

TURNKEY RESTAURANT SPACE

FOR LEASE

2701 Canyon Blvd, Boulder, CO



PROPERTY HIGHLIGHTS

Attention all restaurant users! Here's your chance to lease a fully built out commercial kitchen at the renowned Hilton Garden Inn in Boulder. With access to 175,000 annual hotel guests and numerous We Work office tenants next door, this location promises a steady stream of hungry patrons. Whether you're an established player looking to expand or an up-and-coming chef ready to make your mark, this opportunity is perfect for you. Enjoy the ease of on-site parking and the convenience of nearby public transportation, making it simple for both you and your customers to access. Additionally, the area is rich with amenities and has ample patio seating, enhancing the overall dining experience. Seize this chance to elevate your culinary business in a prime location!

Suite 100	3,500 RSF
Timing	Immediately
Lease Rate	\$35.00/SF Gross
Zoning	BR-1 (Business - Regional 1)
Parking	On-site
Infrastructure	Fully built-out kitchen
Features	Large outdoor patio, full bar



Near bike path



On bus route



Near restaurants



Foot traffic



Great visibility



Hood, grease trap, floor drain

FOR
MORE
INFORMATION

Micah Loeb
Senior Commercial Broker
303.449.2131 ext 127
micah@coloradogroup.com

**Colorado
Group**

Layne McBride
Senior Commercial Broker
303.449.2131 ext 134
mcbride@coloradogroup.com

© 2023 The Colorado Group, Inc. The information contained herein was obtained from sources deemed reliable and while thought to be correct, accuracy it is not guaranteed by The Colorado Group, Inc. Licensed in the State of Colorado.

The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

TURNKEY RESTAURANT SPACE FOR LEASE

2701 Canyon Blvd., Boulder, CO 80302



PROPERTY PHOTOS



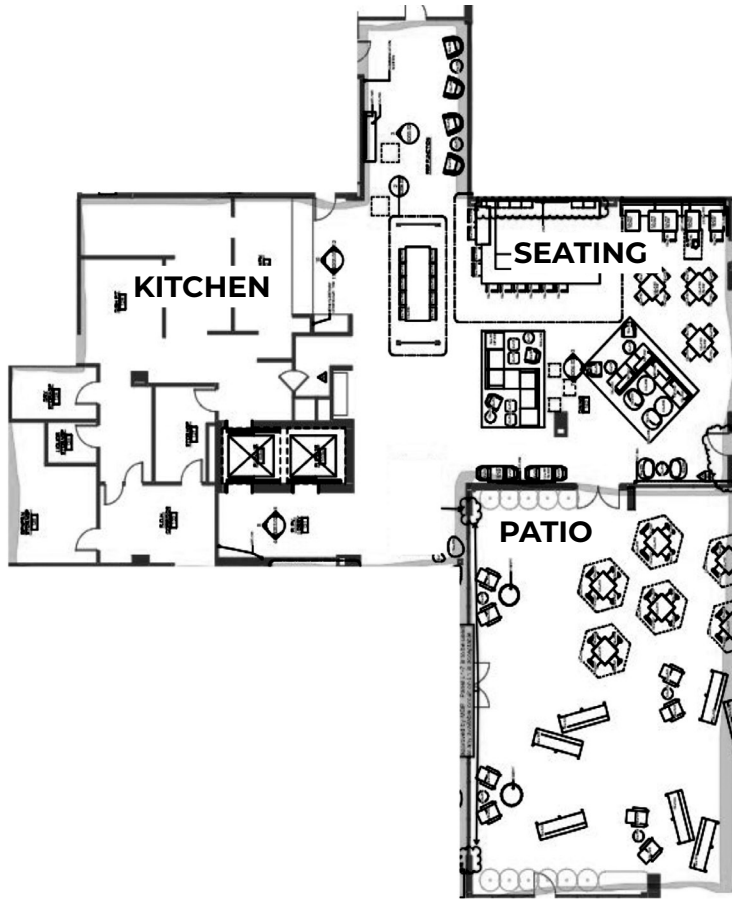
For a complete disclaimer, please see page one of this brochure.

TURNKEY RESTAURANT SPACE FOR LEASE

2701 Canyon Blvd., Boulder, CO 80302



PROPERTY FLOOR PLAN



PROPERTY LOCATION

A map of Boulder, Colorado, showing the property location at 2701 Canyon Blvd. The property is highlighted in a light blue box. The map shows the surrounding streets, including Pearl St., Canyon Blvd., and Arapahoe Ave. To the right of the map is a list of nearby businesses and services, including:

- RESTAURANT BREWHOUSE
- THE FARMER'S MARKET
- CINEMARK
- MODERN MARKET
- WHOLE FOODS MARKET
- Panera BREAD
- TRADER JOE'S
- target
- WORCH VACUUM
- PASTURES BURGER CO.
- SPROUTS FARMERS MARKET
- REI COOP
- THE BEEHIVE
- MCGUCKIN FARMWARE
- FLATIRON COFFEE
- NATURAL GROCERS
- Folsom Thai
- ihop
- MARRIOTT BOULDER
- WORLD MARKET
- FLOWER CHILD
- petco
- SAFEGWAY
- CHASE
- BOULDER FARMERS MARKET
- JOANN

For a complete disclaimer, please see page one of this brochure.

The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com