



# VALLEY WEST PLAZA

OFFICE SPACE FOR LEASE



945 S Marion Rd, Suite 201,  
Sioux Falls, SD 57106



1,581 SF +/-



\$10.00 / SF NNN  
Estimated NNN: \$6.42 / SF

## LOCATION

Located along S Marion Road, between W 12th Street and W 26th Street, providing traffic from multiple directions. One mile off Exit 79 on I-29. Exit 79 serves as an interchange with 12th Street, which leads to the downtown community. Valley West Plaza provides excellent access to Lake Lorraine and Meadows on the River.

## DESCRIPTION

- Second level office floor plan offers an open area, 3 large offices, storage closet, and a work room
- Common area entrance and restrooms
- Available July 1, 2026
- 81 shared surface parking stalls on-site
- Building and suite signage available
- Multiple access points on Marion Road
- Valley West Plaza is home to The Thirsty Duck, Coins & Curios (antique store), Westside Glass Emporium, and a liquor store
- Near Woody's Pub & Grill, O'Reilly Auto Parts, The Attic Bar and Grill, Taquería Los Primos, and Dunham Park
- Surrounded by rooftops with 4,239 housing units within a 1-mile radius

**SCOTT BLOUNT**

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## BUILDING COSTS

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

Size	Base Rent	2026 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
1,581 SF +/-	\$10.00/SF NNN	\$6.42/SF	\$16.42/SF	\$25,960.02	\$2,163.34

## 2026 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$1.82*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$1.37*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.23*
<b>Total</b>	-	<b>\$6.42</b>
CAM includes the following utilities: Water & Sewer, and Trash		

## UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
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	No	Based on Tenant's space size as a pro-rata share of the entire building.
Trash	Paid by Tenant through CAM	Novak	Yes	No	Based on Tenant's space size as a pro-rata share of the entire building.
Common Area Utilities	Paid by LL, Reimbursed by Tenant	Same as above	Yes	No	Based on Tenant's space size as a pro-rata share of the entire building.
Phone/Cable/Internet	Paid by Tenant directly to Provider	Tenant can select their preferred provider	No	N/A	

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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



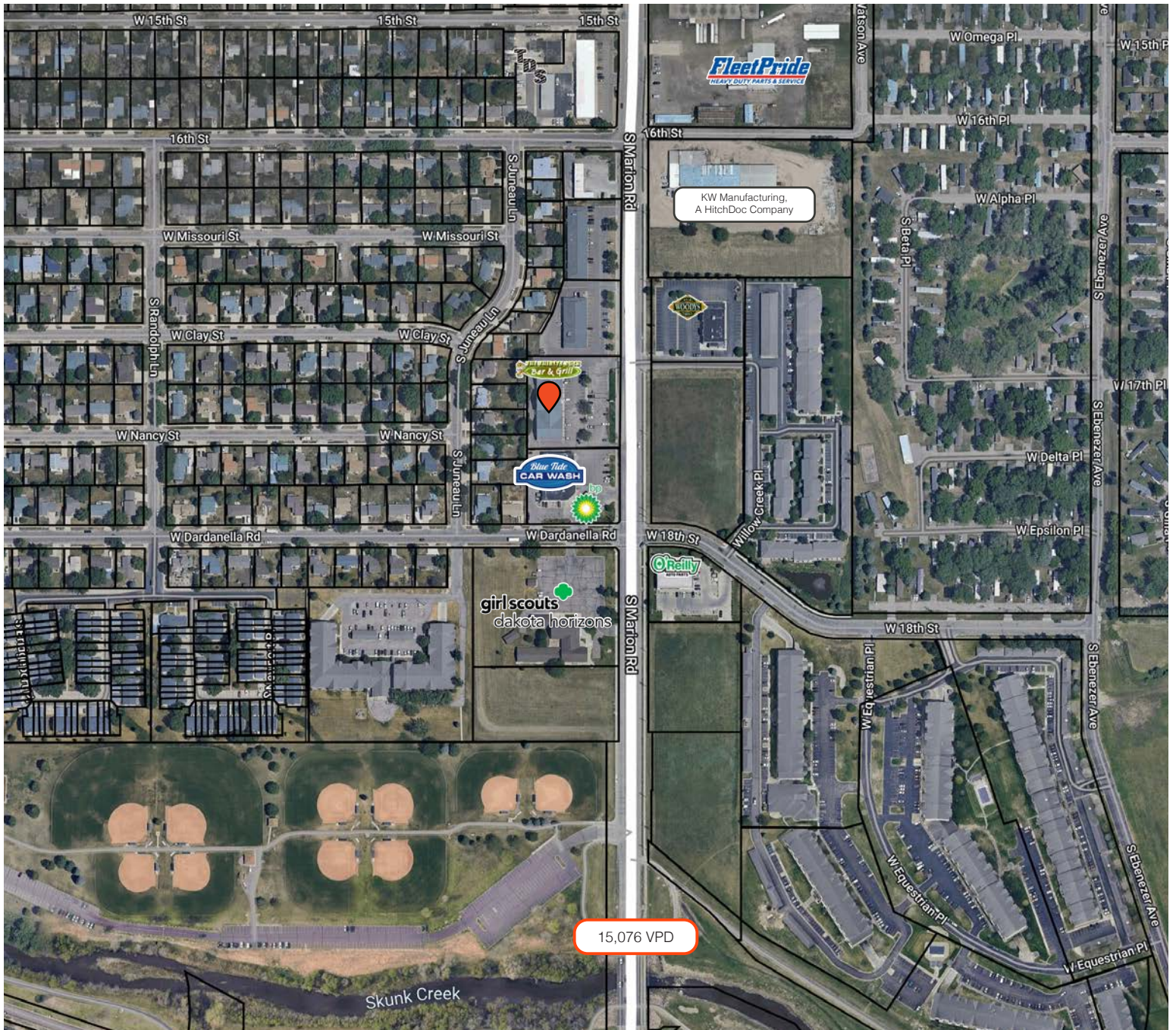
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## SITE MAP



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## AREA MAP



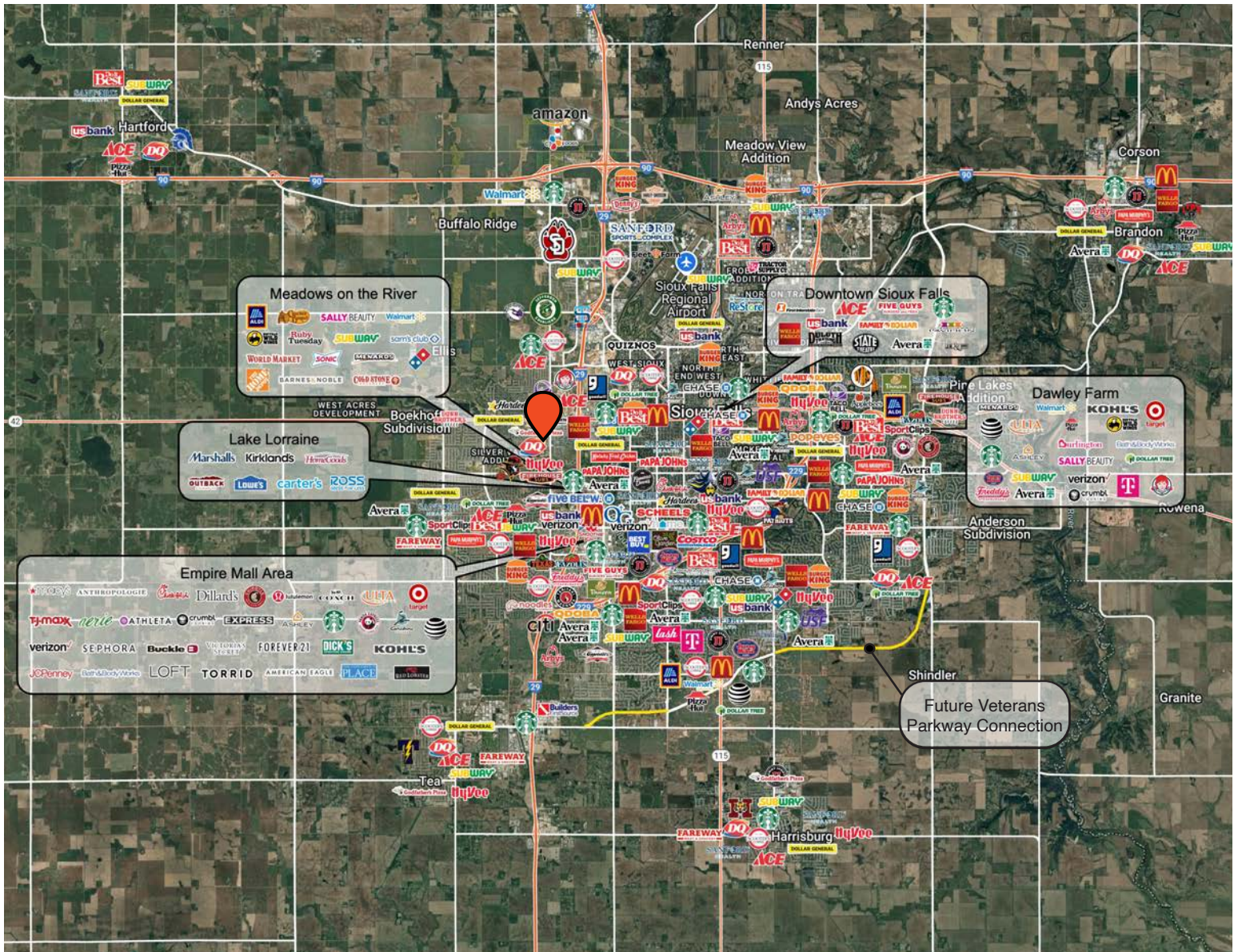
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## CITY MAP



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## SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	224,676*	314,596
2030	235,786	341,444

\*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.

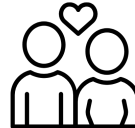
### FAST FACTS



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



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



#6 Best City for Young Couples  
*(StorageCafe 2026)*



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



#1 Corporate Site Selection Per Capita (Tier 2 Metros)  
*(Site Selection 2025)*

**2.3%**

Sioux Falls MSA Unemployment Rate  
*(December 2025)*



No Corporate Income Tax



#7 Best Run Cities in America  
*(WalletHub 2025)*

### TOP EMPLOYERS



10,929



8,200



3,627



3,239



2,390



1,600

# MARKET PROFILE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	8,293	65,441	115,594
2020 Total Population	8,886	74,274	134,623
2020 Group Quarters	84	1,742	4,416
2025 Total Population	9,544	80,685	147,362
2025 Group Quarters	79	1,750	4,427
2030 Total Population	10,045	85,872	159,028
2024-2029 Annual Rate	1.03%	1.25%	1.54%
2025 Total Daytime Population	9,748	88,666	180,274
Workers	5,739	54,131	116,722
Residents	4,009	34,535	63,552
<b>Household Summary</b>			
2010 Households	3,528	27,380	47,143
2010 Average Household Size	2.35	2.29	2.33
2020 Total Households	3,752	31,279	55,672
2020 Average Household Size	2.35	2.32	2.34
2025 Households	4,060	34,224	61,312
2025 Average Household Size	2.33	2.31	2.33
2030 Households	4,295	36,611	66,425
2030 Average Household Size	2.32	2.30	2.33
2024-2029 Annual Rate	1.13%	1.36%	1.61%
2010 Families	2,054	15,319	27,372
2010 Average Family Size	2.96	2.96	2.98
2025 Families	2,267	18,707	34,035
2025 Average Family Size	3.20	3.09	3.10
2030 Families	2,376	19,819	36,536
2030 Average Family Size	3.20	3.09	3.11
2024-2029 Annual Rate	0.94%	1.16%	1.43%
2025 Housing Units	4,239	36,539	65,747
Owner Occupied Housing Units	56.2%	51.9%	52.7%
Renter Occupied Housing Units	39.5%	41.8%	40.6%
Vacant Housing Units	4.2%	6.3%	6.7%
<b>2025 Population 25+ by Educational Attainment</b>			
Total	6,442	53,879	99,176
Less than 9th Grade	2.9%	2.1%	1.9%
9th - 12th Grade, No Diploma	8.8%	4.0%	3.7%
High School Graduate	21.3%	19.6%	19.7%
GED/Alternative Credential	2.6%	3.4%	3.8%
Some College, No Degree	19.1%	20.5%	19.4%
Associate Degree	14.0%	14.6%	13.0%
Bachelor's Degree	23.9%	25.5%	26.4%
Graduate/Professional Degree	7.4%	10.3%	12.1%
<b>Median Household Income</b>			
2025	\$71,231	\$69,568	\$73,630
2030	\$77,376	\$76,648	\$83,451
<b>Median Age</b>			
2010	32.6	32.2	33.3
2020	34.6	34.9	35.3
2025	35.4	36.0	36.4
2030	36.6	37.4	37.6
<b>2025 Population by Sex</b>			
Males	4,792	40,076	74,465
Females	4,752	40,609	72,897
<b>2030 Population by Sex</b>			
Males	5,028	42,473	79,897
Females	5,018	43,399	79,132
<b>Data for all businesses in area</b>			
Total Businesses:	375	3,281	7,380
Total Employees:	5,449	51,048	111,943