



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

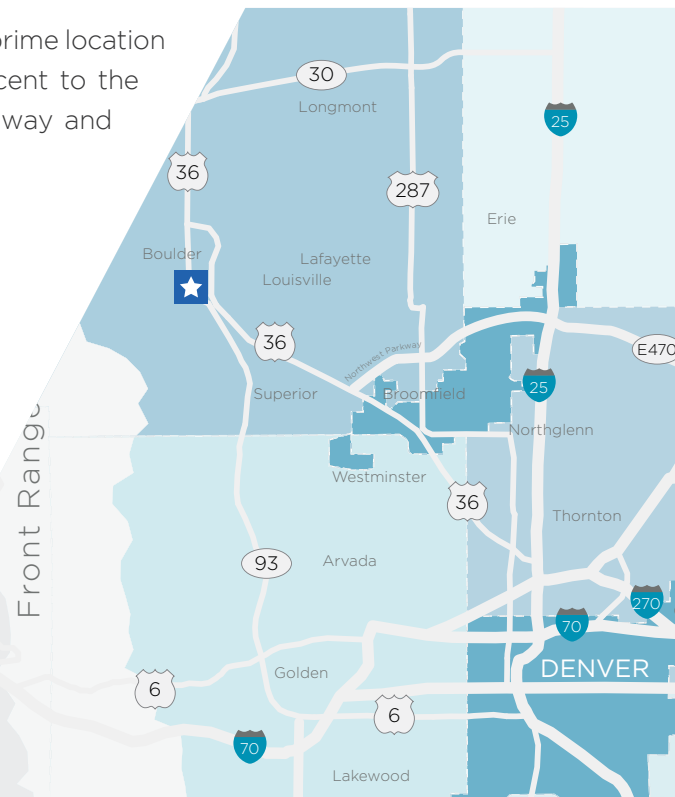


14,779 SF FORMER GROCERY SPACE AVAILABLE

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



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



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

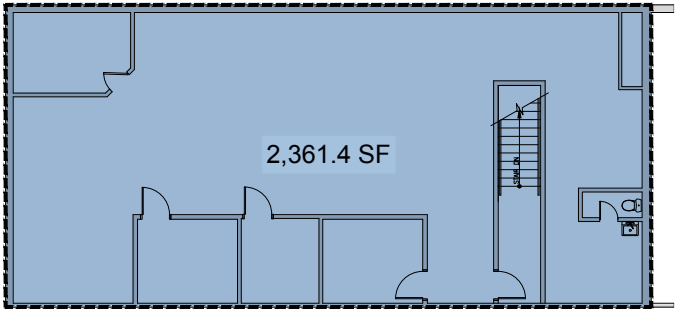
ZONING BC-2

DEMOGRAPHICS

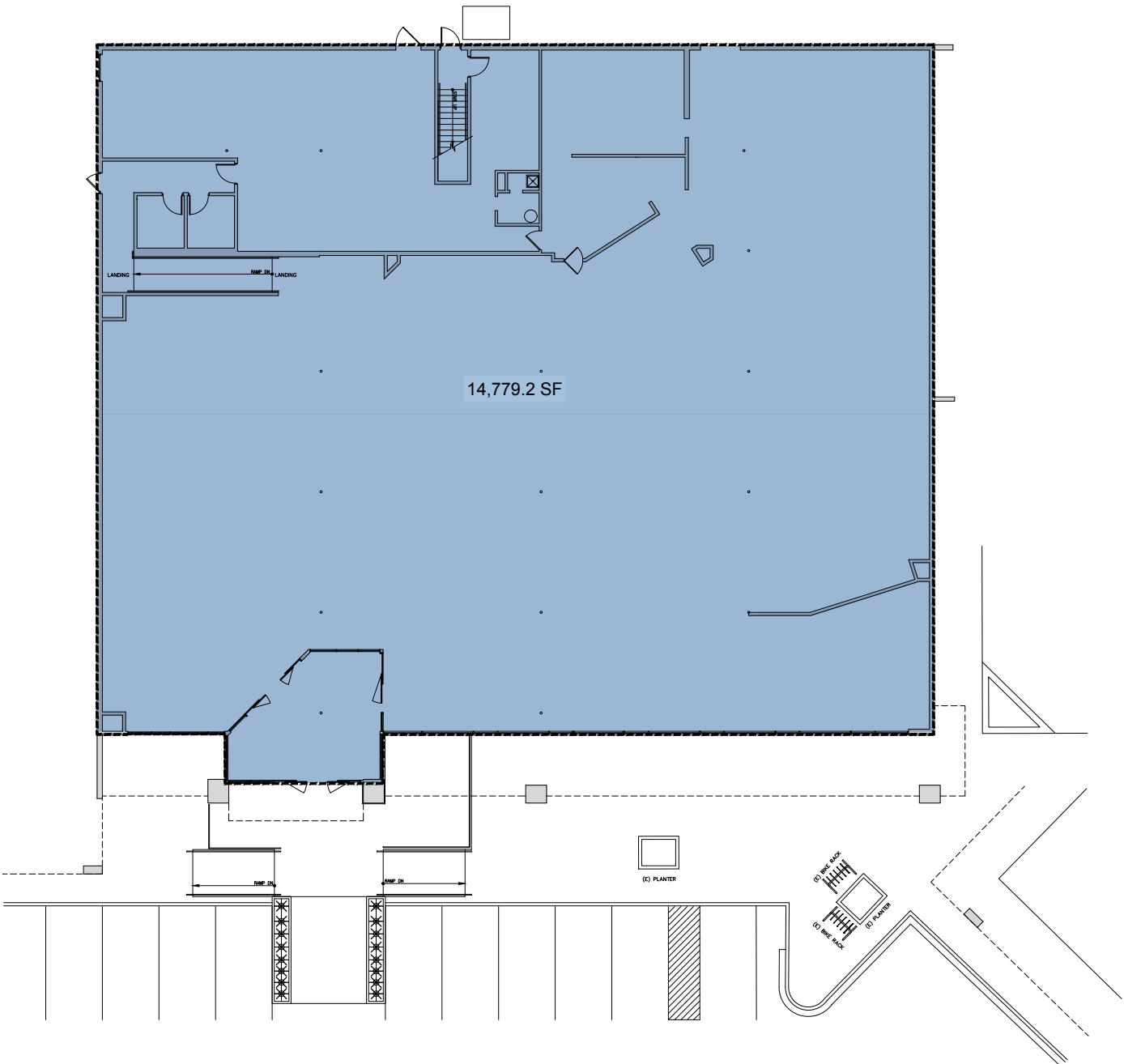
Source, 2020

	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

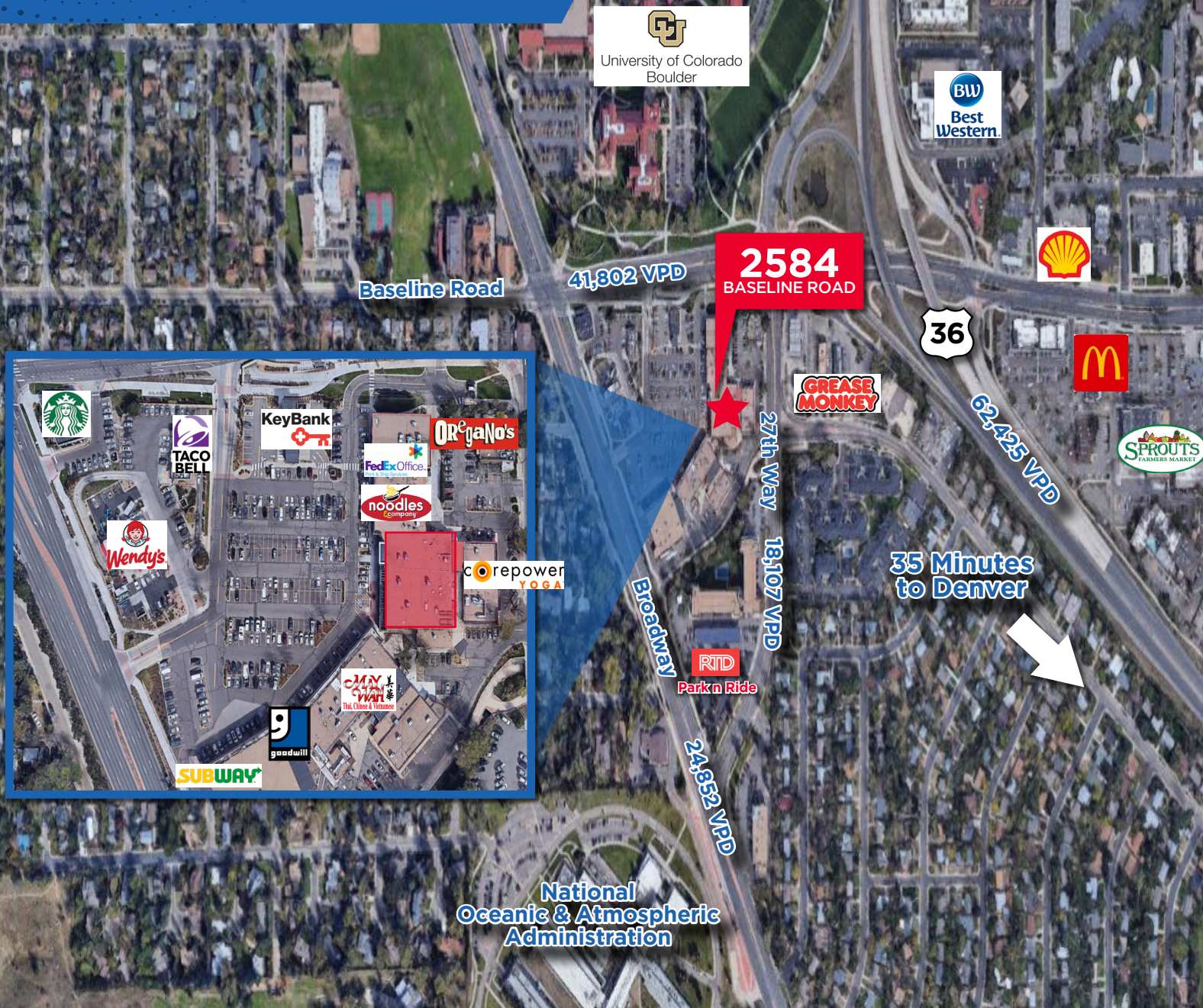


MEZZANINE





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



For more information, please contact:

TYLER BRAY
DIRECTOR

+1 303 312 4304

tyler.bray@cushwake.com

300 South Jackson Street
Suite 400
Denver, CO 80209
malmancre.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.