



BEACH PAY | SUITE 100

DOWNTOWN OFFICE SPACE FOR LEASE



122 S. Phillips Ave, Suite 100,
Sioux Falls, SD 57104



1,540 SF +/-



\$20.00 / SF NNN
Est. NNN: \$6.00 / SF

LOCATION

Located near the corner of 10th Street and Phillips Avenue in the heart of Downtown Sioux Falls, Beach Pay offers a prominent location surrounded by a vibrant mix of restaurants, coffee shops, retailers, and entertainment destinations.

DESCRIPTION

- Floor plan offers large open area with built-in cabinetry and an in-suite restroom
- Prominent Phillips Avenue storefront with signage opportunities and direct street-level access
- Original architectural finishes featuring exposed brick walls, hardwood flooring, and decorative ceilings
- Tall ceilings with pendant lighting and large storefront windows providing natural light
- Front and rear entrances offering convenient access from Phillips Avenue and S. Mall Avenue
- Building security provided by Safe-n-Sound
- Available now
- Convenient downtown parking options, including a parking garage near the rear entrance and metered street parking along Phillips Avenue
- Co-tenants include The Hello Hi, 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

Professionally managed by:

RAQUEL BLOUNT SIOR

605.728.9092 | raquel@lloydcompanies.com

CRESTEN

Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

BEACH PAY | SUITE 100

DOWNTOWN OFFICE SPACE FOR LEASE



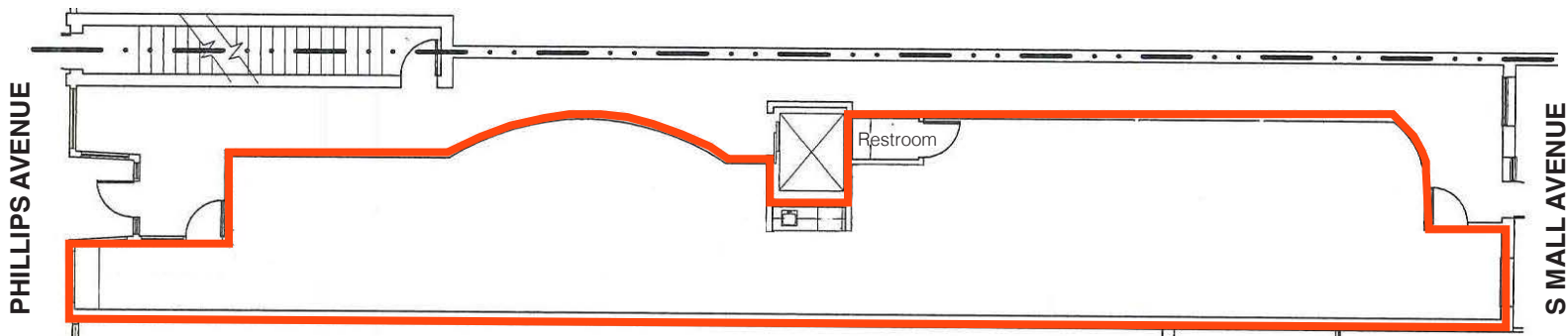
BUILDING COSTS

*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.
1,540 SF +/-	\$20.00/SF NNN	\$6.00/SF	\$26.00/SF	\$40,040.00	\$3,336.67

FLOOR PLAN

Concept only; subject to change



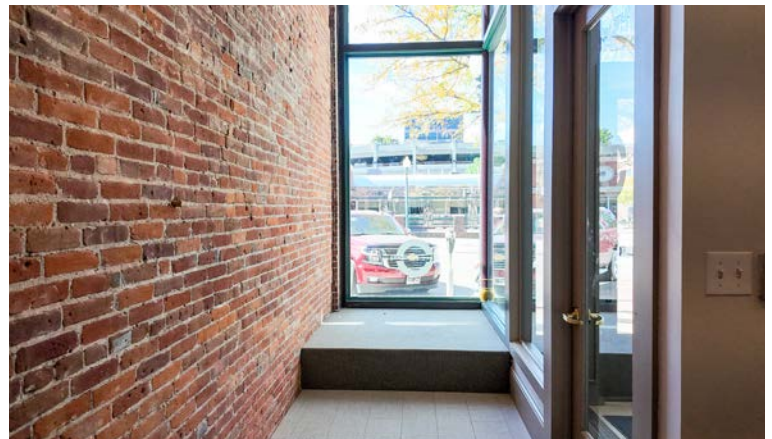
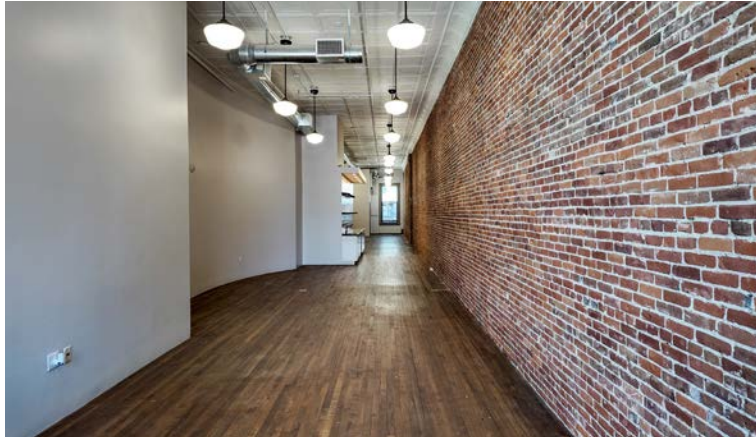
RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

BEACH PAY | SUITE 100

DOWNTOWN OFFICE SPACE FOR LEASE



INTERIOR PHOTOS



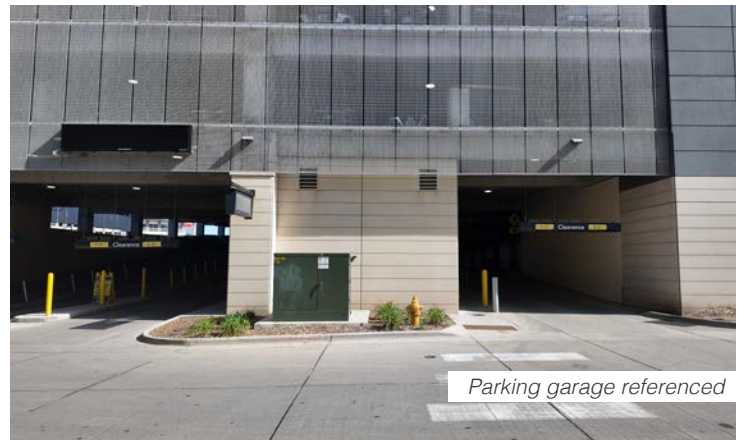
RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

BEACH PAY | SUITE 100

DOWNTOWN OFFICE SPACE FOR LEASE



EXTERIOR PHOTOS



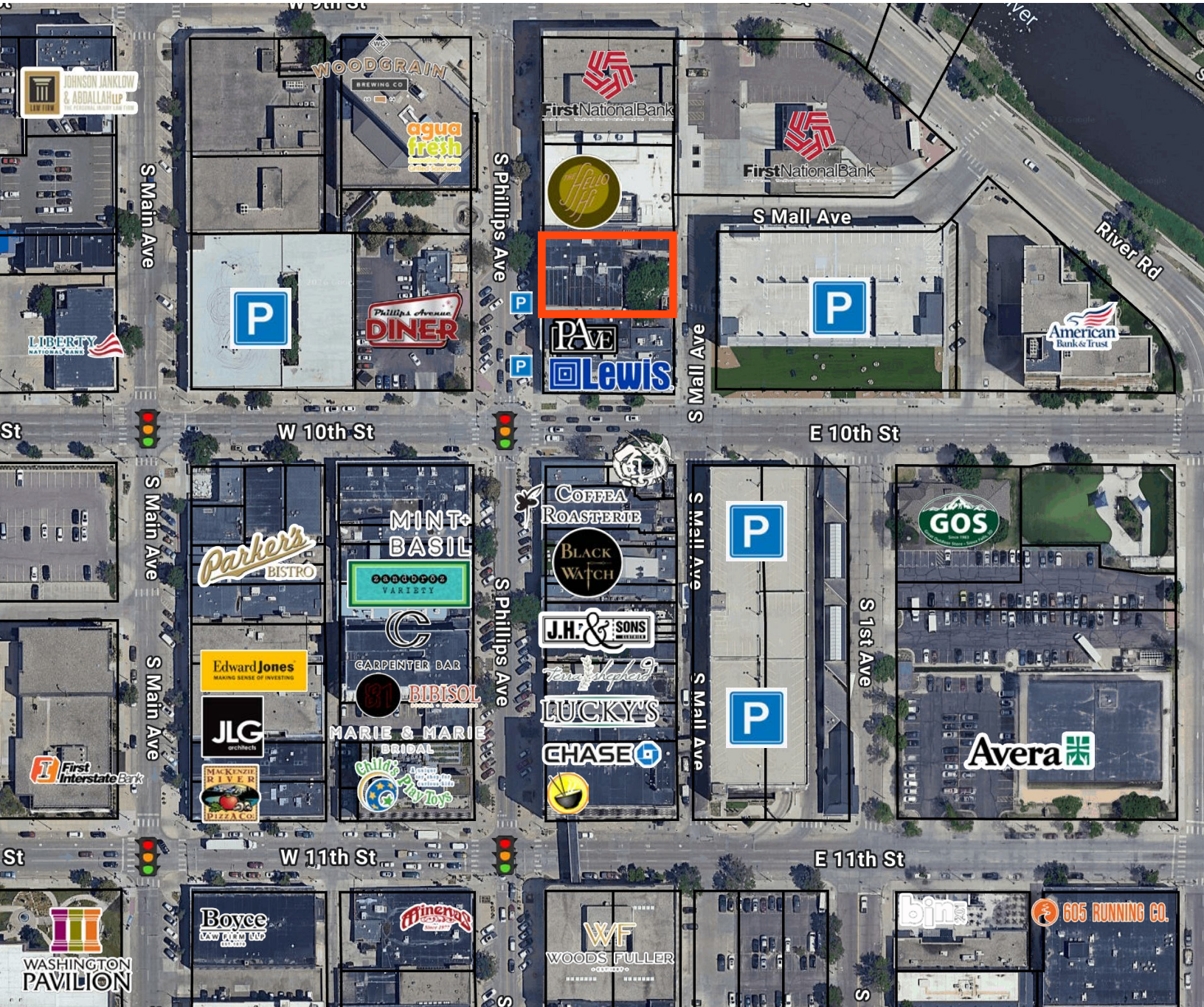
RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

BEACH PAY | SUITE 100

DOWNTOWN OFFICE SPACE FOR LEASE



SITE MAP



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

BEACH PAY | SUITE 100

DOWNTOWN OFFICE SPACE FOR LEASE



DOWNTOWN MAP



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

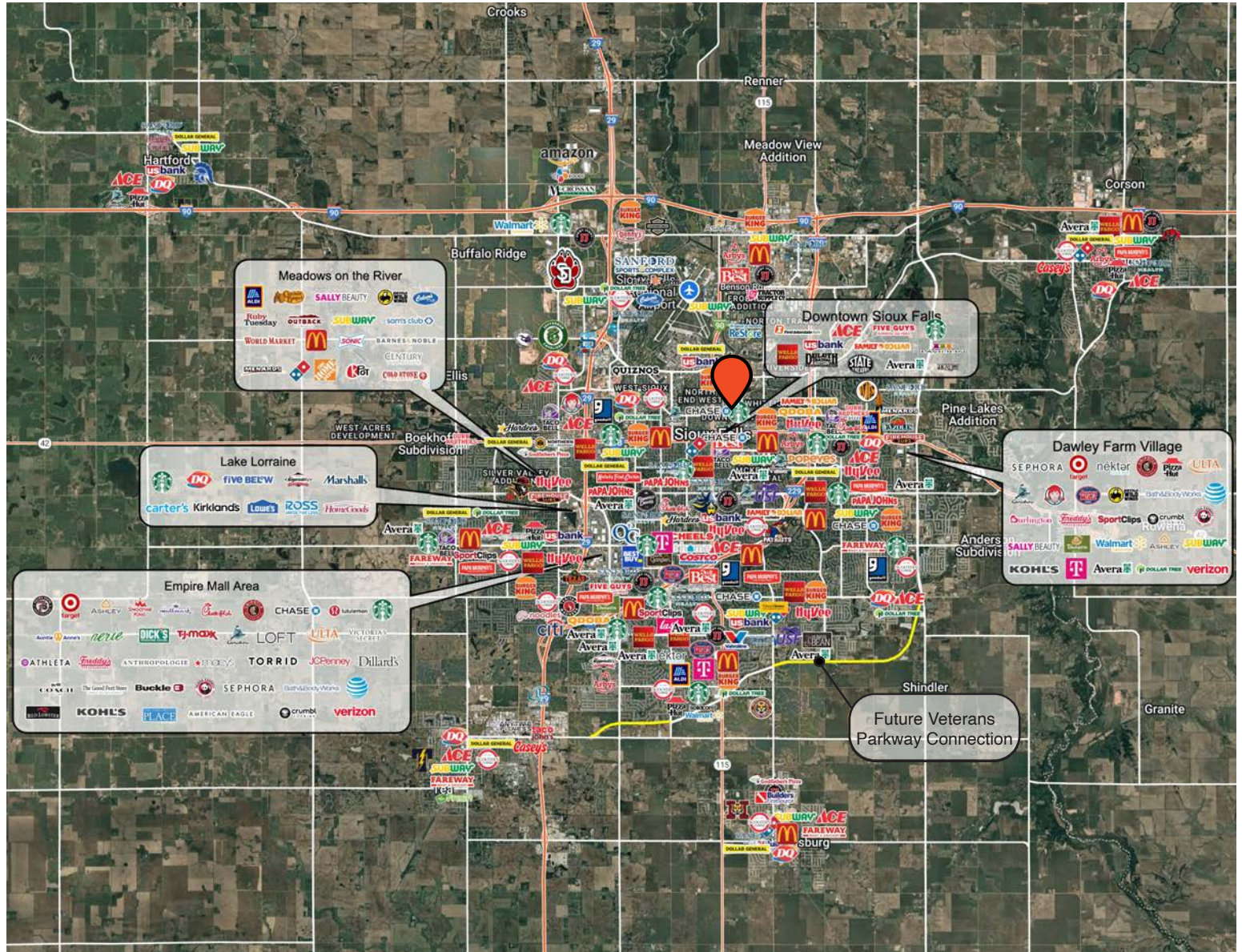
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

BEACH PAY | SUITE 100

DOWNTOWN OFFICE SPACE FOR LEASE



CITY MAP



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

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

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	16,503	76,325	141,363
2020 Total Population	16,562	78,184	167,549
2020 Group Quarters	909	3,880	4,860
2026 Total Population	17,745	81,197	185,072
2026 Group Quarters	920	3,905	4,888
2031 Total Population	19,139	85,763	200,718
2024-2029 Annual Rate	1.52%	1.10%	1.64%
2026 Total Daytime Population	29,710	117,272	218,325
Workers	22,366	82,894	138,989
Residents	7,344	34,378	79,336
Household Summary			
2010 Households	7,163	31,308	56,988
2010 Average Household Size	2.12	2.27	2.37
2020 Total Households	7,652	32,742	69,159
2020 Average Household Size	2.05	2.27	2.35
2026 Households	8,405	34,806	77,574
2026 Average Household Size	2.00	2.22	2.32
2031 Households	9,186	37,186	85,068
2031 Average Household Size	1.98	2.20	2.30
2024-2029 Annual Rate	1.79%	1.33%	1.86%
2010 Families	3,165	17,206	34,148
2010 Average Family Size	3.07	2.96	3.01
2026 Families	3,377	17,845	44,043
2026 Average Family Size	3.05	3.04	3.06
2031 Families	3,654	18,881	47,940
2031 Average Family Size	3.04	3.03	3.05
2024-2029 Annual Rate	1.59%	1.14%	1.71%
2026 Housing Units	9,784	38,330	84,742
Owner Occupied Housing Units	28.8%	47.8%	50.6%
Renter Occupied Housing Units	57.2%	43.0%	41.0%
Vacant Housing Units	14.1%	9.2%	8.5%
2026 Population 25+ by Educational Attainment			
Total	12,849	55,270	125,493
Less than 9th Grade	1.3%	2.2%	1.7%
9th - 12th Grade, No Diploma	5.8%	5.2%	3.9%
High School Graduate	22.5%	23.3%	20.2%
GED/Alternative Credential	5.0%	4.7%	3.6%
Some College, No Degree	14.7%	16.9%	16.0%
Associate Degree	14.7%	13.1%	13.5%
Bachelor's Degree	24.9%	23.0%	27.8%
Graduate/Professional Degree	11.1%	11.6%	13.4%
Median Household Income			
2026	\$62,170	\$66,223	\$77,901
2031	\$67,156	\$74,108	\$91,091
Median Age			
2010	33.9	34.2	34.6
2020	36.6	35.7	36.2
2026	38.3	37.0	37.0
2031	39.7	38.2	38.1
2026 Population by Sex			
Males	9,278	42,122	93,097
Females	8,467	39,075	91,975
2031 Population by Sex			
Males	9,900	44,164	100,481
Females	9,239	41,599	100,237