



**FOR LEASE**  
**BASE-MAR**  
**SHOPPING CENTER**  
**2584 BASELINE ROAD**  
BOULDER, COLORADO 80305

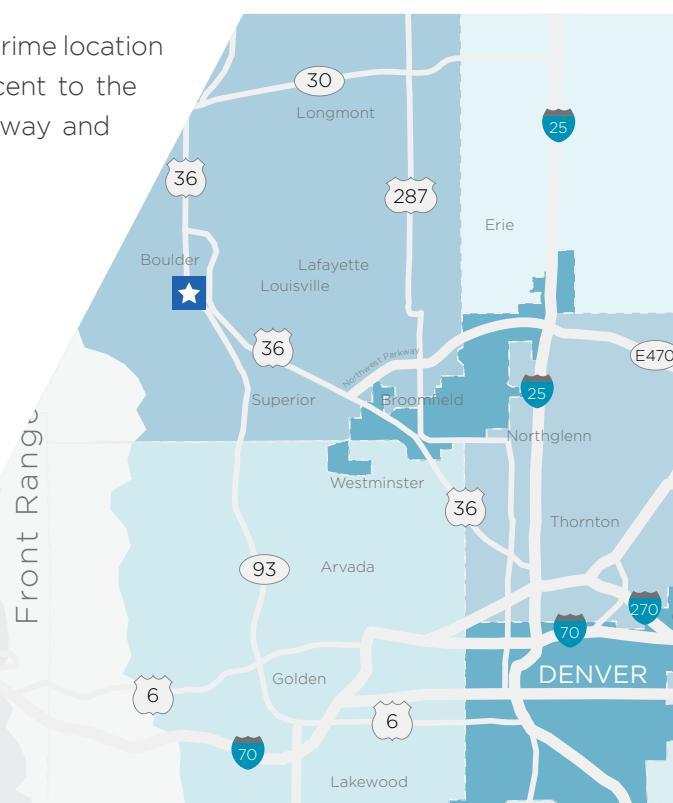


**14,779 SF FORMER GROCERY SPACE AVAILABLE**

2584 Baseline Road is centrally located at the gateway to Boulder in a prime location that caters to students and locals alike. 2584 Baseline Road is adjacent to the University of Colorado Boulder campus at the intersection of Broadway and Baseline Road.

### PROPERTY HIGHLIGHTS

- 14,779 SF former Whole Foods Market
- Steps away from the University of Colorado Boulder campus
- Strong retail center with strong co-tenancy
- Excellent visibility at signalized intersection of Broadway & Baseline
- Surrounded by strong neighborhood demographics and a high daytime employee population



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## PROPERTY FEATURES

**AVAILABLE SIZE** 14,779 SF

Additional 2,300 SF

Mezzanine not included in RSF

**ASKING RATE** Call broker for pricing

**NNN** \$8.03/SF (2020)

**YOC** 1976 (Renovated in 2014)

**PARKING** Abundant

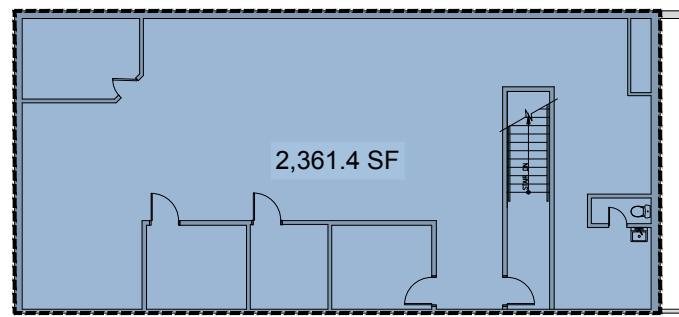
**ZONING** BC-2

## DEMOGRAPHICS

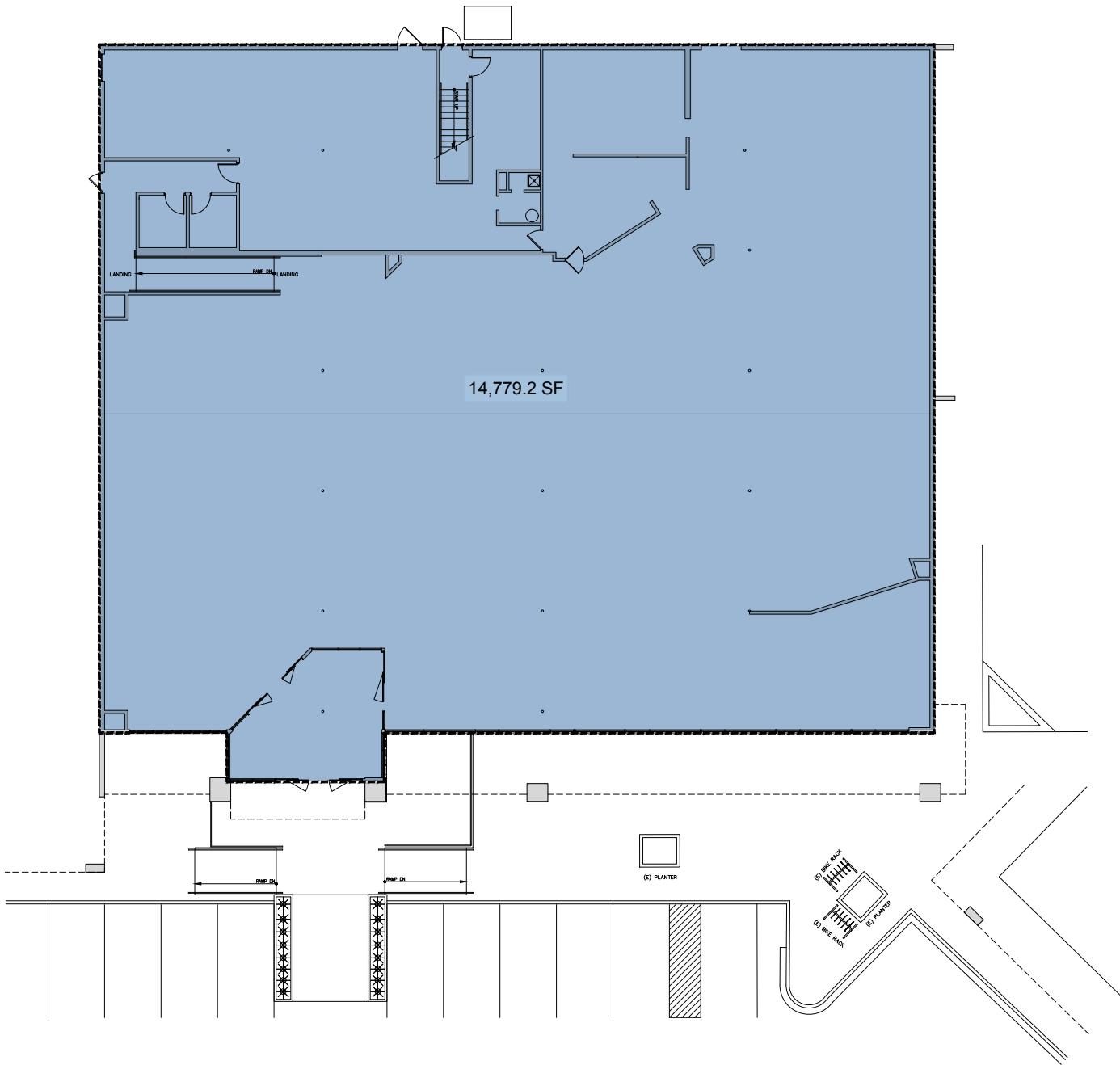
Source, 2020

	1 Mile	3 Miles	5 Miles
POPULATION	4,206	71,039	194,317
HOUSEHOLDS	2,187	29,109	78,711
AVERAGE HH INCOME	\$106,974	\$118,182	\$111,232
DAYTIME POPULATION	2,306	37,465	101,484

## FLOORPLAN

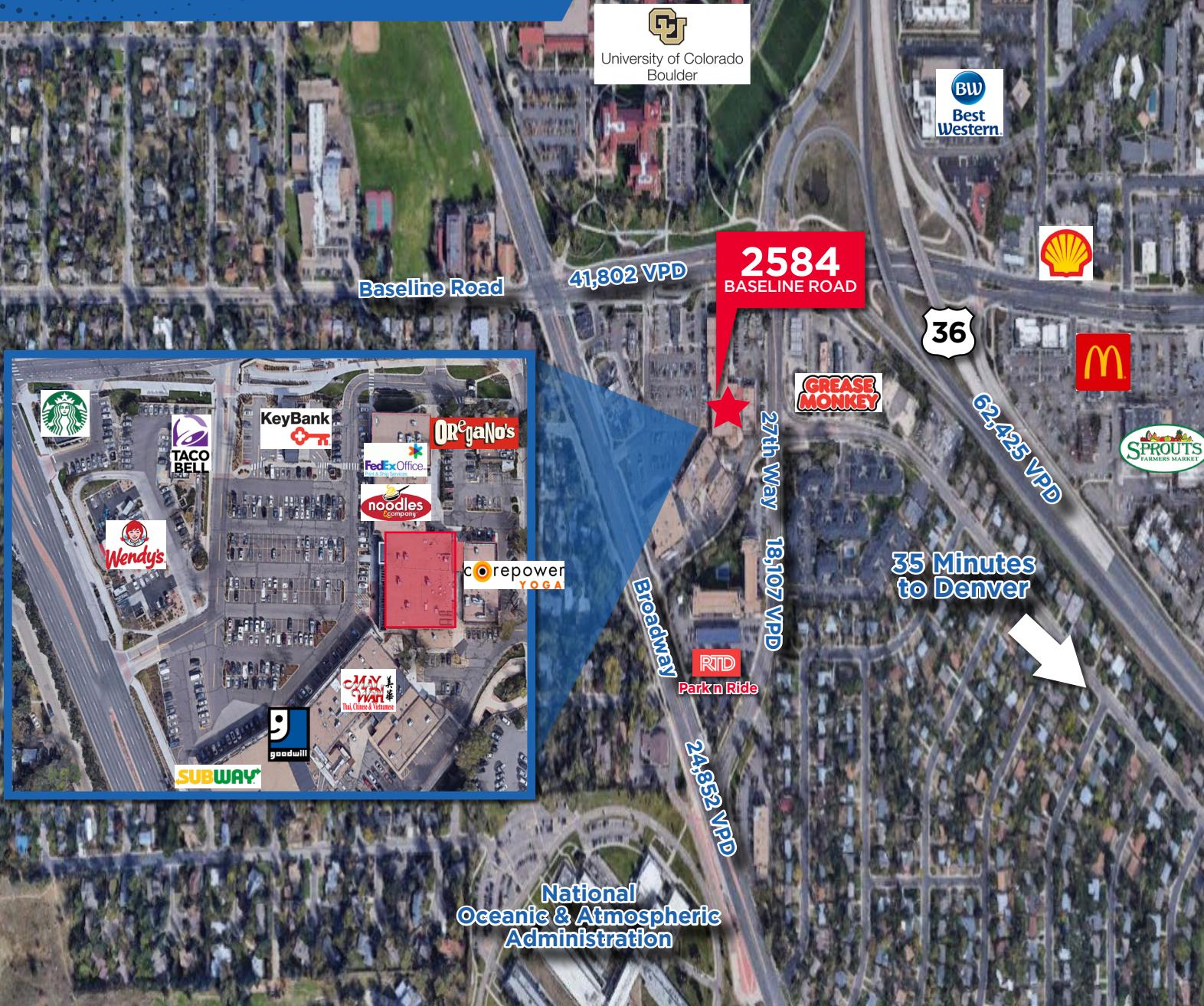


MEZZANINE





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For more information, please contact:

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