

# Retail Space

for lease



525 St Joseph St. | Rapid City, SD

# The Property

Block 5 is a vibrant and dynamic mixed-use development in Rapid City, South Dakota at the intersection of Main Street and 5th Street. Anchored by a 117-room Hyatt Place hotel, the 10-story project seamlessly blends residential, commercial and visitor space. The first floor includes 7,000+ square feet of retail space in addition to the hotel lobby and 5,000 square feet of meeting space.

The Hyatt Place will occupy floors two through four with the top five floors being residential offering a mix of 132 studio, one, and two-bedroom apartments. The development is set to open in the winter of 2025.





Block 5 will present an array of 132 luxurious studio through two-bedroom apartments, designed for an exceptional living experience. Residents will enjoy the convenience of onsite parking, a top-of-the-line fitness center, inviting community spaces, a stylish lounge and office area, a well-designed mailroom, and plenty of other amazing amenities for an enriching lifestyle.



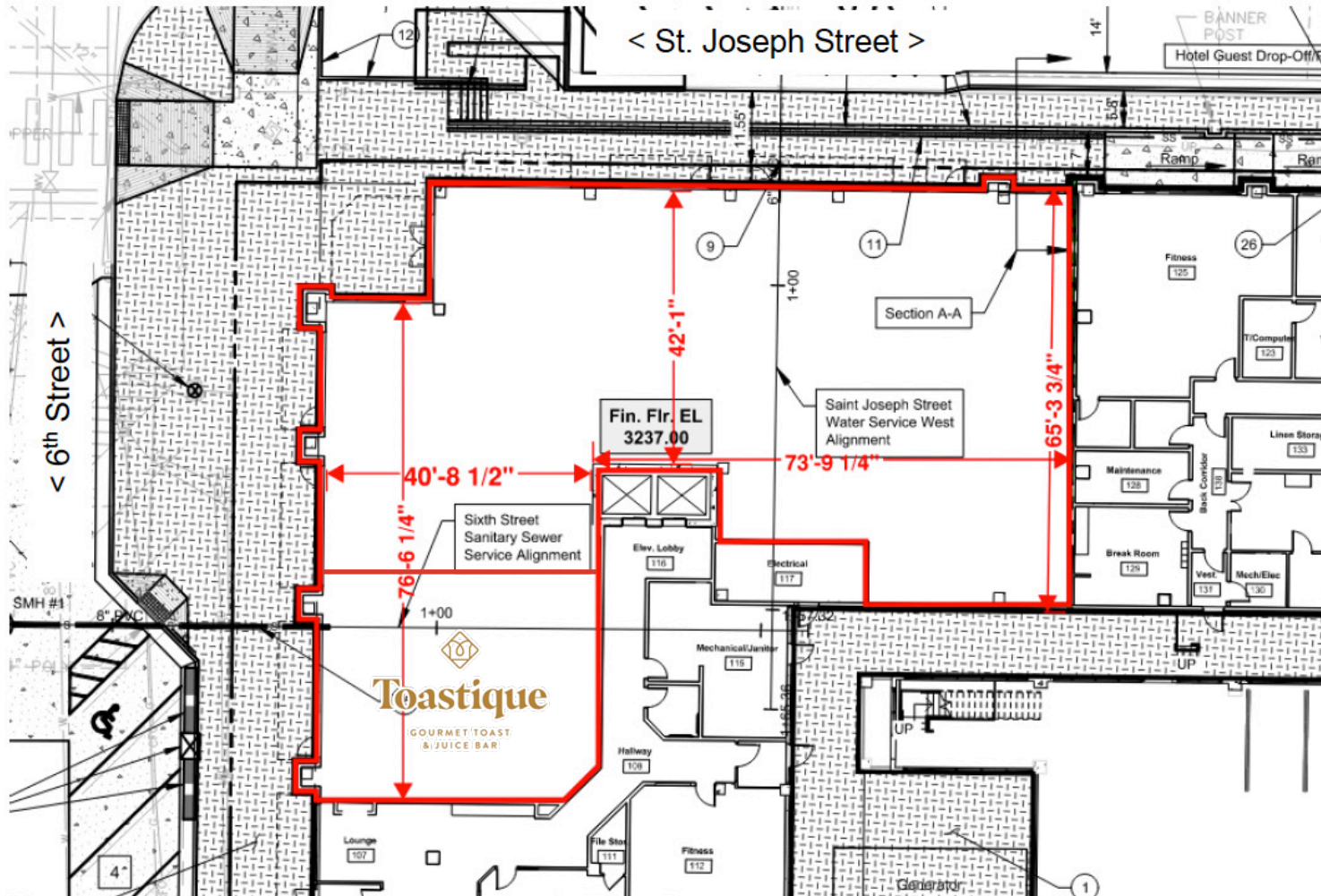
Block 5 will proudly accommodate the esteemed Hyatt Place, providing a selection of 117 upscale hotel rooms spanning across two floors. This sophisticated establishment will offer an exquisite and expansive lobby, exuding an atmosphere of refined luxury. Additionally, it will boast an impressive 5,000 square feet of meticulously designed meeting space, tailored to cater to the distinctive needs of esteemed clientele.



Hotel guests, Block 5 residents, and those venturing through the downtown district will have the delightful opportunity to explore up to 5,000 square feet of alluring retail space within the development. The development proudly holds its position within the heart of the vibrant downtown entertainment district, ensuring easy access to an array of captivating shops, lively establishments, and an abundance of cultural attractions.

# Floor Plan

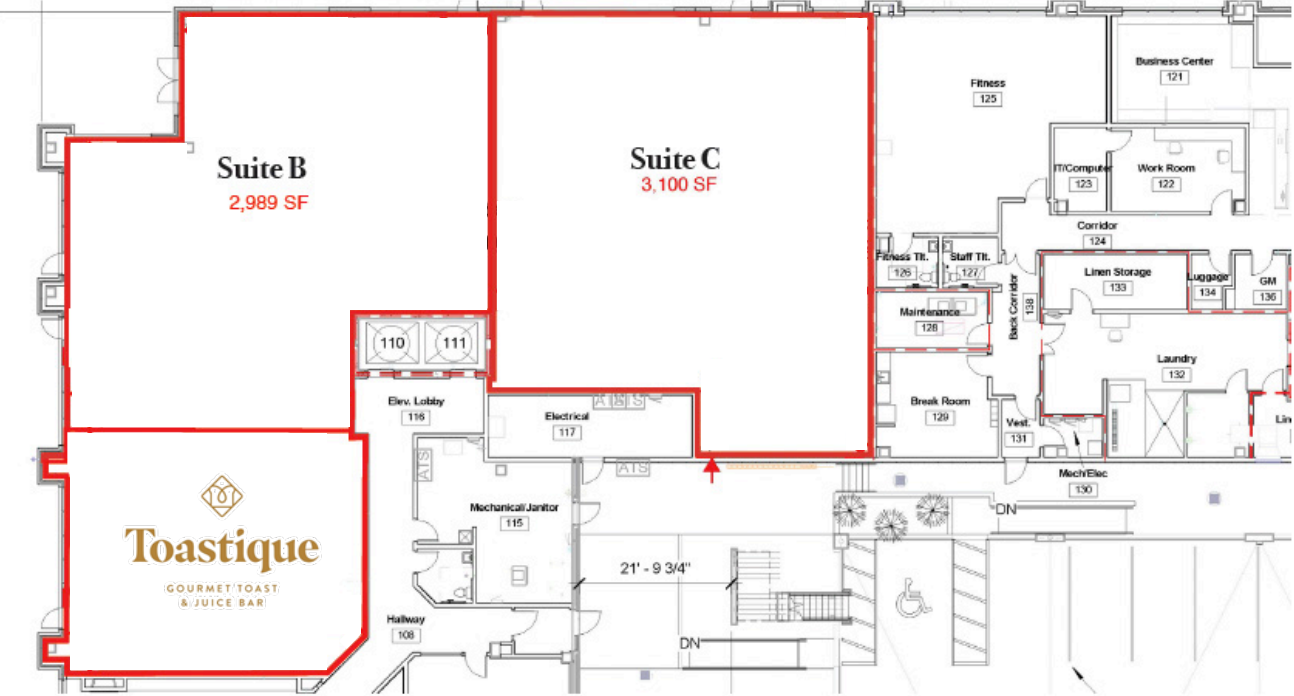
Size (Approximately)	Available	Base Rent	TIA
7,760 SF (subdividable)	6,089 SF (subdividable)	\$24.00/SF NNN	\$50.00/SF



Information herein deemed reliable, but not guaranteed. Concept only; subject to change

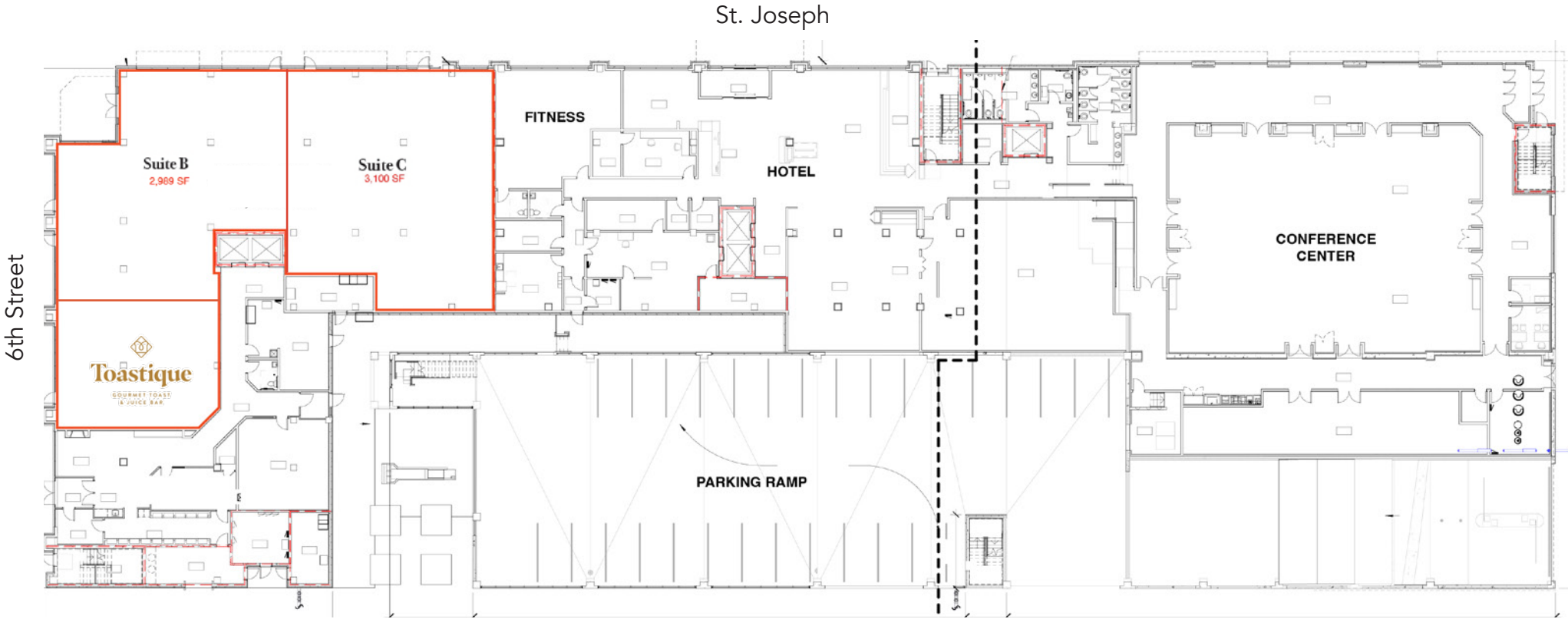
# Subdivided Floor Plan

Suite	SF (Approximately)	Base Rent	TIA
A	1,506 SF	-	-
B	2,989 SF	\$24.00/SF NNN	\$50/SF
C	3,100 SF	\$24.00/SF NNN	\$50/SF



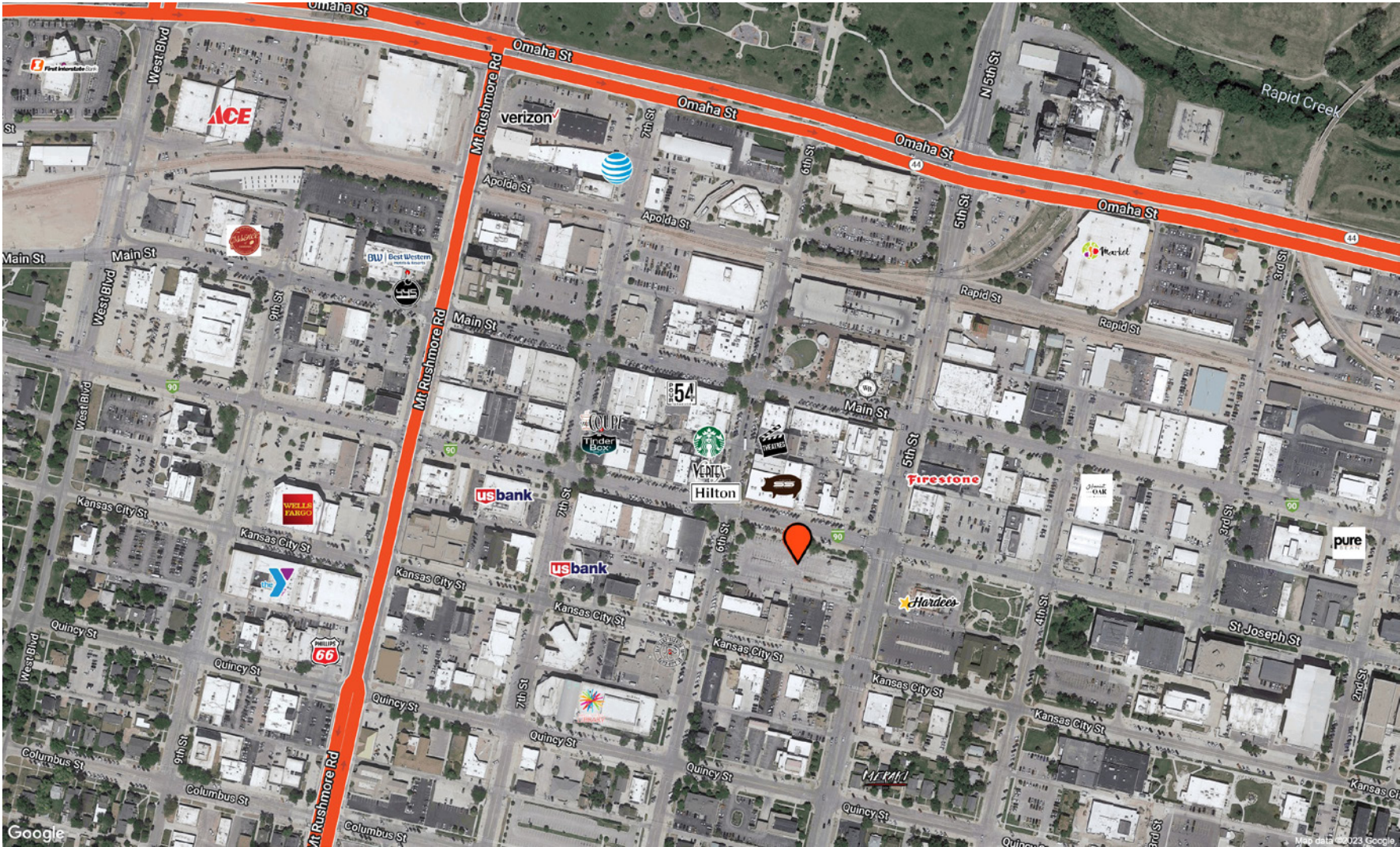
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# Site Plan



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# Site Map

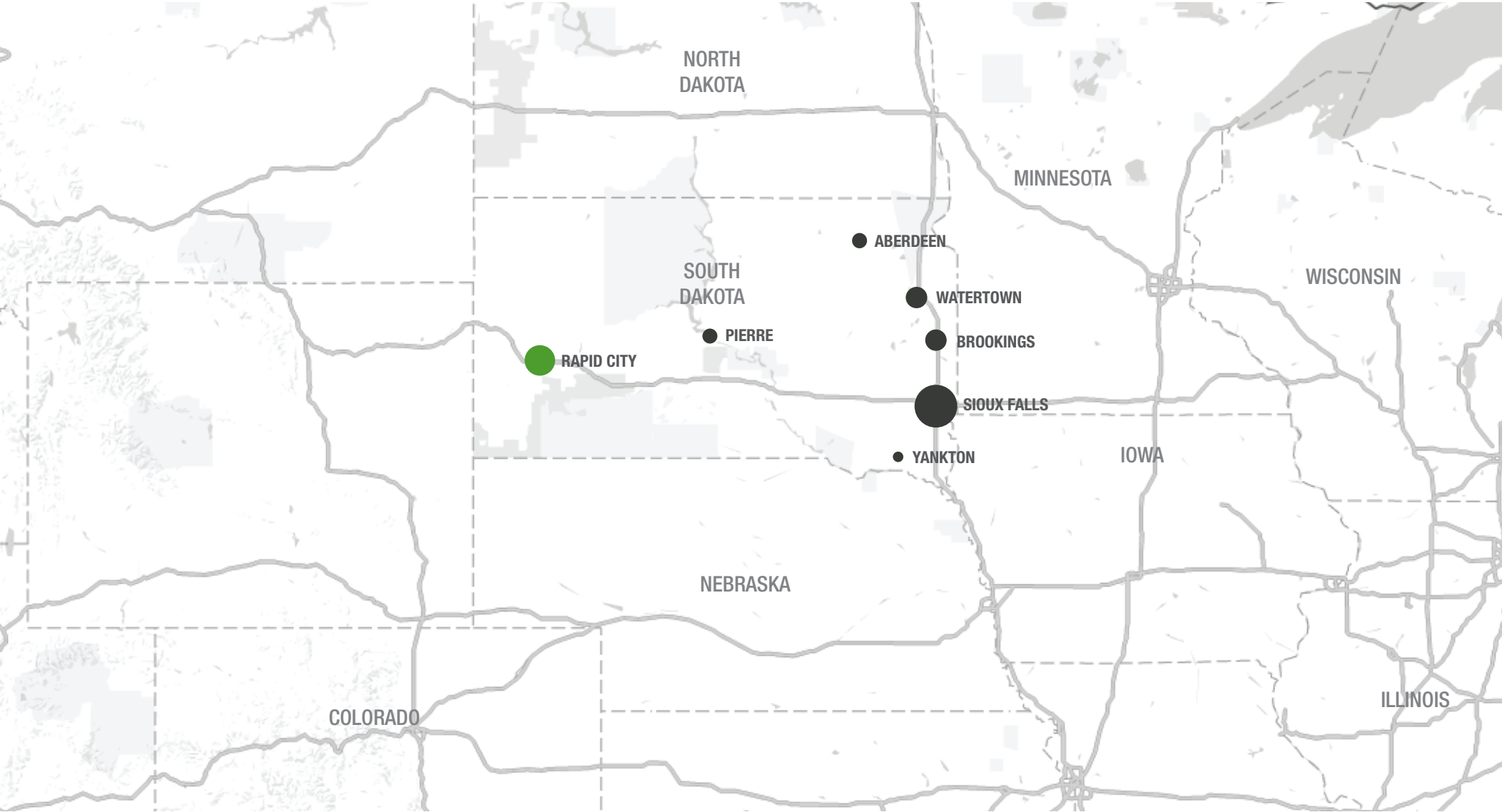


# Rapid City Map





# South Dakota Map



# Demographics

Rapid City is the Gateway to the Black Hills and is located on the west part of South Dakota, along Interstate 90. The city is a regional economic and medical hub for a 200-mile radius containing more than 470,000 people. Major industries include tourism, health-care, Ellsworth Air Force Base, and financial call centers. The 2020 population of the Rapid City MSA was 144,514 and is projected to increase by 6.4% in the next 5 years, growing by 9,249. Concerning educational attainment, 20.9% of Rapid City, SD residents possess a bachelor's degree (0.9% above the national average), and 11.4% hold an associates degree (2.8% above the national average).

	1-mile	3-mile	5-mile	Rapid City		MSA	
Year	2023			2023	2028	2023	2028
Population	10,898	50,411	83,571	76,818	78,942	143,837	147,628
Daytime Population	16,053	71,845	96,949	93,023	-	143,500	-
Median Household Income	\$39,586	\$52,702	\$60,117	\$60,515	\$69,318	\$64,379	\$74,511

## MAJOR EMPLOYERS

Regional Health | **5,100**

Federal Government | **2,912**

Rapid City School District | **1,774**

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