



# THE CASCADE AT UPTOWN

RETAIL SPACE FOR LEASE - SUITE 135



701 N Phillips Ave, Suite 135,  
Sioux Falls, SD 57104



1,881 SF +/-



\$21.50 / SF NNN  
Estimated NNN: \$8.31 / SF

## LOCATION

Located on the corner of 2nd Street and Phillips Avenue, neighboring Falls Park West and Levitt at the Falls. Across the street from Jacobson Plaza, which will include an ice ribbon and all-inclusive playground, and splash pad, and The Steel District, which includes a Canopy by Hilton hotel/convention center, office building and parking ramp, and retail spaces.

## DESCRIPTION

- Open floor plan with a show room, restrooms, a storage room, and a utility room with maintenance sink
- Floor to ceiling windows providing stunning natural lighting
- The Cascade is one of downtown's newest retail strips with 197 built-in lofts above the commercial space, allowing tenants immediate access to a customer base
- Ample parking for commercial uses with 22 surface spaces and 55 on-street parking spaces surrounding the Cascade
- Other retail tenants include Shenanigan's, La Luna Cafe, Mary's Mountain Cookies, Severance Brewing Co., and The Factory
- Within walking distance to most of downtown's amenities, including dining, shopping, trails, coffee shops and more
- Daytime population of 28,457 within a 1-mile radius of DTSF

**RAQUEL BLOUNT, SIOR**

605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

# BUILDING COSTS

\*These numbers are based on estimates and are not guaranteed.

Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
1,881 SF	\$21.50/SF NNN	\$8.31/SF	\$29.81/SF	\$56,072.61	\$4,672.72

# 2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.21*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.30*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$4.80*
Total	-	\$8.31
CAM includes the following utilities: Water & Sewer, and Trash		

# UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by Tenant directly to Provider	Mid-American Energy	No	Yes
Electricity	Paid by Tenant directly to Provider	City of Sioux Falls	No	Yes
Water & Sewer	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No
Trash	Paid by LL, Reimbursed by Tenant	Novak	Yes	No
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A

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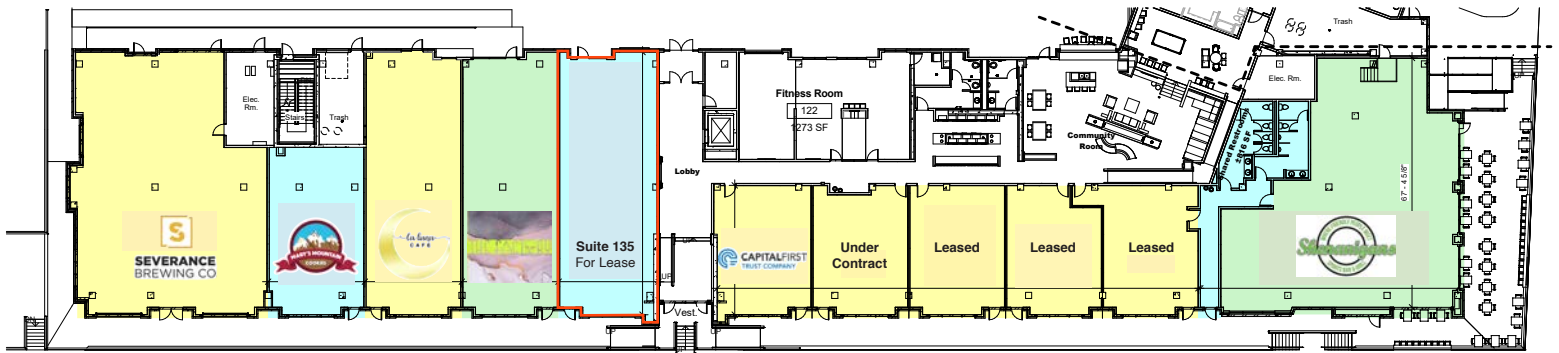
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## FLOOR PLAN

Concept only; subject to change



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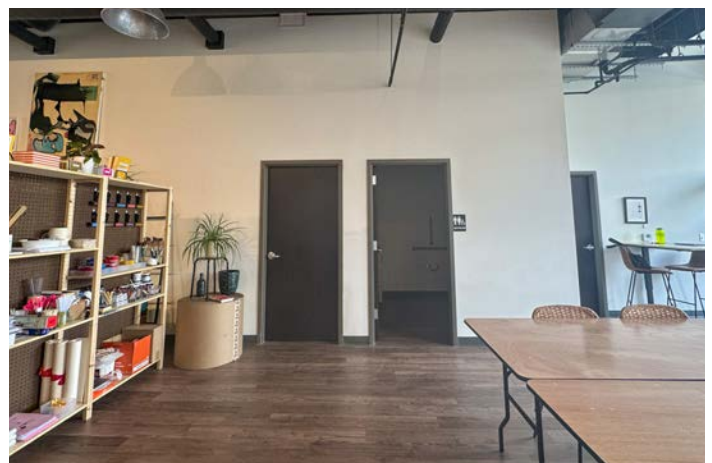
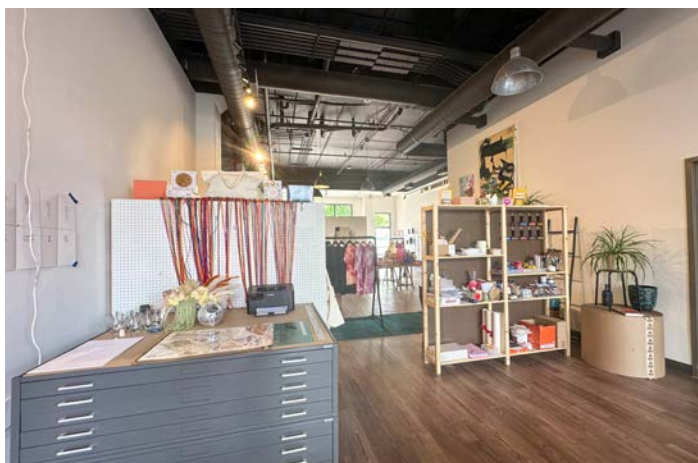


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## INTERIOR PHOTOS



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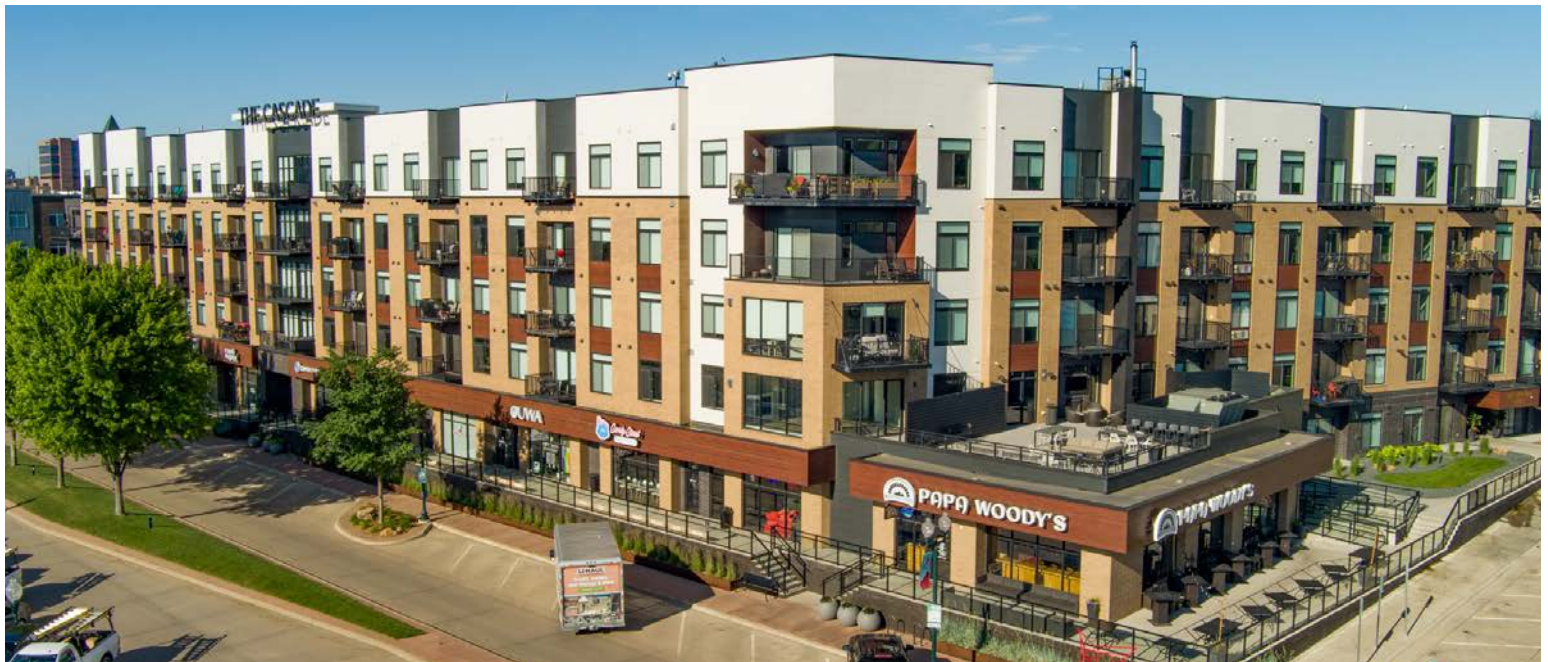


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## EXTERIOR PHOTOS



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## SITE MAP



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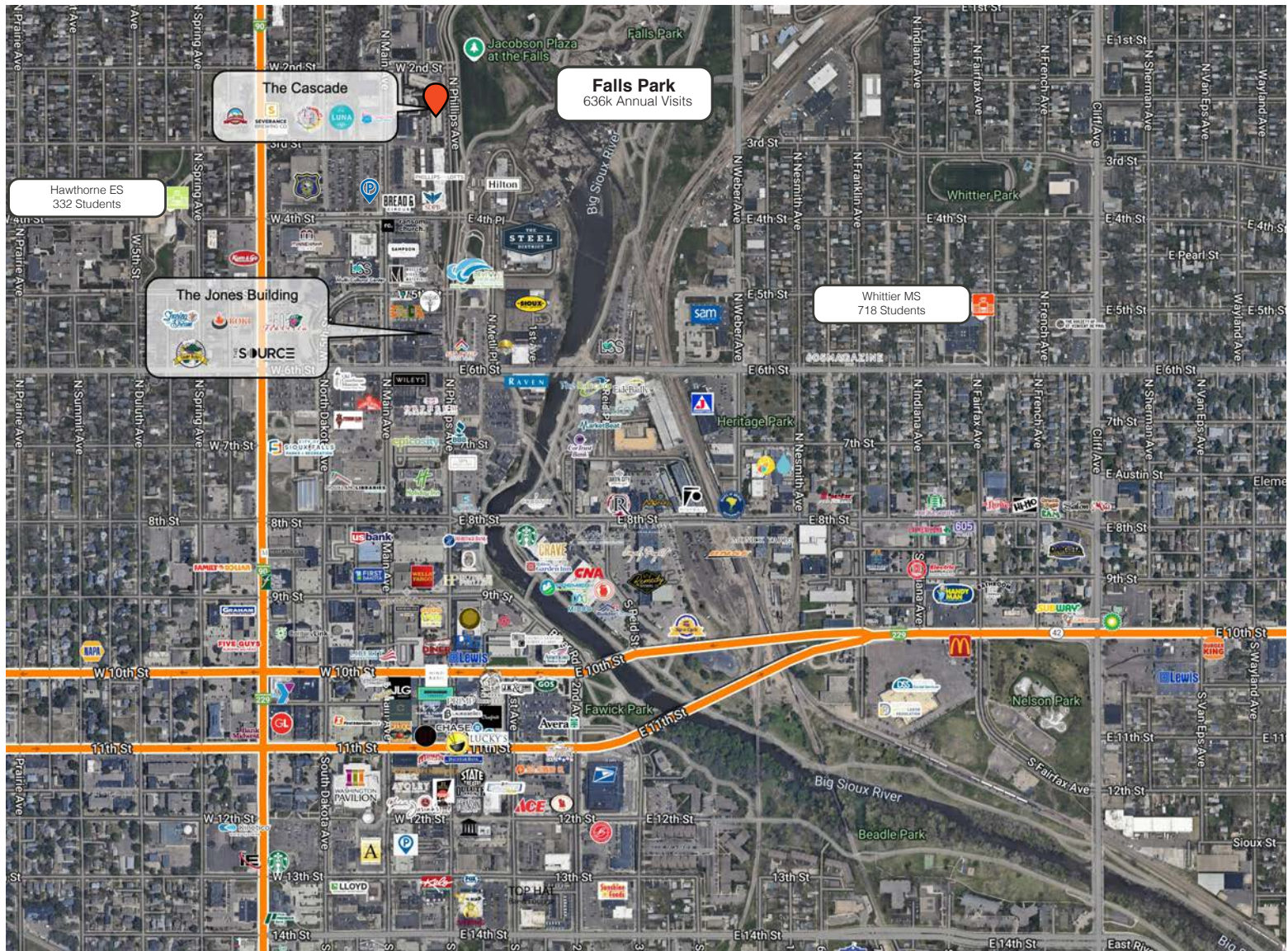


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## DOWNTOWN MAP



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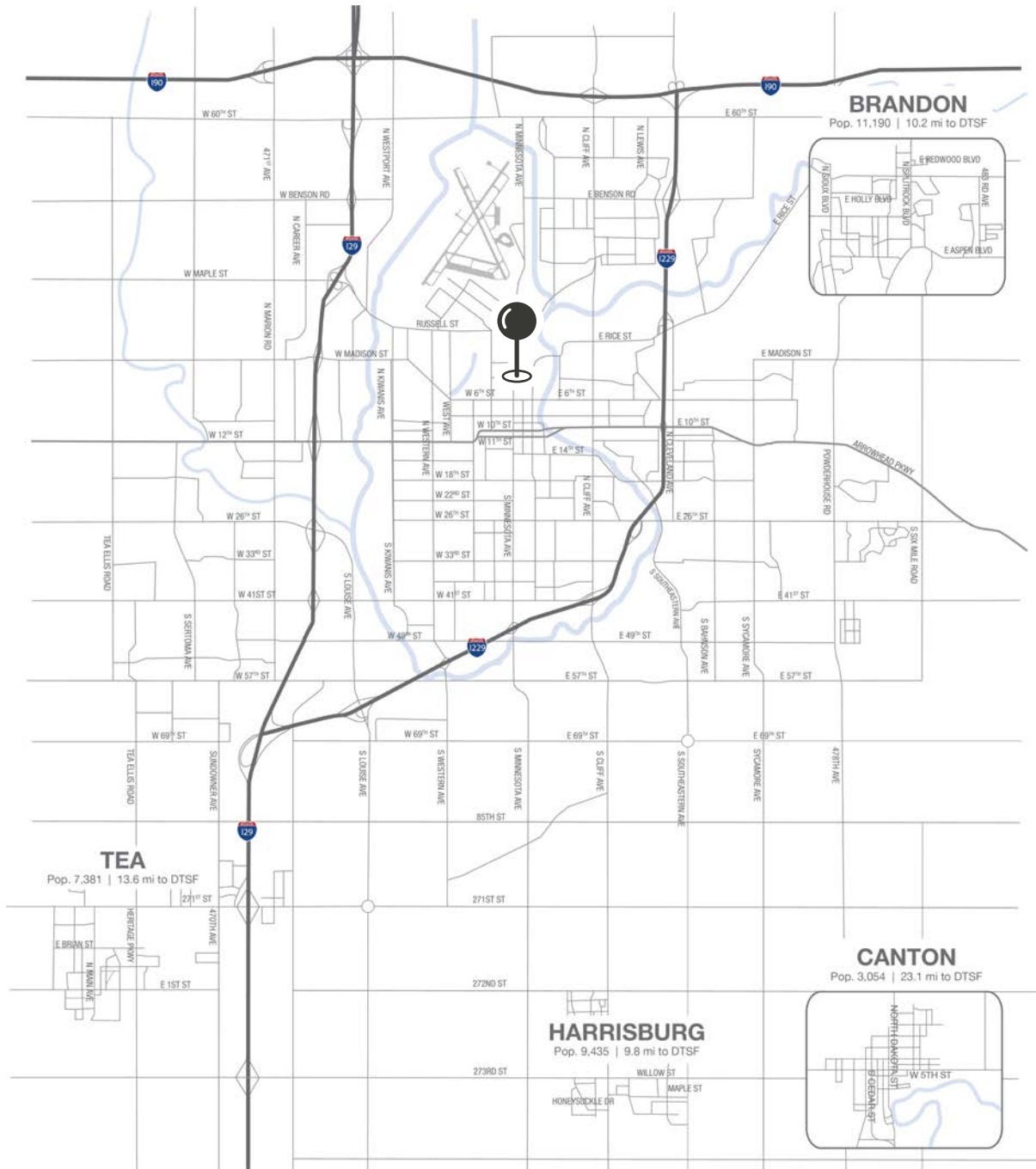
Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820  
Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

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## MSA MAP



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# SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2024	219,588*	311,500
2029	230,570	336,494

\*Source: The City of Sioux Falls

Sioux Falls, South Dakota's largest city, is one of the fastest growing areas in the nation with population growth rate nearly four times the national average. It serves as the largest retail hub between Denver and the Twin Cities and offers residents & visitors an ample selection of commodities and services. Being located in the heart of the Midwest, Sioux Falls draws shoppers from a four-state area. Employment across the state is projected to increase by 7.7% by 2032, further solidifying its reputation as an economic leader.

Sioux Falls has low business costs with a high quality of life. There's no state, corporate or personal income tax, no inheritance tax and no limits to what your business can achieve.

## FAST FACTS



#1 City for Small Businesses  
*(B2B Review 2025)*



#2 Best Tax Climate in the U.S.  
*(Tax Foundation 2024)*



#3 Hottest Job Market  
*(ZipRecruiter 2023)*



Top 25 Safest Cities in America  
*(WalletHub 2025)*

2.2M

# of Visitors to Sioux Falls in 2023

1.4%

Minnehaha Unemployment Rate  
*(September 2024)*



No Corporate Income Tax



Third City in Economic Strength  
*(Policom 2023)*

## TOP EMPLOYERS



10,750



8,298



3,688



3,600



2,939



2,505