
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