

Diagonal Plaza

DIAGONAL HIGHWAY & 28TH STREET | BOULDER, CO 80301



RESTAURANT/RETAIL FOR LEASE



PROPERTY HIGHLIGHTS

- New construction retail fronting 28th Street in this 324,000 SF mixed-use development
- Across the street from one of Safeway's strongest stores in Colorado
- Excellent visibility and on-site parking for restaurant and retail users

LANDLORD

TCR

TRAMMELL CROW
RESIDENTIAL

PROPERTY DETAILS

SPACE	1,800 - 10,450 SF
LEASE RATE	Contact broker
DELIVERY	Warm grey shell
PARKING	Ample on-site parking
RESIDENTIAL	206 Units
DELIVERY	Q3 2025

DAVID DOBEK
Director - Landlord Advisory
312.515.2133
David@BlueWestCapital.com

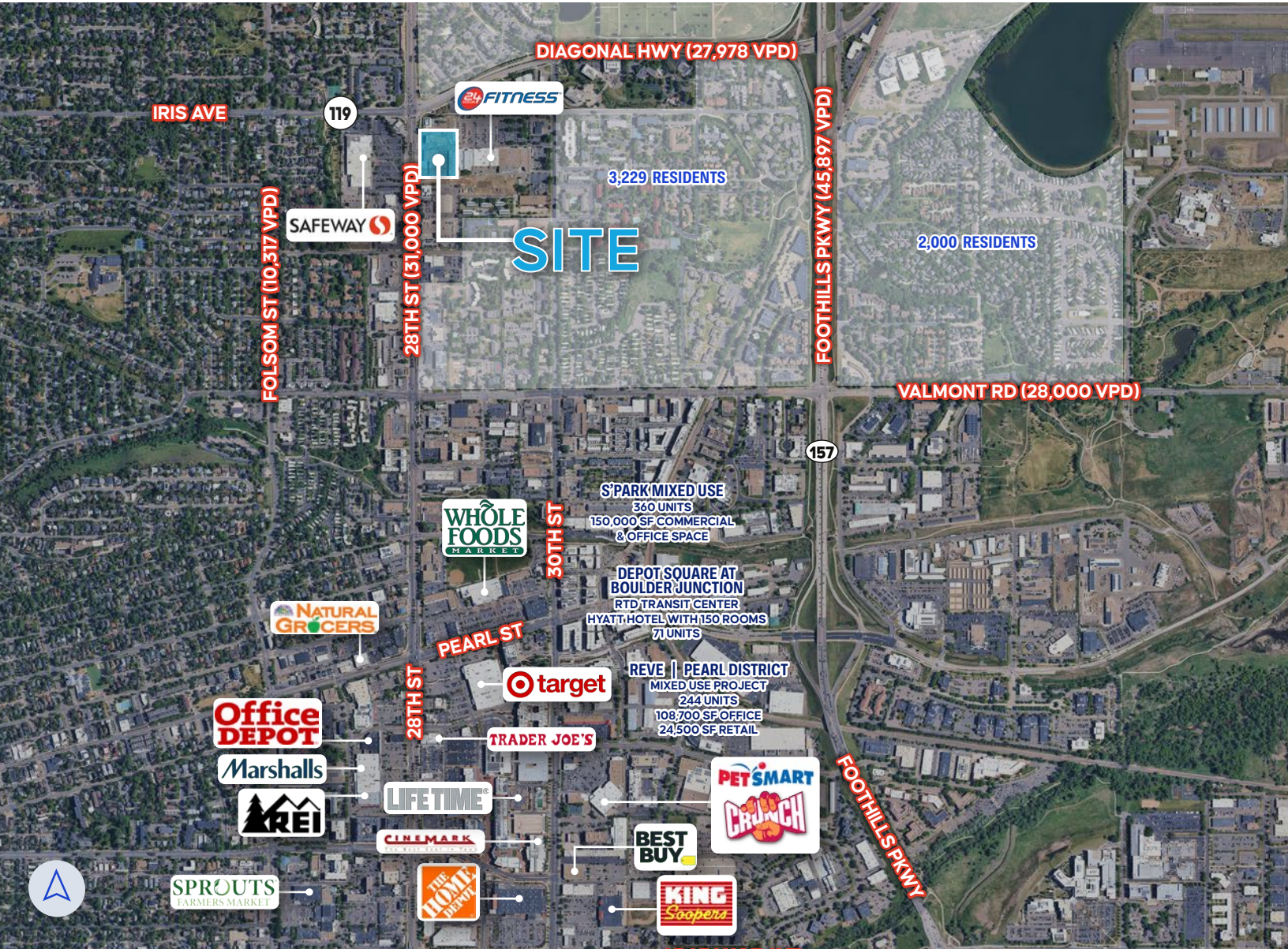
GRACE NEWMAN
Associate - Landlord Advisory
317.508.8372
Grace@BlueWestCapital.com

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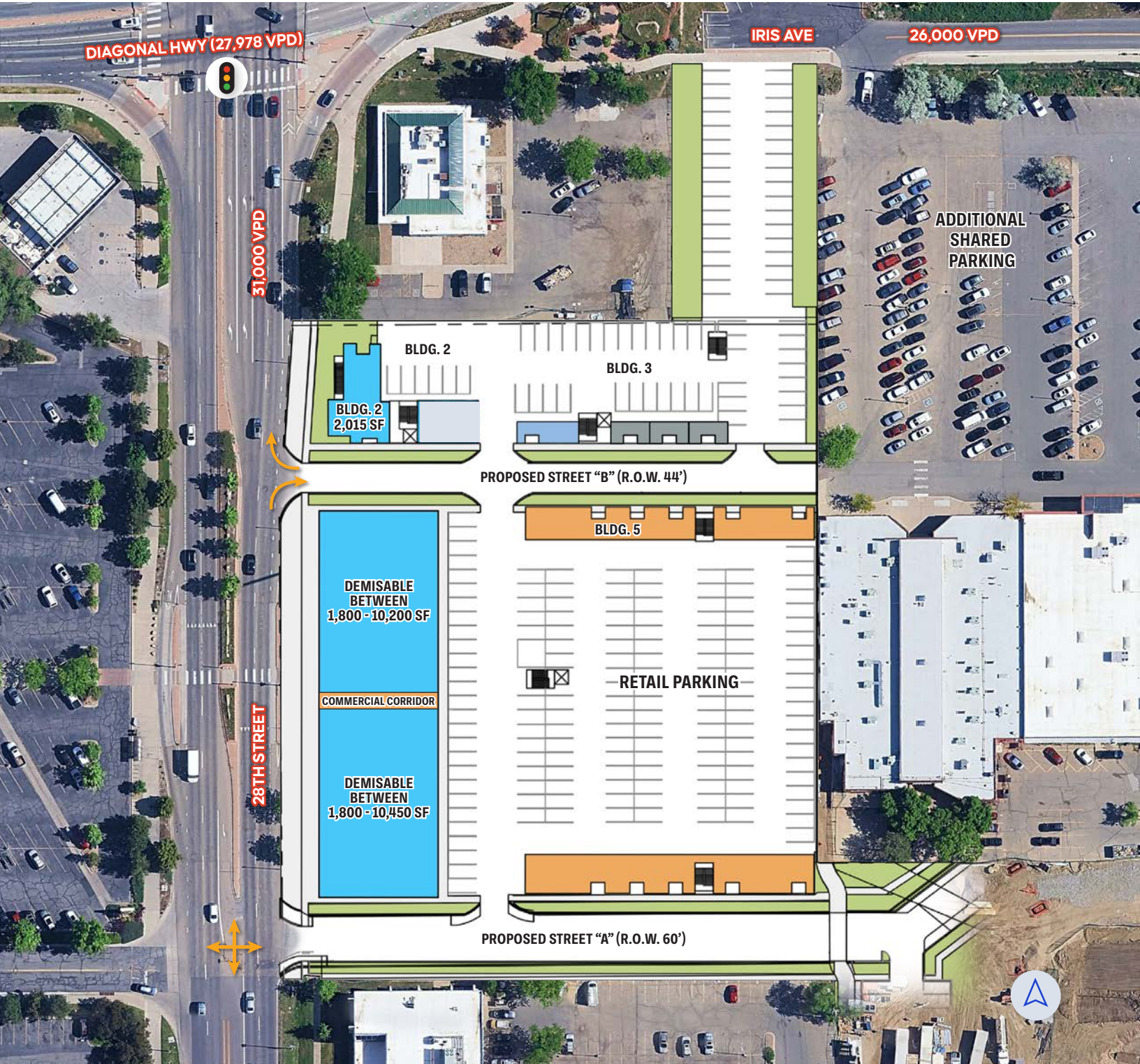
DEMOGRAPHICS 2025	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	18,283	915,335	123,838
AVG HH INCOME	\$140,587	\$139,833	\$151,741
BUSINESSES	10,938	94,595	113,714
DAYTIME POPULATION (EMPLOYEES)	1,145	6,858	8,292

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Site Plan



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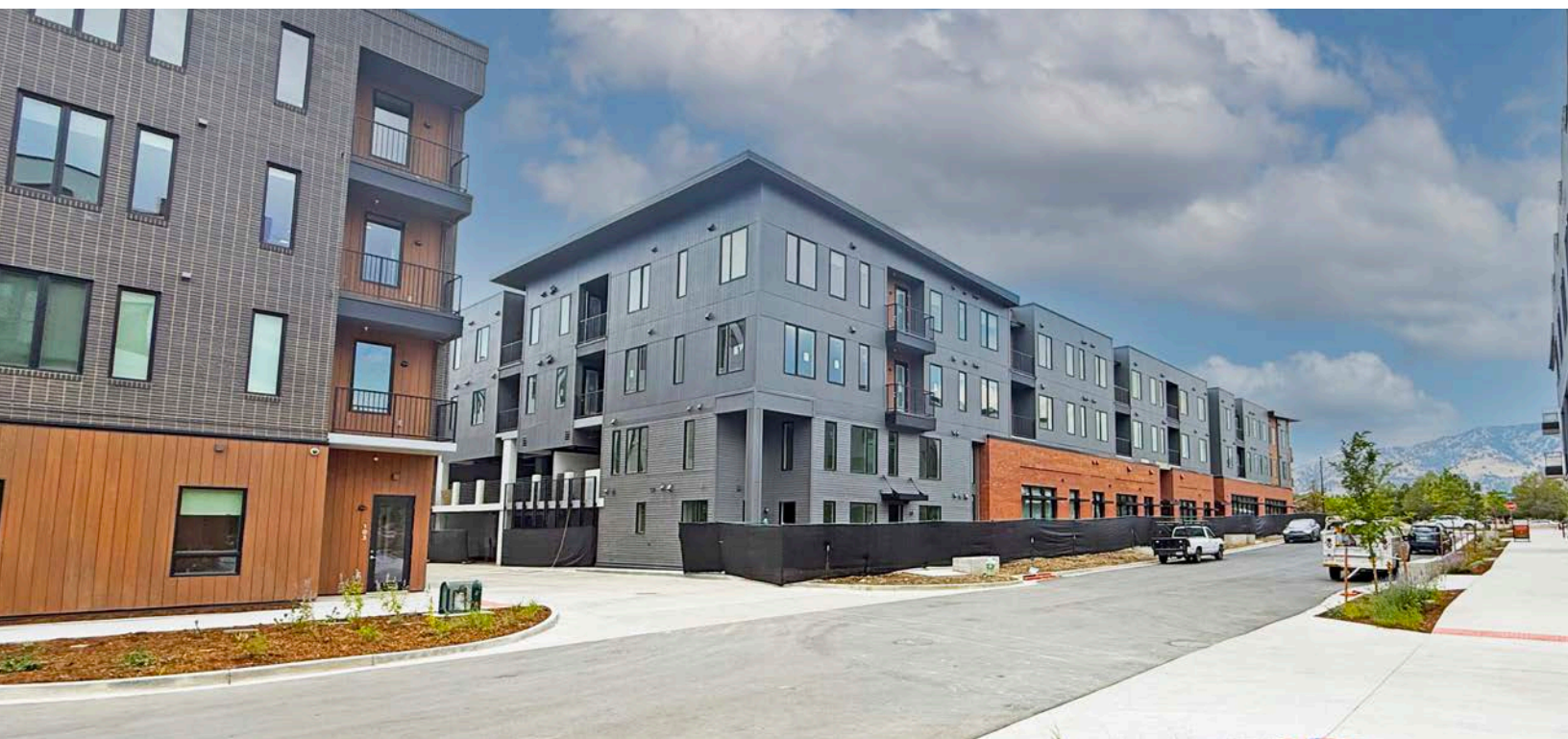


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BROKER DISCLOSURE

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All information contained herein is from sources deemed reliable, but no warranty or representation is made as to its accuracy. Interested parties should independently verify all information, including but not limited to property details, zoning, availability, and statements of income and expenses, and should consult with their own advisors.

[BLUEWESTCAPITAL.COM](https://bluewestcapital.com)



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