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. Retailers at Block 5 include Toastique and Overland Sheepskin Co. (coming soon).

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.

Commercial Co-Tenant

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LIVE

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.

STAY

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.

PLAY

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

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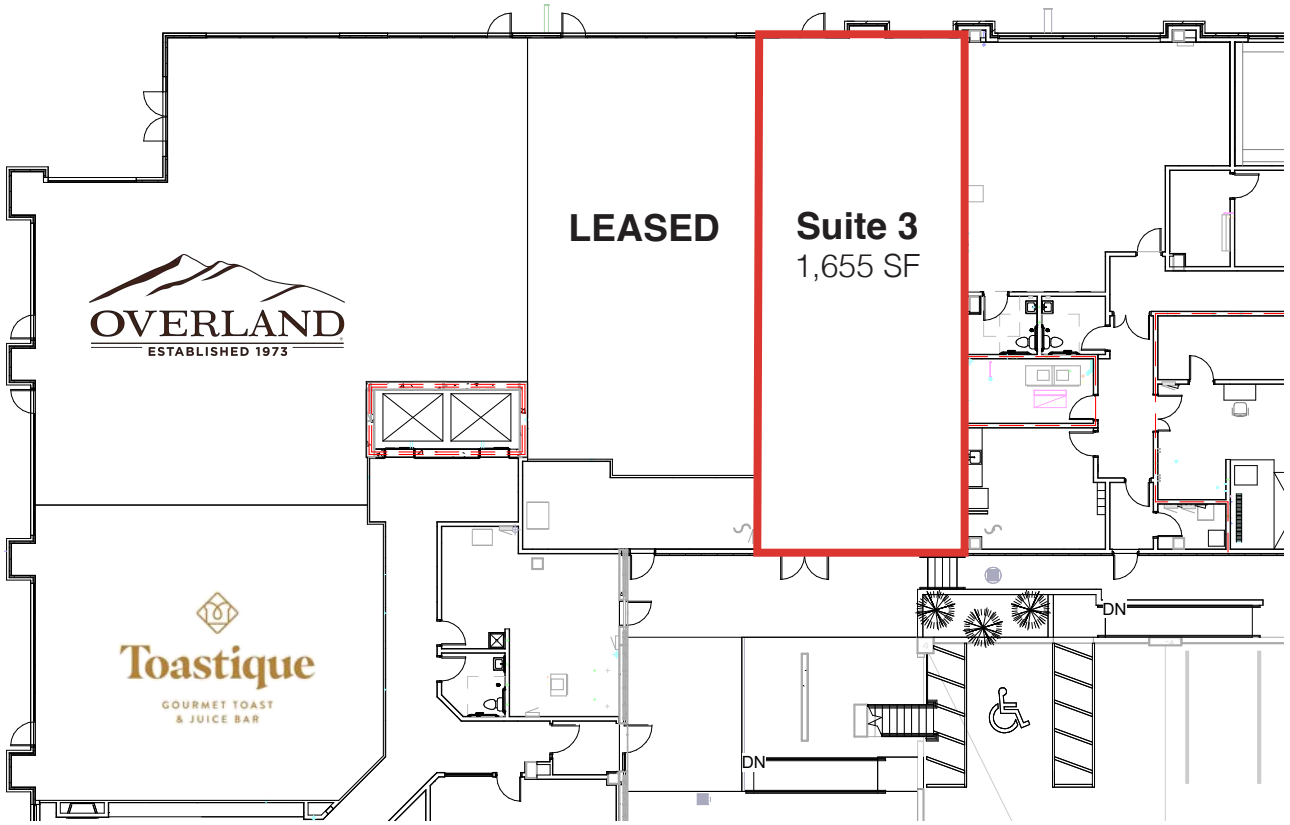
Subdivided Floor Plan



Suite	SF (Approximately)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
-	1,615 SF	-	-	-	-	-	-
-	3,020 SF	-	-	-	-	-	-
-	1,565 SF	-	-	-	-	-	-
3	1,655 SF	$24.00/SF NNN	$7.75/SF	$31.75/SF	$52,546.25	$4,378.85	$50/SF

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

Building Costs

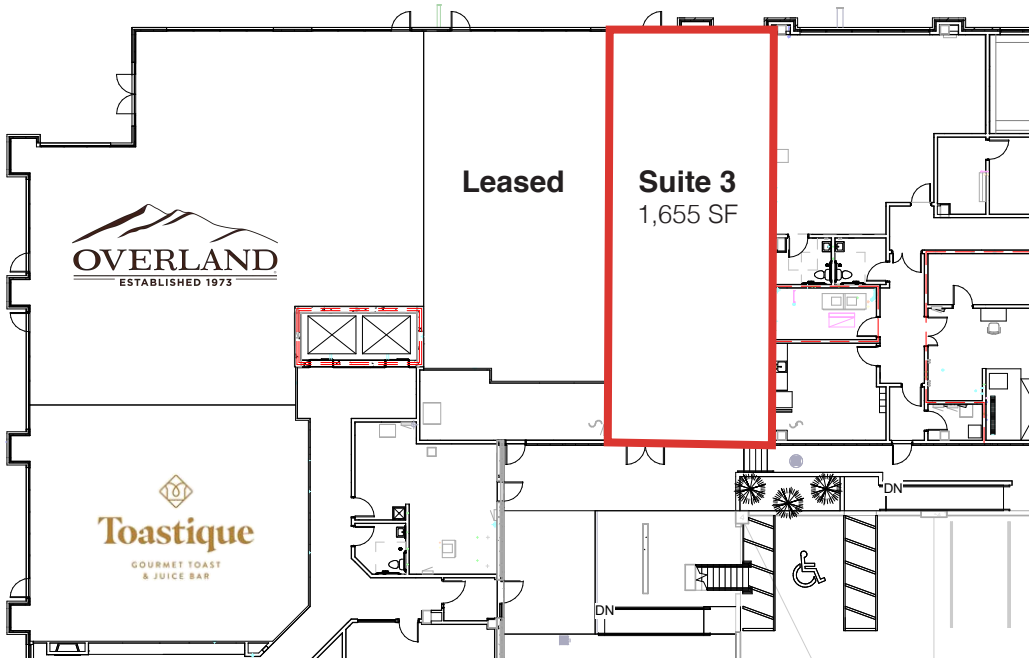
Suite	SF (Approximately)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
-	1,615 SF	-	-	-	-	-	-
-	3,020 SF	-	-	-	-	-	-
-	1,565 SF	-	-	-	-	-	-
3	1,655 SF	$24.00/SF NNN	$7.75/SF	$31.75/SF	$52,546.25	$4,378.85	$50/SF

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
Total	-	**$7.75**

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



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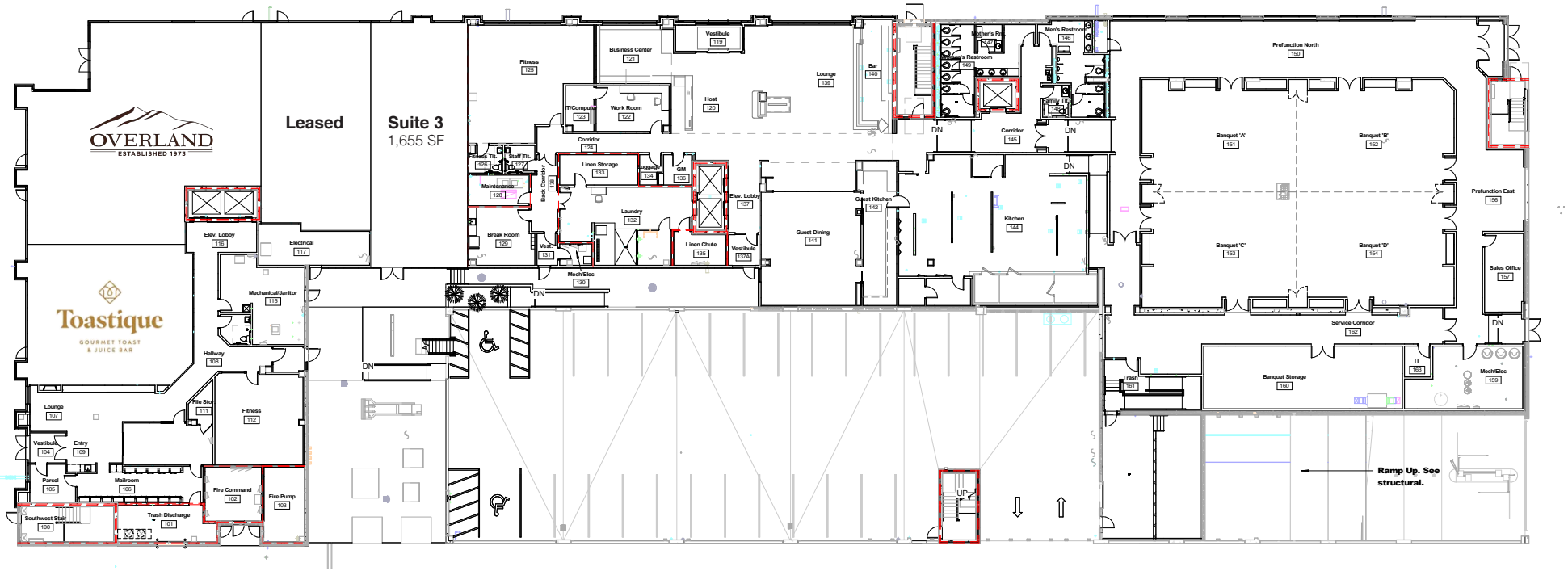
Site Plan

St. Joseph Street

6th Street



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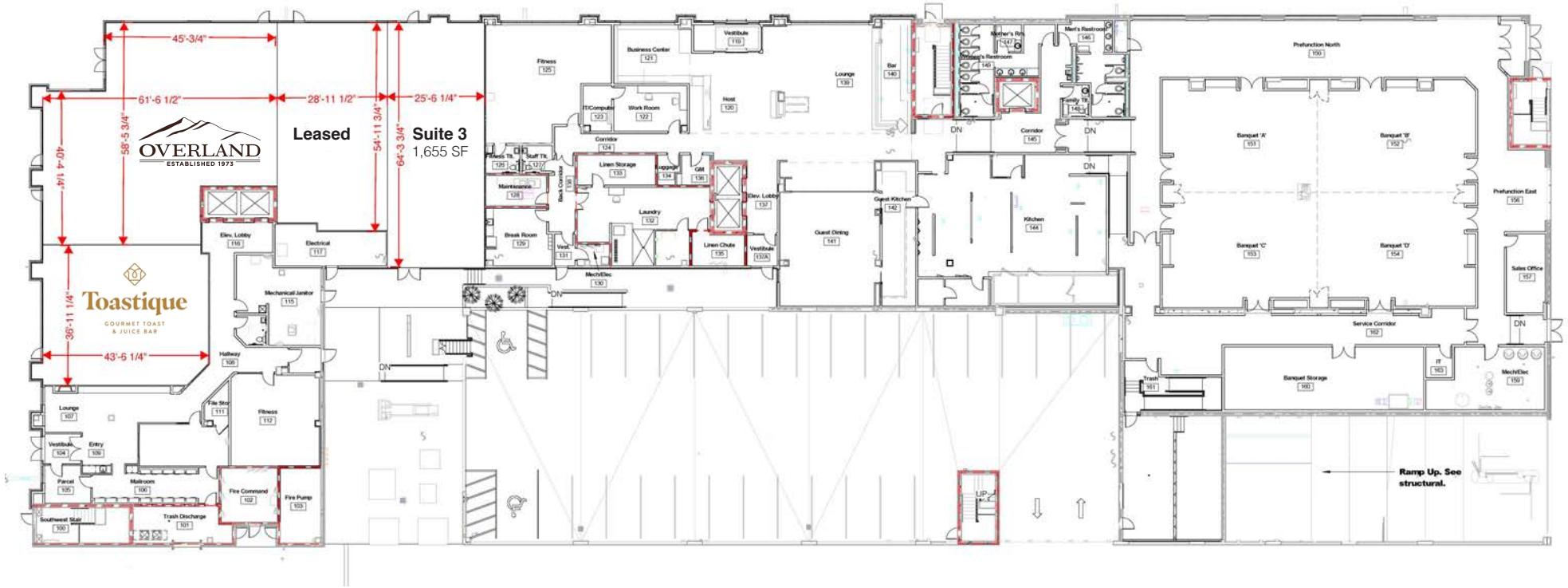
Site Plan Dimensions

St. Joseph Street

6th Street



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Photos

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Interior Photos

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Downtown Rapid City Market Data

RESIDENTS

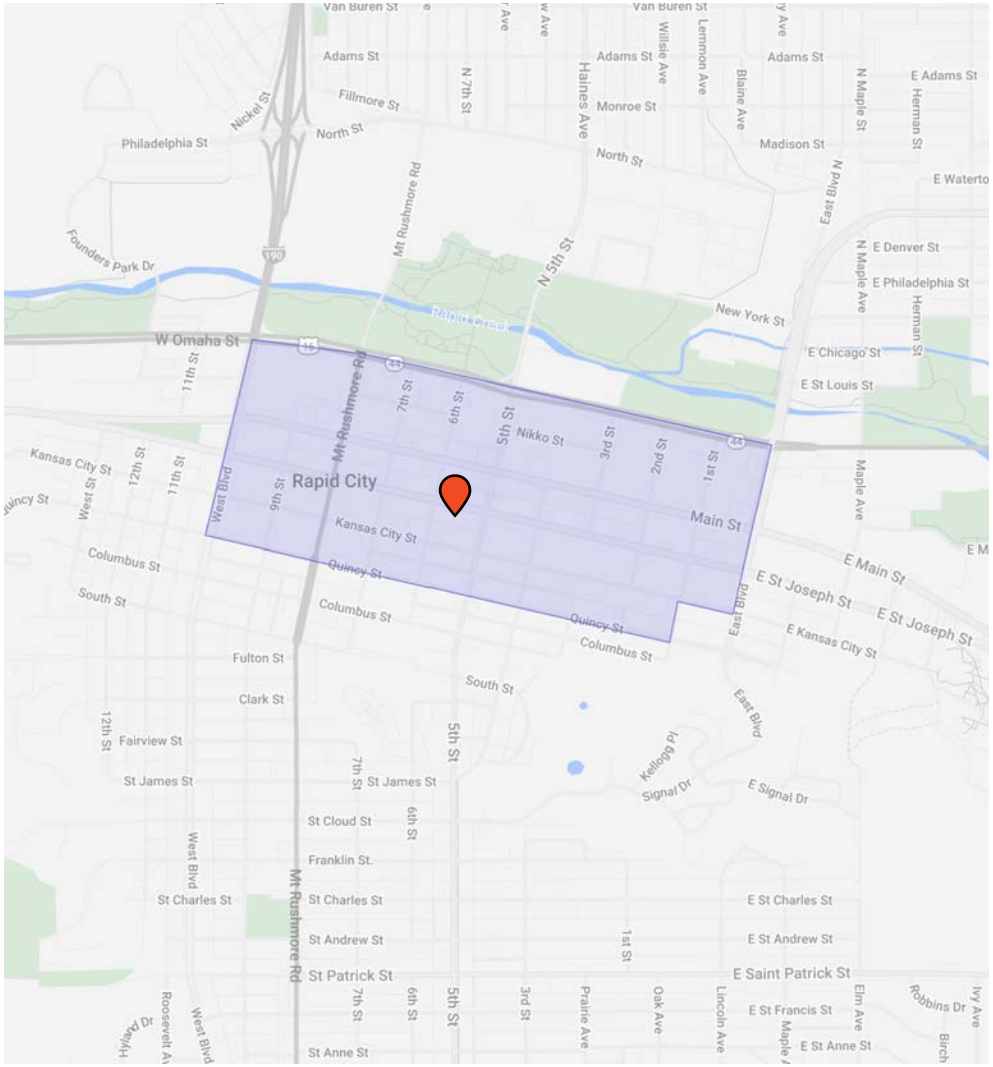
- **Population:** 1.8K
- **Average Age:** 36.2
- **Median HHI:** $48.7K
- **Education (Assoc. & Higher, 25+):** 15.4%
- **Top 3 Mosaic Categories:** Significant Singles, Singles & Starters, Aspiration Fusion

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

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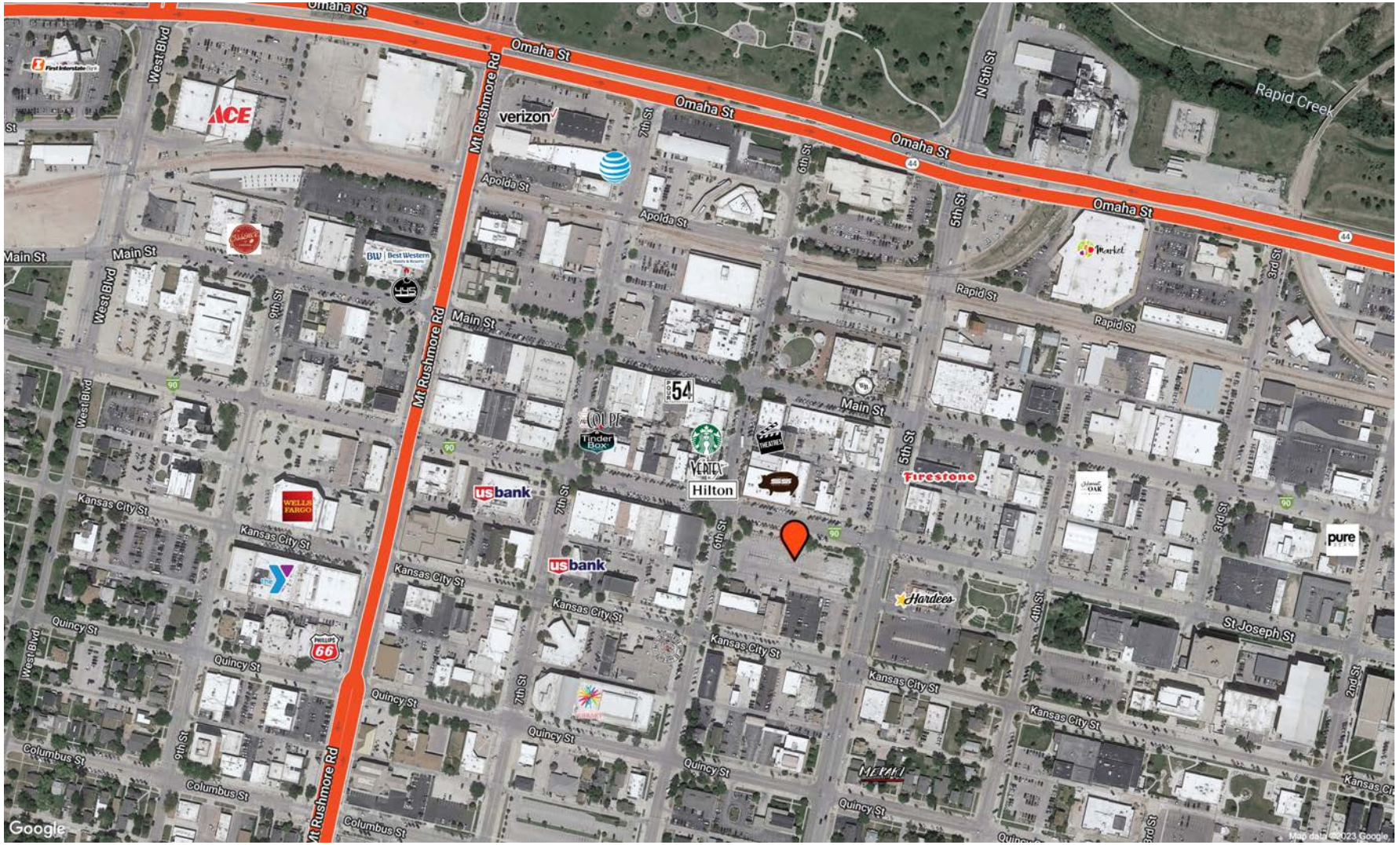
Site Map



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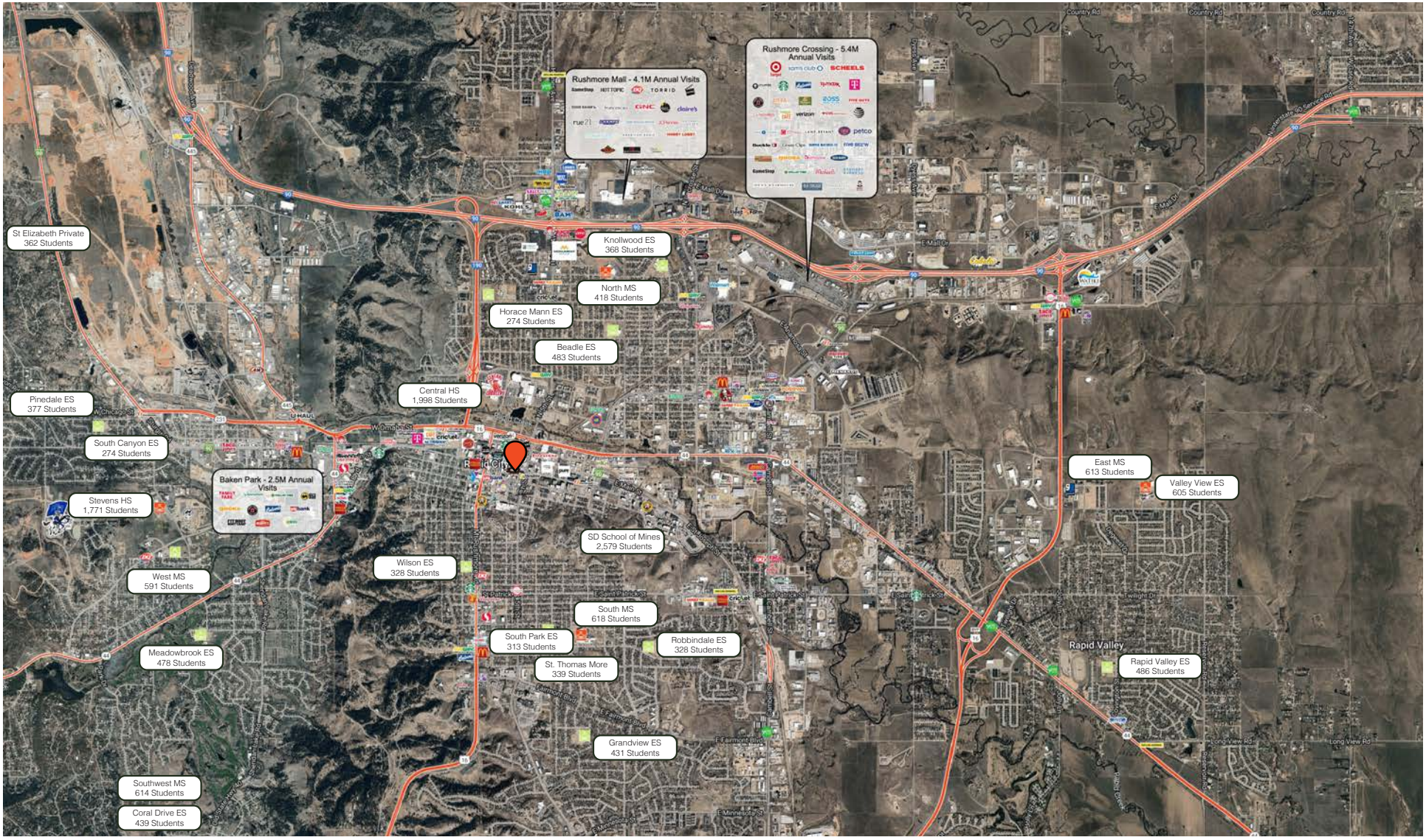
Rapid City Map



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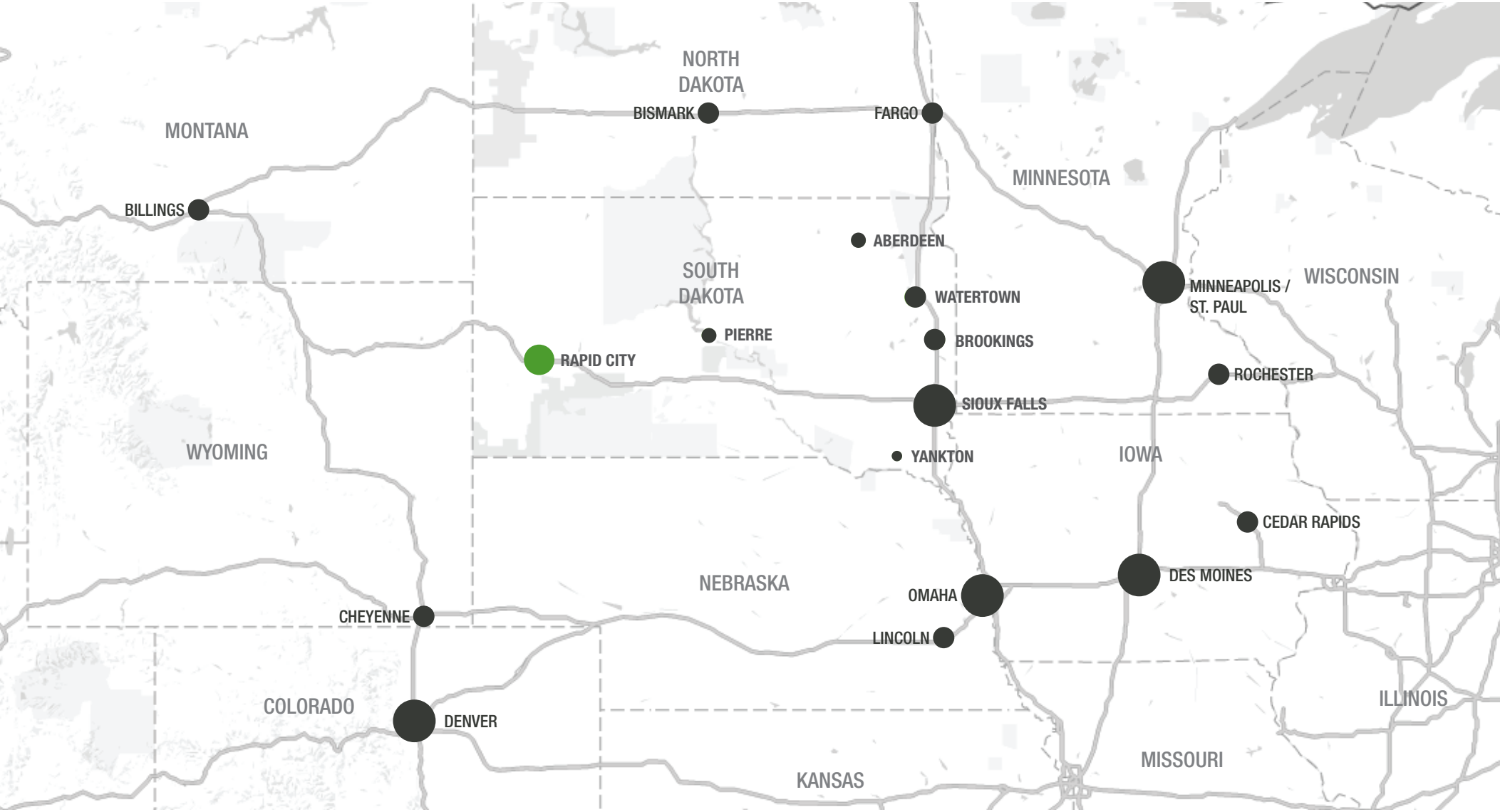
South Dakota Map



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Demographics

Rapid City, the Gateway to the Black Hills, is a thriving regional hub serving more than 470,000 people within a 200-mile radius. The metro area holds the second-lowest unemployment rate in the nation, reflecting a resilient, diverse economy supported by tourism, healthcare, financial call centers, and Ellsworth Air Force Base. Tourism is a key driver, attracting millions of visitors annually to nearby attractions like Mount Rushmore and the Black Hills, providing steady demand for retail, dining, and hospitality businesses with consistent foot traffic. The healthcare sector, anchored by Monument Health, supports a steady demand for office and medical space, while the Ellsworth Air Force Base provides long-term stability.

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		2025		2025	2030	2025	2030
Population	11,094	51,341	86,347	79,202	83,672	157,328	165,520
Daytime Population	15,643	72,674	100,424	96,448	-	156,189	-
Median Household Income	$46,334	$63,774	$74,379	$74,828	$82,281	$78,595	$86,916

MAJOR EMPLOYERS

Regional Health | **5,100**

Federal Government | **2,912**

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

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BLOCK five
DOWNTOWN 44°04'47.0"N 103°13'37.6"W

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