



1301 Broadway

1301 Broadway, Boulder, CO

Hottest New Restaurant Spaces in Boulder

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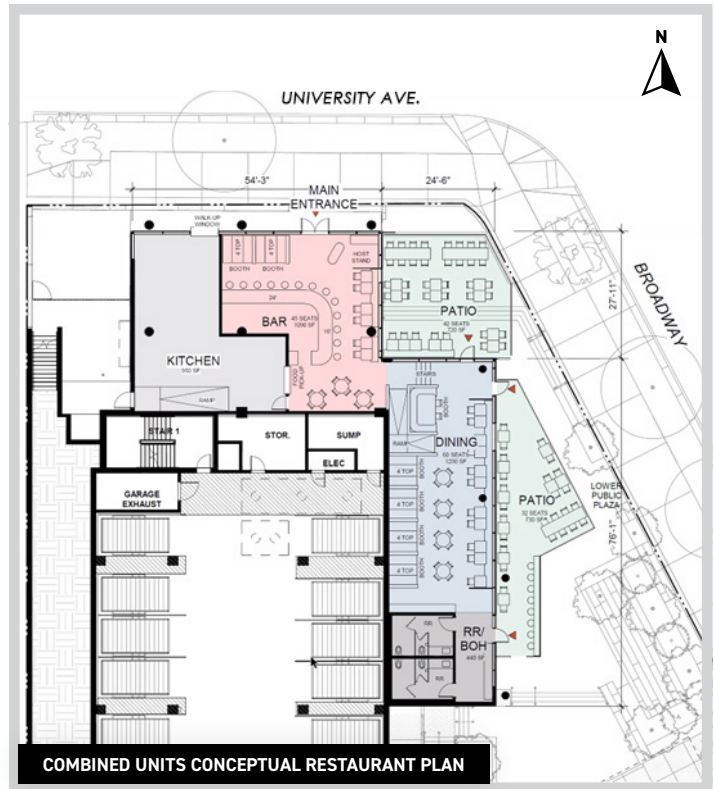
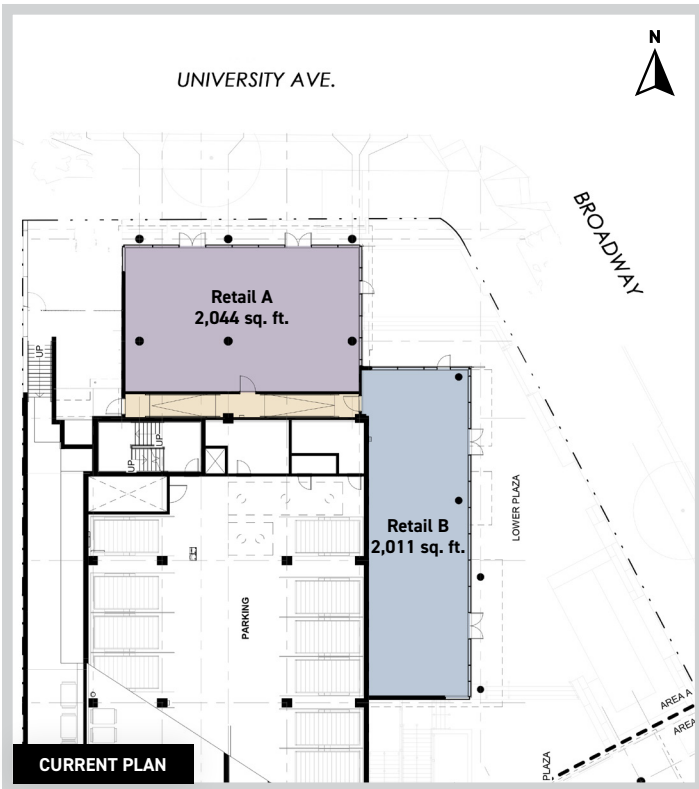
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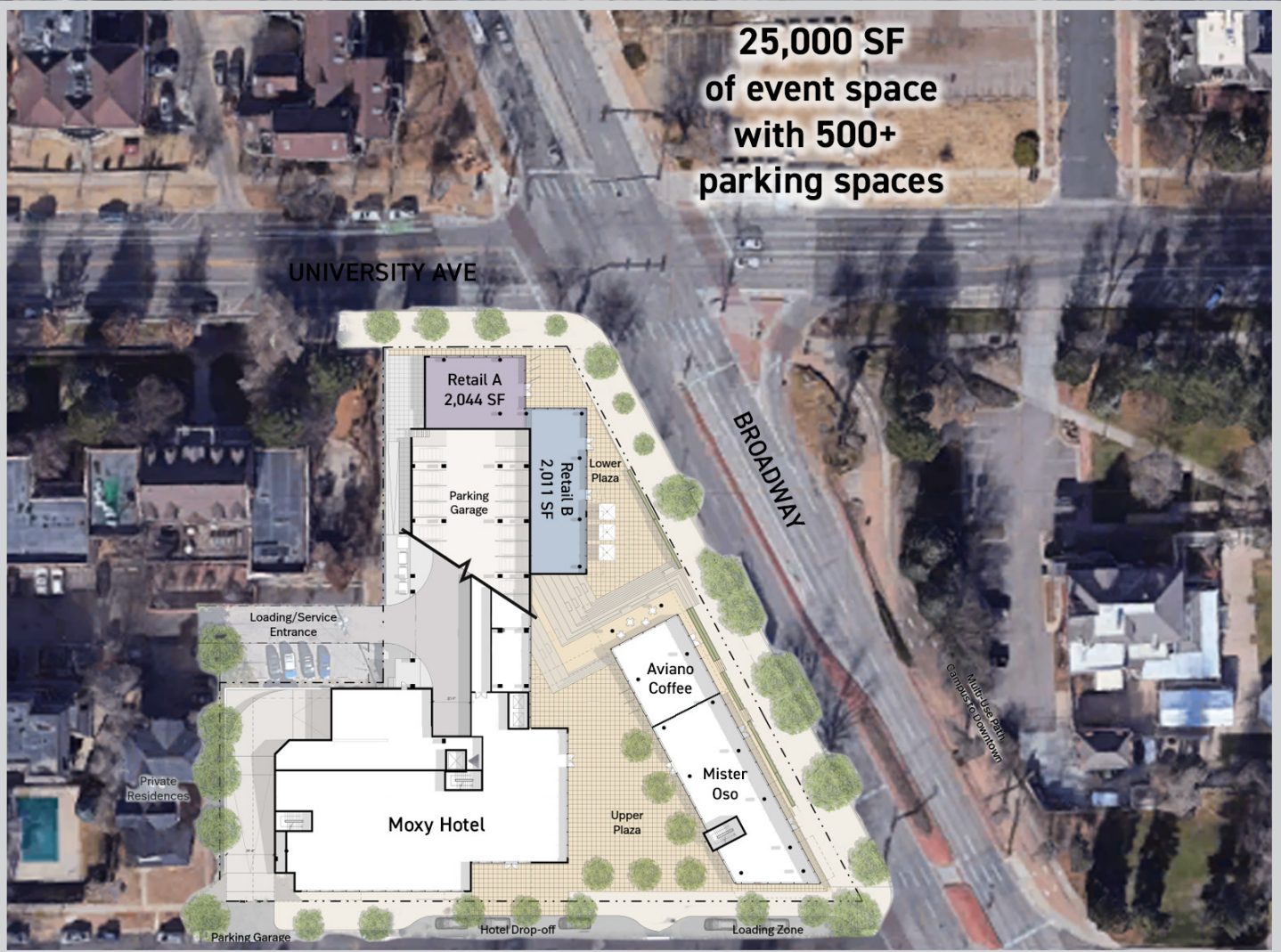
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|------------------|-----------------------|
| Available Space | 2,011 - 4,055 sq. ft. |
| Lease Rate / sf. | \$40.00 - \$45.00 NNN |
| Expenses | \$21.36* |

**Not Including Utilities*

- Incredible Restaurant Opportunities in Boulder's Hottest New Project on University Hill
- Located in the Beautiful, Brand New Moxy Hotel, Boulder's First Hotel Since 2018 & University of Colorado's Only Current Hotel with 189 Guest Rooms, 6,000 sq. ft. Conference Center & Meeting Spaces, Expansive Outdoor Patios & Additional Ground-Level Retail Including Mister Oso Tacos & Aviano Coffee
- 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 Offering Hundreds of Public Parking Spaces



**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

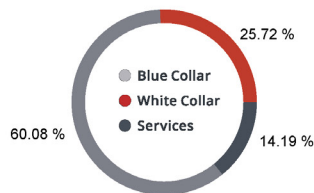
AVG. HH SIZE

2.22

MEDIAN HH INCOME

\$60,899

EMPLOYMENT

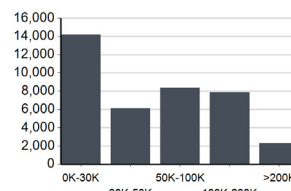


53.79% Employed
2.03% Unemployed

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

