



1301 Broadway

Boulder, CO

Hottest New Retail Spaces in Boulder

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Property Info & Gallery

View Map

Available Space	1,968 - 3,972 sq. ft.
Lease Rate / sq. ft.	\$40.00 - \$45.00 NNN
Expenses / sq. ft.	\$21.36*

**Not Including Utilities*

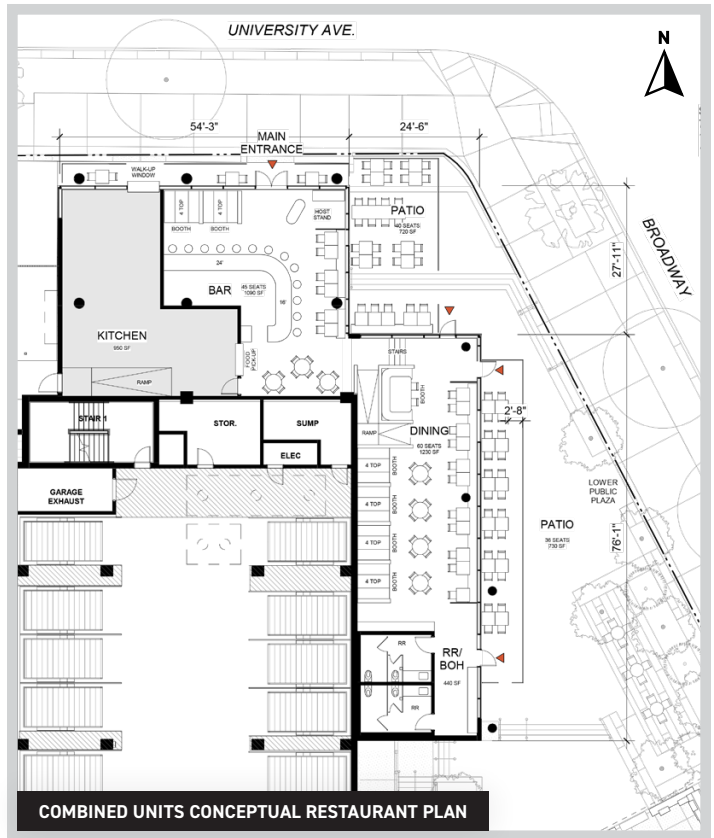
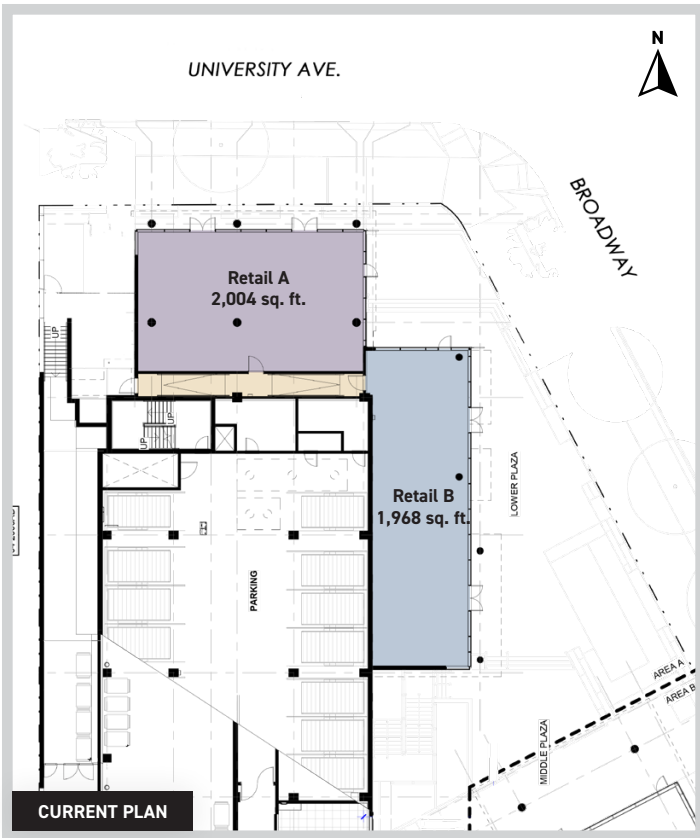
- Incredible Restaurant & Retail Opportunities in Boulder's Hottest New Project on University Hill
- Located in the Beautiful Moxy Hotel with Unique Opportunities for Restaurant to Cater to 189 Guest Rooms, 6,000 sq. ft. Conference Center & Meeting Spaces & Expansive Outdoor Patios
- Unparalleled Visibility at the Hard Corner of Broadway & University, Directly across from University of Colorado Campus with \$1.2 Billion of New Projects under Development, including the Limelight Hotel with 25,000 sq. ft. Conference Center & Hundreds of Public Parking Spaces - Now Open
- Spaces May Be Combined for 3,000 - 3,972 Total sq. ft. or 2,000 sq. ft. Leased Separately
- Come Join Mister Oso Tacos & Aviano Coffee

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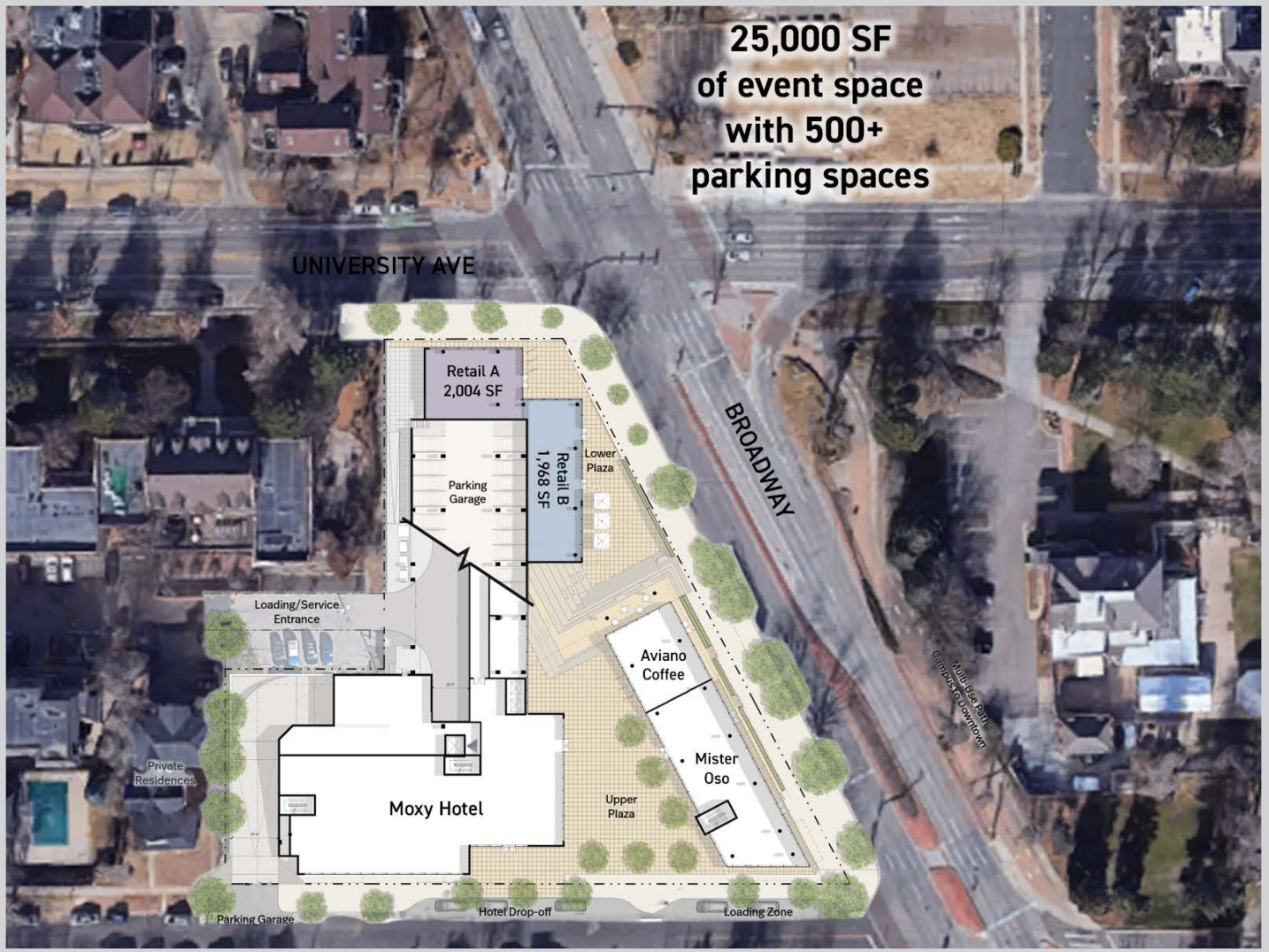


2305 Canyon Blvd, Suite 200, Boulder, CO 80302 • (303) 442-1040

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy, it is unverified and no representation is being made.



25,000 SF
of event space
with **500+**
parking spaces



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1335 Broadway, Boulder, CO 80302

CITY, STATE

Boulder, CO

POPULATION

89,355

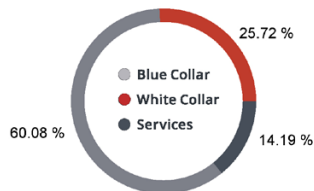
AVG. HHSIZE

2.22

MEDIAN HH INCOME

\$60,899

EMPLOYMENT

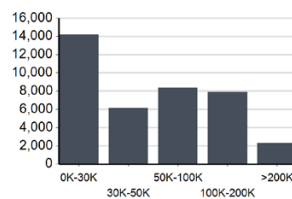


53.79% Employed
2.03% Unemployed

EDUCATION

High School Grad: **8.83%**
Some College: **15.25%**
Associates: **4.13%**
Bachelors: **76.32%**

INCOME BY HOUSEHOLD



HOME OWNERSHIP

Renters: **21,930**
Owners: **16,031**

HH SPENDING

