BEACH PAY | SUITE 250

DOWNTOWN OFFICE SPACE FOR SUBLEASE

LLOYD

122 S. Phillips Ave, Suite 250,
Sioux Falls, SD 57104

2,098 SF +/-

$11.00 / SF NNN
Est. NNN: $6.00 / SF

LOCATION

Located near the corner of 10th Street & Phillips Avenue in Downtown Sioux Falls. Beach Pay offers access to high foot traffic and proximity to key retailers, dining options, coffee shops, and attractions.

DESCRIPTION

- Floor plan offers 5 flexible rooms; currently utilized as 2 executive offices, 1 office, a conference room, and breakroom
- Furniture is negotiable
- Sublease terms through 12/31/2027
- Common area amenities include restrooms; renovated in 2020
- Parking garage located directly behind the rear entrance, or metered parking along Phillips Avenue
- Co-tenants include The Hello Hi, Pizza Cheeks, Urban Archaeology, Bailey Keller Photo & Design, Cresten Capital Holdings, and more
- Nearby neighboring tenants include PAve, Lewis Drug, Phillips Avenue Diner, Agua Fresh, Coffea Roasterie, Oshima Sushi, and much more
- Downtown Sioux Falls attracted 6.7M visits in 2024
- 1 block from the Greenway Recreation Main Bike Trail, a 19.13 mile loop that runs along the Big Sioux River

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Professionally managed by: CRESTEN

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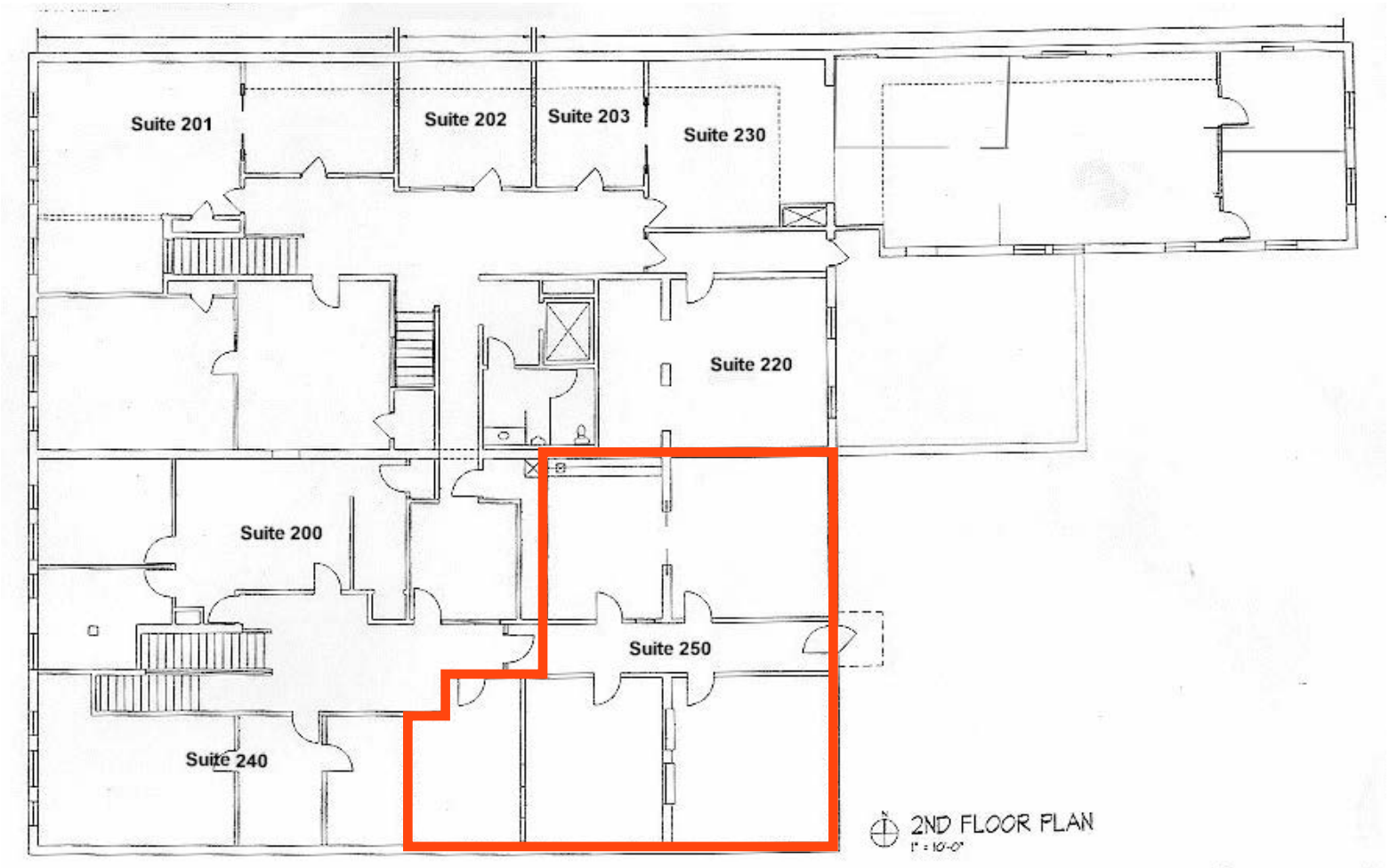
BUILDING COSTS

*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.
2,098 SF +/-	$11.00/SF NNN	$6.00/SF	$17.00/SF	$35,666.00	$2,972.17

FLOOR PLAN

Concept only; subject to change



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INTERIOR PHOTOS

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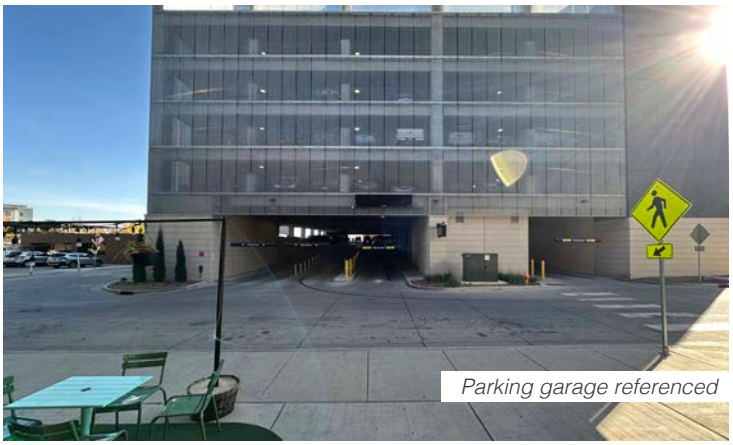
EXTERIOR PHOTOS

Rear entrance



Parking garage referenced

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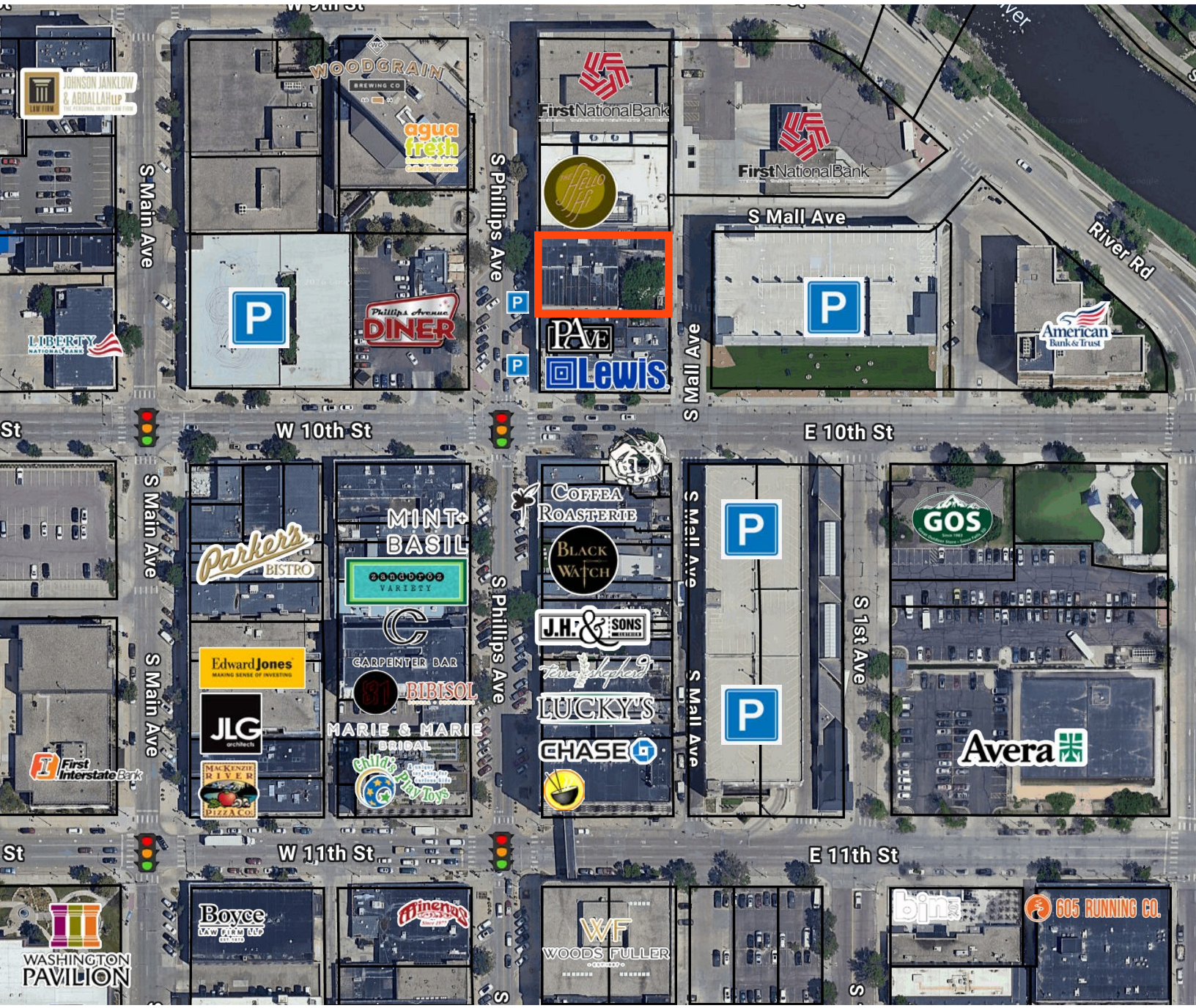
SITE MAP



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DOWNTOWN MAP

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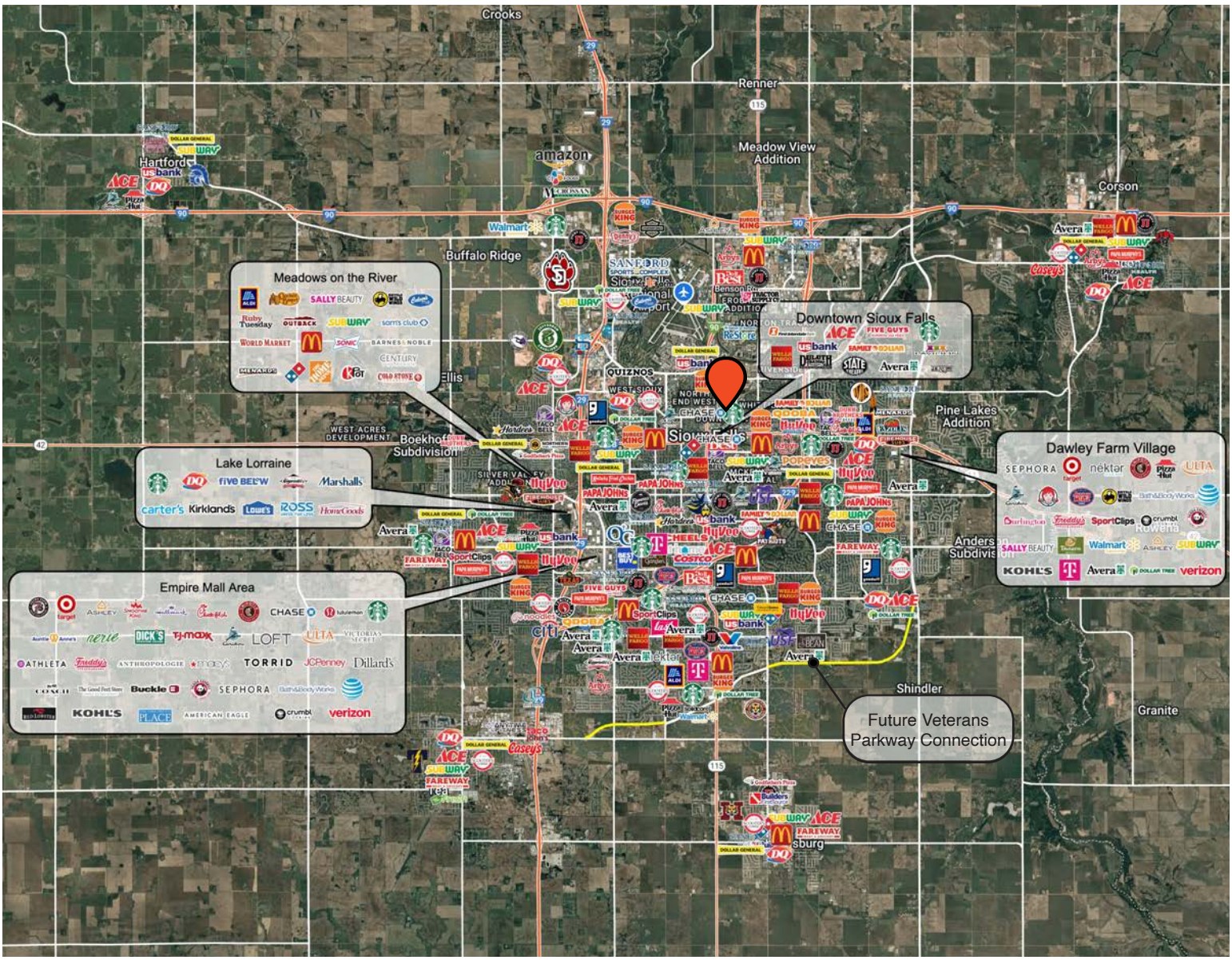
CITY MAP



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SIOUX FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2026	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)

1.8%
Sioux Falls MSA Unemployment Rate
(May 2026)

No Corporate Income Tax

#7 Best Run Cities in America
(WalletHub 2025)

TOP EMPLOYERS

SANFORD HEALTH
10,929

Avera
8,200

Sioux Falls School District
3,627

Smithfield
3,239

HyVee Employee Owned
2,390

amazon
1,600

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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	14,927	76,716	136,913
2020 Total Population	15,367	78,698	161,285
2020 Group Quarters	925	3,865	4,859
2025 Total Population	17,003	82,518	178,149
2025 Group Quarters	923	3,873	4,871
2030 Total Population	18,380	86,555	193,132
2024-2029 Annual Rate	1.57%	0.96%	1.63%
2025 Total Daytime Population	30,807	118,581	215,612
Workers	23,339	82,886	136,349
Residents	7,468	35,695	79,263
Household Summary			
2010 Households	6,501	31,179	55,551
2010 Average Household Size	2.09	2.29	2.36
2020 Total Households	7,204	32,658	66,968
2020 Average Household Size	2.00	2.29	2.34
2025 Households	8,044	34,756	74,424
2025 Average Household Size	2.00	2.26	2.33
2030 Households	8,789	36,757	81,132
2030 Average Household Size	1.99	2.25	2.32
2024-2029 Annual Rate	1.79%	1.13%	1.74%
2010 Families	2,807	17,359	33,098
2010 Average Family Size	3.07	2.97	2.99
2025 Families	3,163	18,024	41,875
2025 Average Family Size	3.08	3.08	3.09
2030 Families	3,395	18,790	45,213
2030 Average Family Size	3.08	3.08	3.09
2024-2029 Annual Rate	1.43%	0.84%	1.55%
2025 Housing Units	9,122	37,508	80,123
Owner Occupied Housing Units	29.1%	50.3%	52.1%
Renter Occupied Housing Units	59.1%	42.4%	40.8%
Vacant Housing Units	11.8%	7.3%	7.1%
2025 Population 25+ by Educational Attainment			
Total	12,333	56,079	120,864
Less than 9th Grade	2.6%	2.9%	2.3%
9th - 12th Grade, No Diploma	5.3%	4.3%	3.7%
High School Graduate	23.9%	23.3%	20.3%
GED/Alternative Credential	7.0%	5.2%	3.9%
Some College, No Degree	19.3%	20.6%	19.1%
Associate Degree	10.3%	11.0%	11.2%
Bachelor's Degree	22.4%	22.2%	27.0%
Graduate/Professional Degree	9.1%	10.5%	12.5%
Median Household Income			
2025	$55,643	$64,465	$73,643
2030	$62,550	$70,994	$84,011
Median Age			
2010	34.5	34.1	34.8
2020	36.9	35.7	36.3
2025	38.4	36.9	37.1
2030	39.9	38.1	38.1
2025 Population by Sex			
Males	8,916	42,790	89,672
Females	8,087	39,728	88,477
2030 Population by Sex			
Males	9,539	44,591	96,764
Females	8,841	41,964	96,368

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	1,746	4,882	8,650
Total Employees:	28,351	78,836	130,555

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