

# Retail Space

for lease

BLOCK *five*



**LLOYD**

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 occupies floors two through four with the top five floors being residential offering a mix of 132 studio, one, and two-bedroom apartments. The development completed construction in May 2025.





Block 5 presents an array of 132 luxurious studio through two-bedroom apartments, designed for an exceptional living experience. Residents 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.

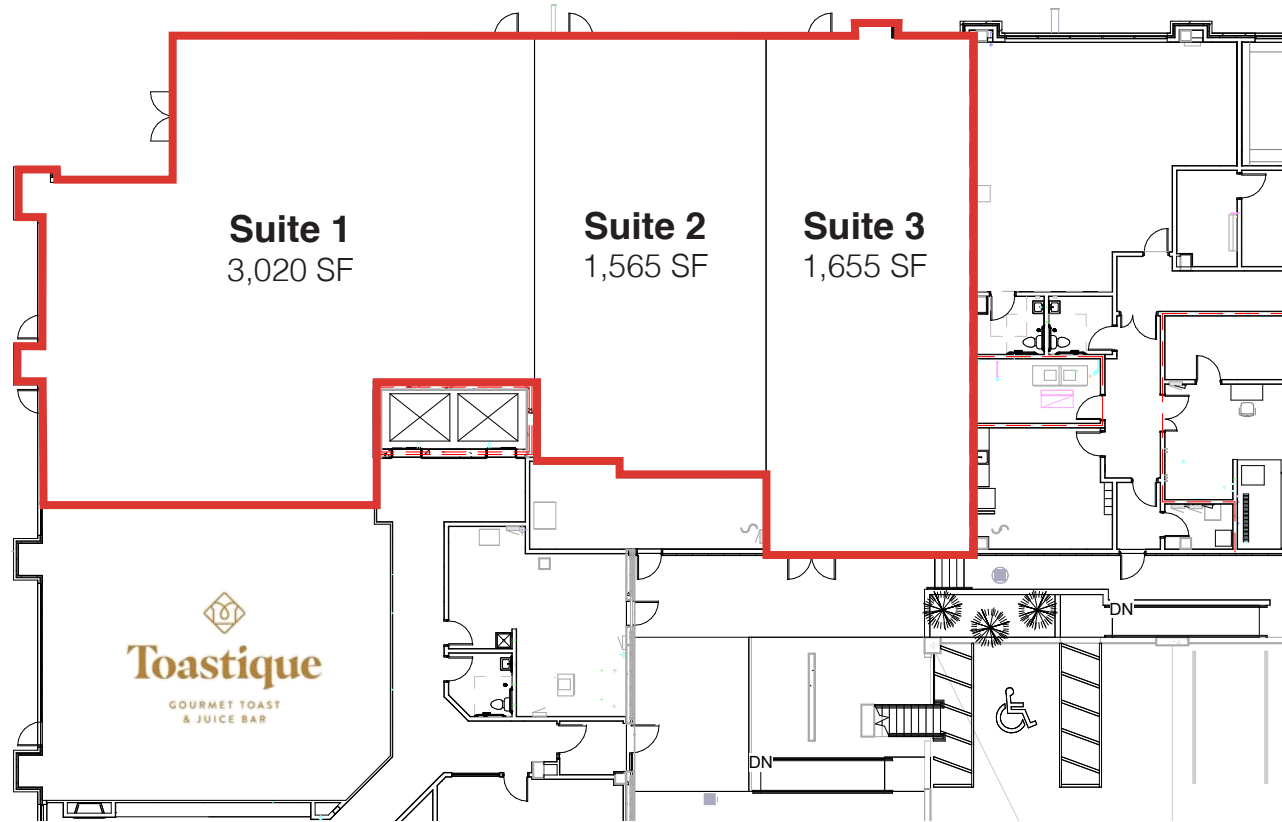


Block 5 proudly accommodates the esteemed Hyatt Place, providing a selection of 117 upscale hotel rooms spanning across two floors. This sophisticated establishment offers an exquisite and expansive lobby, exuding an atmosphere of refined luxury. Additionally, it boasts an impressive 5,000 square feet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



Hotel guests, Block 5 residents, and those venturing through the downtown district 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.

# Subdivided Floor Plan



Suite	SF (Approximately)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
-	1,615 SF	-	-	-	-	-	-
1	3,020 SF	\$24.00/SF NNN	\$7.75/SF	\$31.75/SF	\$95,885.00	\$7,990.42	\$50/SF
2	1,565 SF	\$24.00/SF NNN	\$7.75/SF	\$31.75/SF	\$49,688.75	\$4,140.73	\$50/SF
3	1,655 SF	\$24.00/SF NNN	\$7.75/SF	\$31.75/SF	\$52,546.25	\$4,378.85	\$50/SF
1 - 3	6,240 SF	\$24.00/SF NNN	\$7.75/SF	\$31.75/SF	\$198,120.00	\$16,510.00	\$50/SF

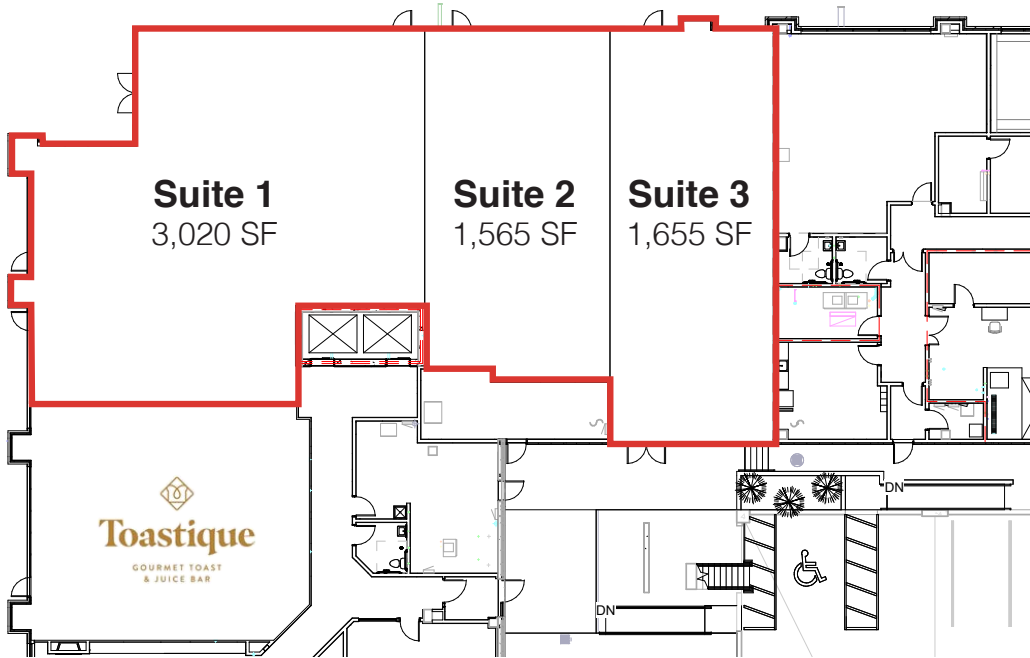
# Building Costs

Suite	SF (Approximately)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
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## 2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.35
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.45
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.95
<b>Total</b>	-	<b>\$7.75</b>

UTILITY INFORMATION				
Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by Tenant through CAM	Montana-Dakota	Yes	No
Electricity	Paid by Tenant directly to Provider	Black Hills Energy	No	Yes
Water & Sewer	Paid by Tenant through CAM	City of Rapid City	Yes	No
Trash	Paid by Tenant through CAM	Kieffer Sanitation	Yes	No
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A

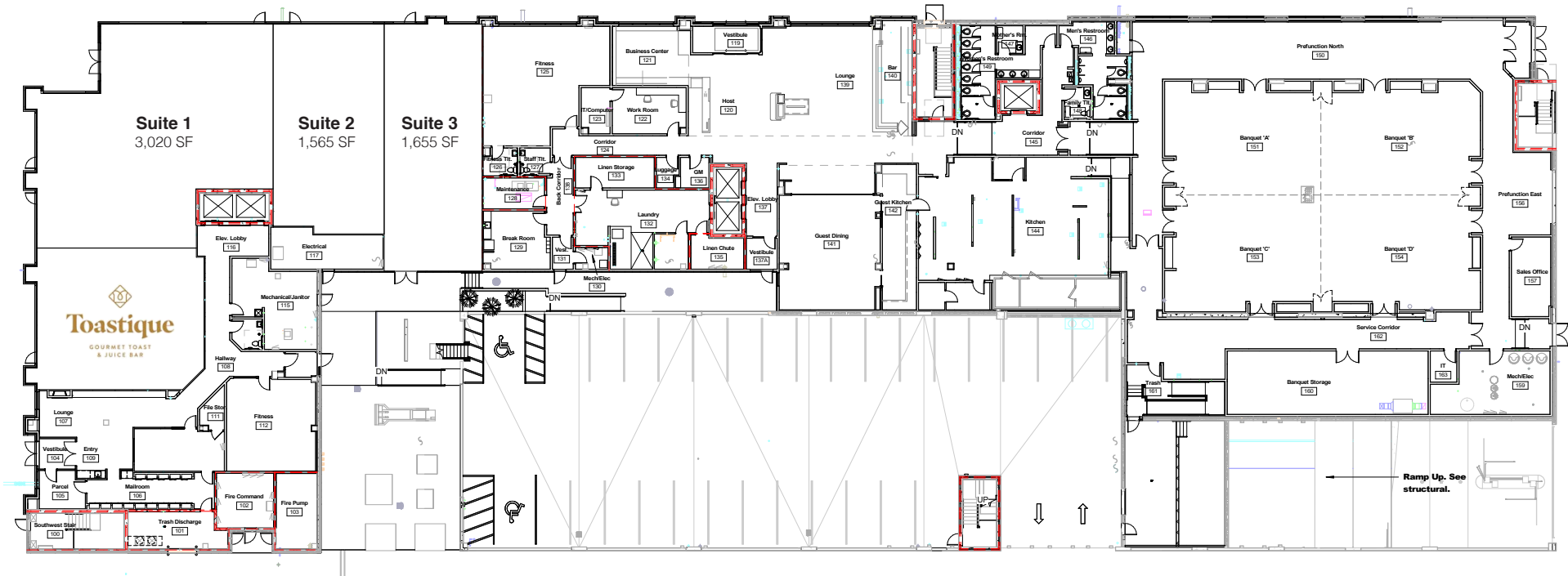




# Site Plan

St. Joseph Street

6th Street



Information herein deemed reliable, but not guaranteed.

# Site Plan Dimensions

St. Joseph Street

6th Street



Information herein deemed reliable, but not guaranteed.



# Photos





# Interior Photos



# Downtown Rapid City Market Data

## RESIDENTS

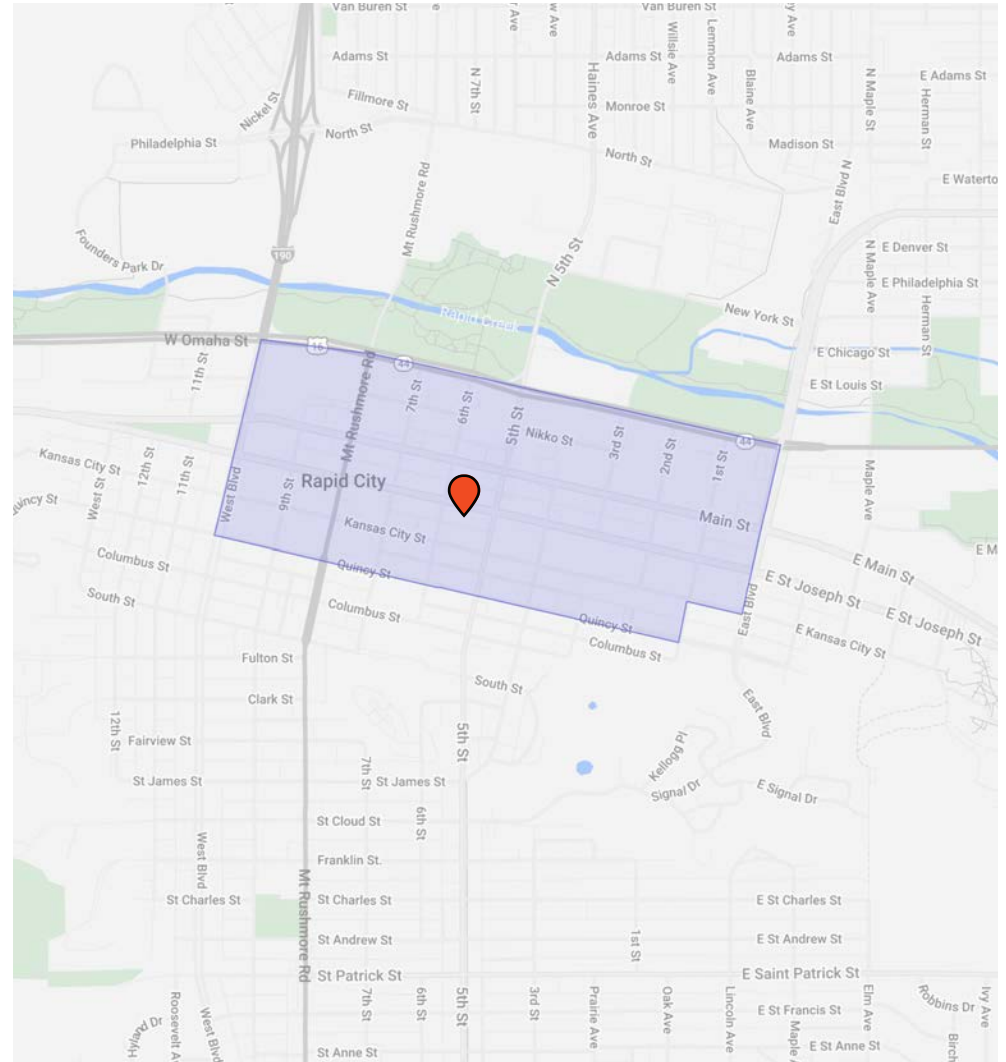
- **Population:** 1.8K
- **Average Age:** 36.2
- **Median HHI:** \$48.7K
- **Education (Assoc. & Higher, 25+):** 15.4%
- **Top 3 Mosaic Categories:** Significant Singles, Singles & Starters, Aspiration Fusion

## EMPLOYEES

- **Population:** 4.7K
- **YoY Change:** +8%
- **Daytime Population:** 9.8K
- **Median Salary:** \$48.6K
- **Median HHI:** \$69.9K
- **Education (Assoc. & Higher, 25+):** 45.2%
- **Top 3 Mosaic Categories:** Significant Singles, Singles & Starters, Golden Year Guardians

## OUT-OF-MARKET VISITORS

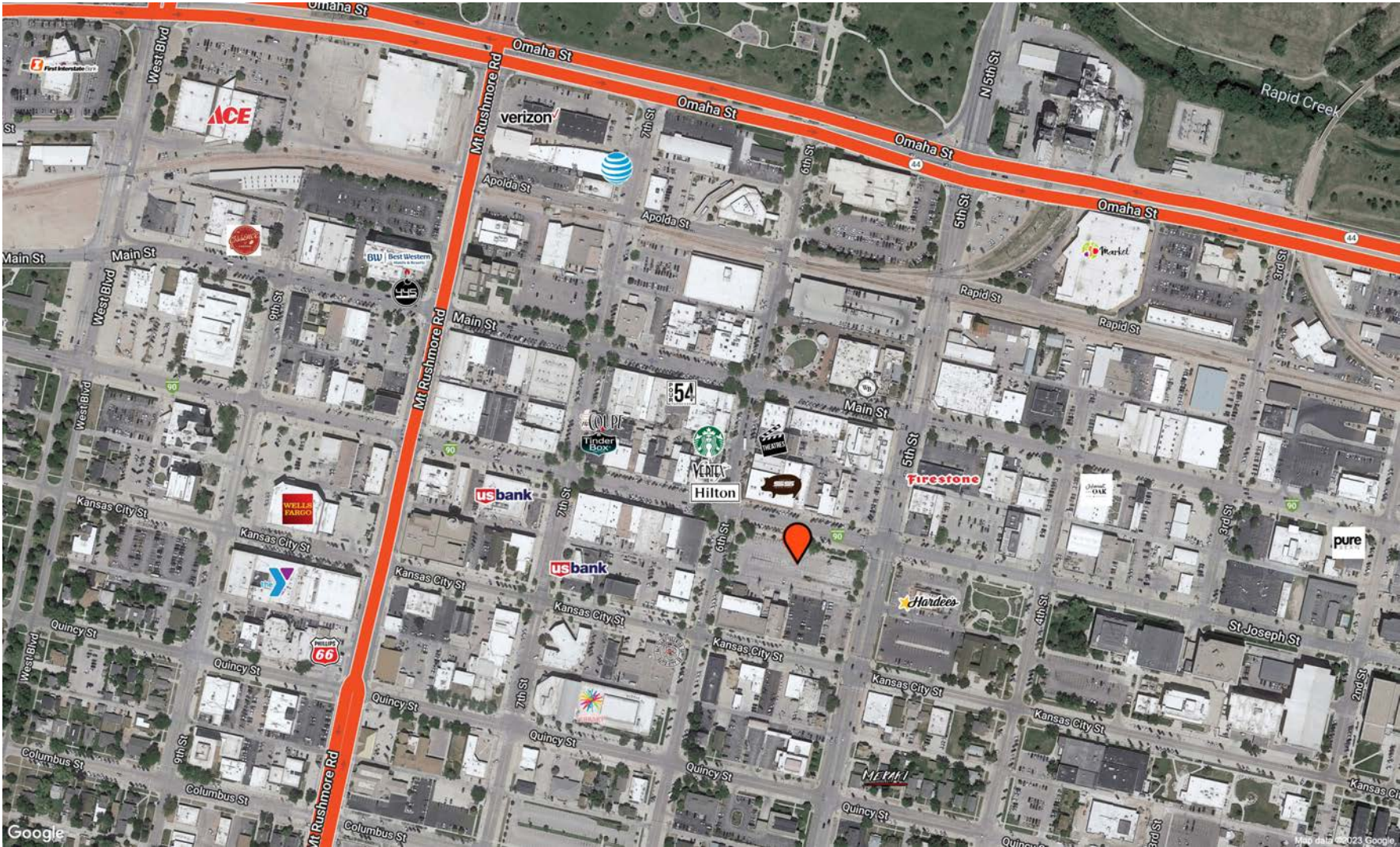
- **Visits:** 975.7K
- **Avg. Time in Market:** 115 Minutes
- **Median HHI:** \$70.9K
- **Education (Assoc. & Higher, 25+):** 47.4%
- **Top 3 Mosaic Categories:** Golden Year Guardians, Singles & Starters, Thriving Boomers



AS OF 6.3.25

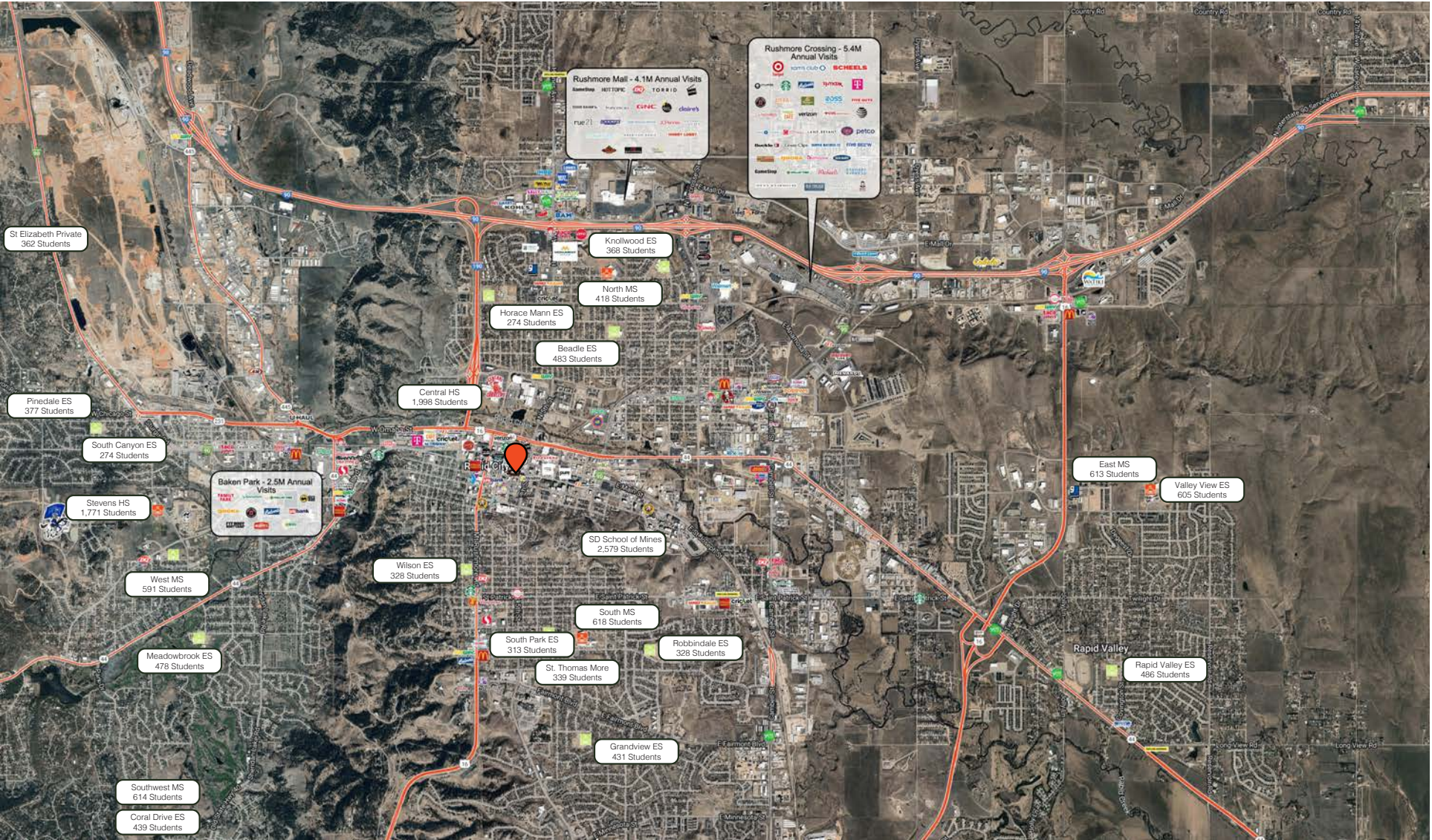


# Site Map



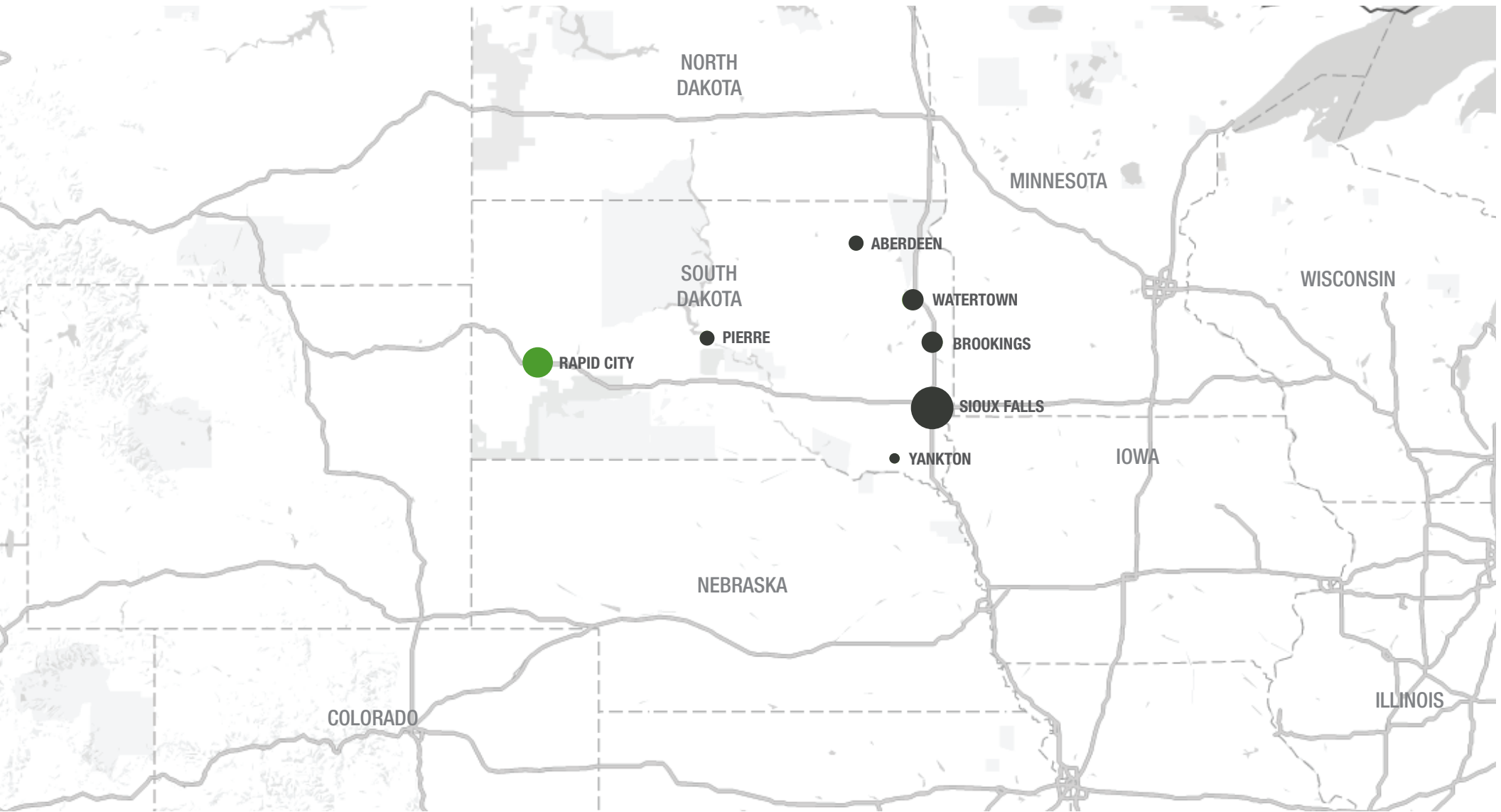


# Rapid City Map





# South Dakota Map



# Demographics

Rapid City, the Gateway to the Black Hills, is a regional economic hub serving over 470,000 people within a 200-mile radius. With a strong, diverse economy driven by tourism, healthcare, financial call centers, and Ellsworth Air Force Base, the city offers stability and growth potential for businesses. Tourism is a key driver, attracting millions of visitors annually to nearby attractions like Mount Rushmore and the Black Hills, providing retail businesses with consistent foot traffic. The healthcare sector, anchored by Monument Health, supports a steady demand for office and medical space.

Rapid City's business-friendly environment and access to a well-educated workforce make it an ideal location for companies looking to expand or relocate. With its strategic location and thriving economy, Rapid City offers businesses the opportunity to tap into a growing market and benefit from long-term success.

	1-mile	3-mile	5-mile	Rapid City		MSA	
Year	2024			2024	2029	2024	2029
Population	10,909	51,531	86,008	78,674	82,518	156,235	164,001
Daytime Population	15,839	72,531	99,850	95,665	-	155,167	-
Median Household Income	\$42,259	\$54,303	\$62,291	\$62,789	\$72,622	\$69,143	\$79,463

## MAJOR EMPLOYERS

Regional Health | **5,100**

Federal Government | **2,912**

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



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