



BEAKON CENTRE

SUITES FOR LEASE



4805 - 4827 S. Louise Ave,
Sioux Falls, SD 57106



2,817 - 4,517 SF +/-



\$18.50 / SF NNN
Estimated NNN: \$6.50 / SF

LOCATION

Premier shopping center located at the intersection of 57th & Louise Avenue. Anchored by Pomegranate Market, this center is surrounded by major retail destinations like The Empire Shopping District and Village on Louise. Less than half a mile from I-229, this location is home to a mix of quality office & medical tenants, and numerous multi-family residences.

DESCRIPTION

- Beakon Centre is a 60,000 SF prime retail complex with a layout that prioritizes ample parking and pedestrian access to storefronts
- Seven fantastic suites of various sizes available now
- Building, monument, and suite signage opportunities; two monument signs located along Louise Avenue and 57th Street
- Parcel features 320 surface parking stalls, including designated employee parking behind the building
- Co-tenants include The Tavern Grill, Pomegranate Market, Waxing the City, Massage Envy, Happy Jacks Casino, Tokyo Japanese Cuisine, Greenberg's Jewelers, and Evolve Fitness
- Attractive traffic counts of 19,163 VPD along 57th St, and 27,027 VPD along Louise Ave
- Full access points from Louise Avenue and 57th Street (in/out)
- Neighboring retail center, 'Village on Louise' attracted 905k visits in 2024 from across the city with a strong draw from southwest/southern Sioux Falls

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BUILDING COSTS

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

Suite	Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
4827	2,817 SF +/-	\$18.50/SF NNN	\$6.50/SF	\$25.00/SF	\$70,425.00	\$5,868.75
4819	4,517 SF +/-	\$18.50/SF NNN	\$6.50/SF	\$25.00/SF	\$112,925.00	\$9,410.42
4813	3,161 SF +/-	\$18.50/SF NNN	\$6.50/SF	\$25.00/SF	\$79,025.00	\$6,585.42
4811	4,356 SF +/-	\$18.50/SF NNN	\$6.50/SF	\$25.00/SF	\$108,900.00	\$9,075.00
4809	3,080 SF +/-	\$18.50/SF NNN	\$6.50/SF	\$25.00/SF	\$77,000.00	\$6,416.67
4805	2,851 SF +/-	\$18.50/SF NNN	\$6.50/SF	\$25.00/SF	\$71,275.00	\$5,939.58

2025 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$3.70**
Property Insurance	Paid by LL, Reimbursed by Tenant	-
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$2.80*
Total	-	\$6.50*
CAM includes the following utilities: Water & Sewer		

**Real estate taxes and property insurance are presented as a combined figure in the table.

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	Xcel Energy	No	Yes
Water & Sewer	Paid by Tenant through CAM	City of Sioux Falls	Yes	Yes
Trash	Paid by Tenant directly to Provider	Novak	No	Yes
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A

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SUITE 4827

Floor Plan: Contemporary retail floor plan offers an open showroom with slat walls already in place, one office, one fitting room, ADA restrooms, and ample storage includes upper level storage space

Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
2,817 SF +/-	\$18.50/SF NNN	\$6.50/SF	\$25.00/SF	\$70,425.00	\$5,868.75



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SUITE 4819

Floor Plan: Former bridal boutique includes a tasteful reception area, showroom, private dressing rooms, ample storage room, ADA restrooms, and a water fountain

Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
4,517 SF +/-	\$18.50/SF NNN	\$6.50/SF	\$25.00/SF	\$112,925.00	\$9,410.42



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SUITE 4813

Floor Plan: Fabulous floor plan offers a modern, open showroom with four dressing rooms, a mechanical room, a back office, ADA restrooms, and water fountains

Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
3,161 SF +/-	\$18.50/SF NNN	\$6.50/SF	\$25.00/SF	\$79,025.00	\$6,585.42



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SUITE 4811

Floor Plan: Unique space featuring a front showroom and office with a significant back warehouse that includes ADA restrooms, water fountains, a mechanical room with utility sink, and an overhead drive-in garage door

Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
4,356 SF +/-	\$18.50/SF NNN	\$6.50/SF	\$25.00/SF	\$108,900.00	\$9,075.00



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SUITE 4809

Floor Plan: Open retail showroom with built-out ADA restrooms and mechanical room; rough-in for water fountains

Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
3,080 SF +/-	\$18.50/SF NNN	\$6.50/SF	\$25.00/SF	\$77,000.00	\$6,416.67



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SUITE 4805

Floor Plan: Second-generation shell, with existing HVAC ductwork, ADA restrooms, water fountains, lighting, and plumbing hookups in main area

Size	Base Rent	2025 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
2,851 SF +/-	\$18.50/SF NNN	\$6.50/SF	\$25.00/SF	\$71,275.00	\$5,939.58



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EXTERIOR PHOTOS



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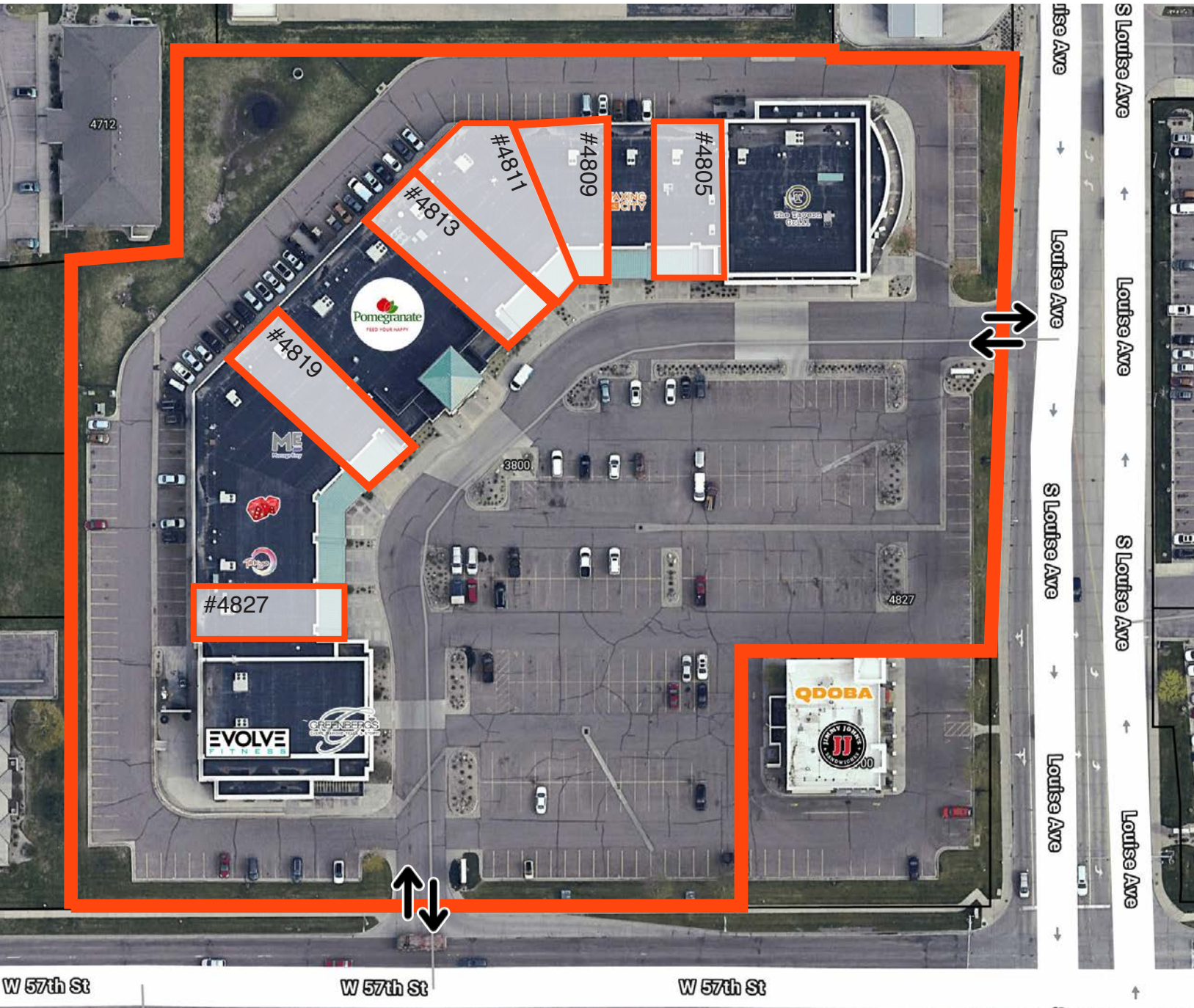
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PARCEL



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NEIGHBORING TENANTS



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AREA MAP



*Empire Shopping District includes The Empire Mall, Empire Place, & Empire East

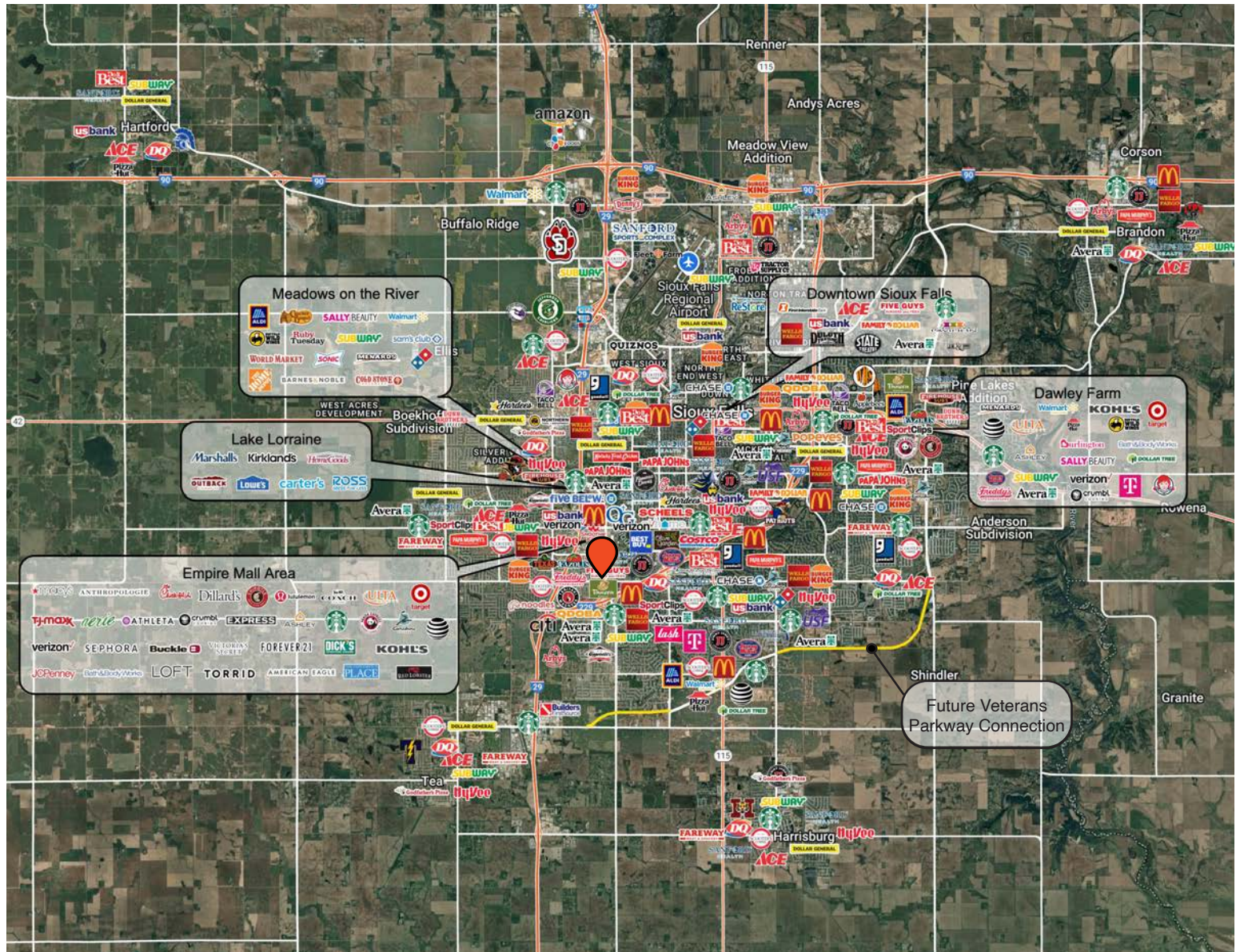
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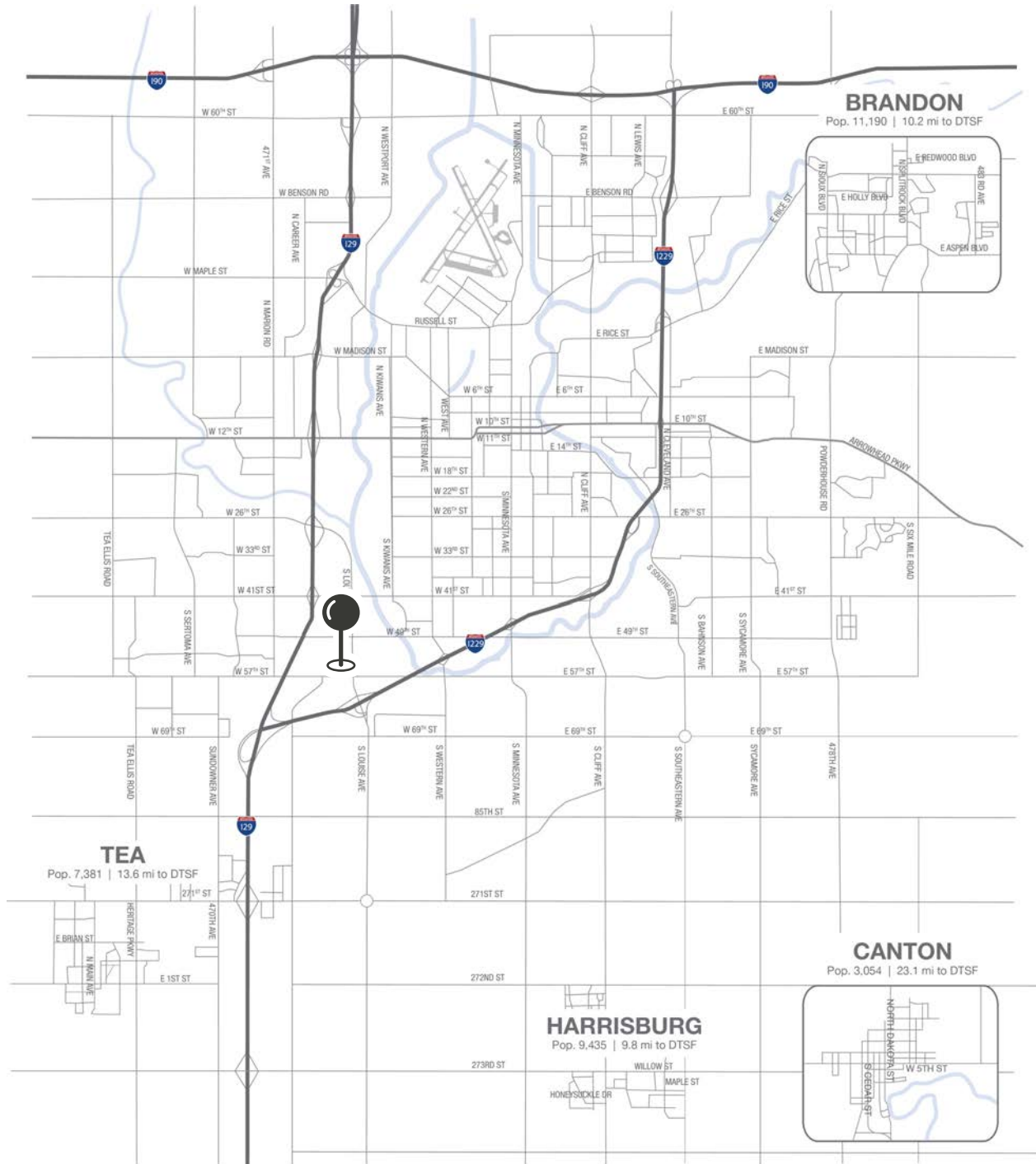
CITY MAP



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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



10,929



8,200



3,627



3,239



2,390



1,600

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	6,451	66,143	127,946
2020 Total Population	7,175	77,345	153,327
2020 Group Quarters	104	1,656	3,238
2024 Total Population	7,877	82,823	166,615
2024 Group Quarters	105	1,656	3,190
2029 Total Population	8,392	88,543	179,489
2023-2028 Annual Rate	1.27%	1.34%	1.50%
2024 Total Daytime Population	19,364	96,911	185,290
Workers	15,771	60,020	111,389
Residents	3,593	36,891	73,901
Household Summary			
2010 Households	3,558	27,098	52,304
2010 Average Household Size	1.79	2.35	2.36
2020 Total Households	4,028	31,966	63,276
2020 Average Household Size	1.76	2.37	2.37
2024 Households	4,296	33,949	68,432
2024 Average Household Size	1.81	2.39	2.39
2029 Households	4,542	35,999	73,421
2029 Average Household Size	1.82	2.41	2.40
2023-2028 Annual Rate	1.12%	1.18%	1.42%
2010 Families	1,314	16,289	31,374
2010 Average Family Size	2.57	2.95	2.99
2024 Families	1,550	19,721	39,276
2024 Average Family Size	2.84	3.10	3.13
2029 Families	1,618	20,754	41,716
2029 Average Family Size	2.88	3.14	3.15
2023-2028 Annual Rate	0.86%	1.03%	1.21%
2024 Housing Units	4,587	35,672	73,231
Owner Occupied Housing Units	19.2%	57.1%	55.6%
Renter Occupied Housing Units	74.5%	38.0%	37.9%
Vacant Housing Units	6.3%	4.8%	6.6%
2024 Population 25+ by Educational Attainment			
Total	5,727	55,182	111,573
Less than 9th Grade	2.6%	1.5%	1.8%
9th - 12th Grade, No Diploma	2.1%	2.2%	2.8%
High School Graduate	24.7%	18.2%	19.1%
GED/Alternative Credential	2.1%	2.4%	3.2%
Some College, No Degree	18.0%	17.1%	16.8%
Associate Degree	14.4%	15.5%	15.4%
Bachelor's Degree	24.9%	29.8%	27.8%
Graduate/Professional Degree	11.3%	13.3%	13.2%
Median Household Income			
2024	\$52,193	\$76,883	\$74,937
2029	\$56,193	\$89,074	\$87,473
Median Age			
2010	32.6	33.1	33.7
2020	37.1	35.5	35.7
2024	37.1	35.9	36.2
2029	38.8	37.3	37.4
2024 Population by Sex			
Males	3,774	40,929	83,052
Females	4,103	41,894	83,563
2029 Population by Sex			
Males	3,987	43,455	88,701
Females	4,405	45,087	90,788
Data for all businesses in area			
Total Businesses:	1 mile 970	3 miles 4,114	5 miles 7,874
Total Employees:	14,648	51,604	104,105

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