

## SOUTH BOULDER RETAIL SPACE FOR LEASE

601 South Broadway, Boulder, CO 80305

# TABLE MESA SHOPPING CENTER



### ABOUT THE CENTER

As one of South Boulder's most visited retail centers, Table Mesa Shopping Center is packed with a wide variety of restaurants, grocery, and specialty retail. Tenants benefit from heavy daily foot traffic, excellent visibility, Flatiron views, and ample parking year round.

- 4,990 SF freestanding retail space available for lease in Table Mesa Shopping Center
- Divisible to approximately 1,500 SF
- Fantastic visibility and location at the forefront of the shopping center
- Ample, free parking

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THE  
*W.W. Reynolds*  
COMPANIES

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601 SOUTH BROADWAY, BOULDER, CO 80305

# DETAILS



**SIZE**  
4,990 SF



**RENT**  
Negotiable



**AVAILABLE**  
1/1/2025



**OP EX**  
\$9.17 / SF  
(including utilities)

## SPACE NOTES

Located at the forefront of Table Mesa Shopping Center is 601 South Broadway, a freestanding retail building consisting of approximately 4,990 SF. Lease this building in its entirety or this space can be easily demised into two retail spaces supplying both service providers with great frontage & visibility off the busy corner of Table Mesa Drive & Broadway.



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# CENTER PHOTOS

THE  
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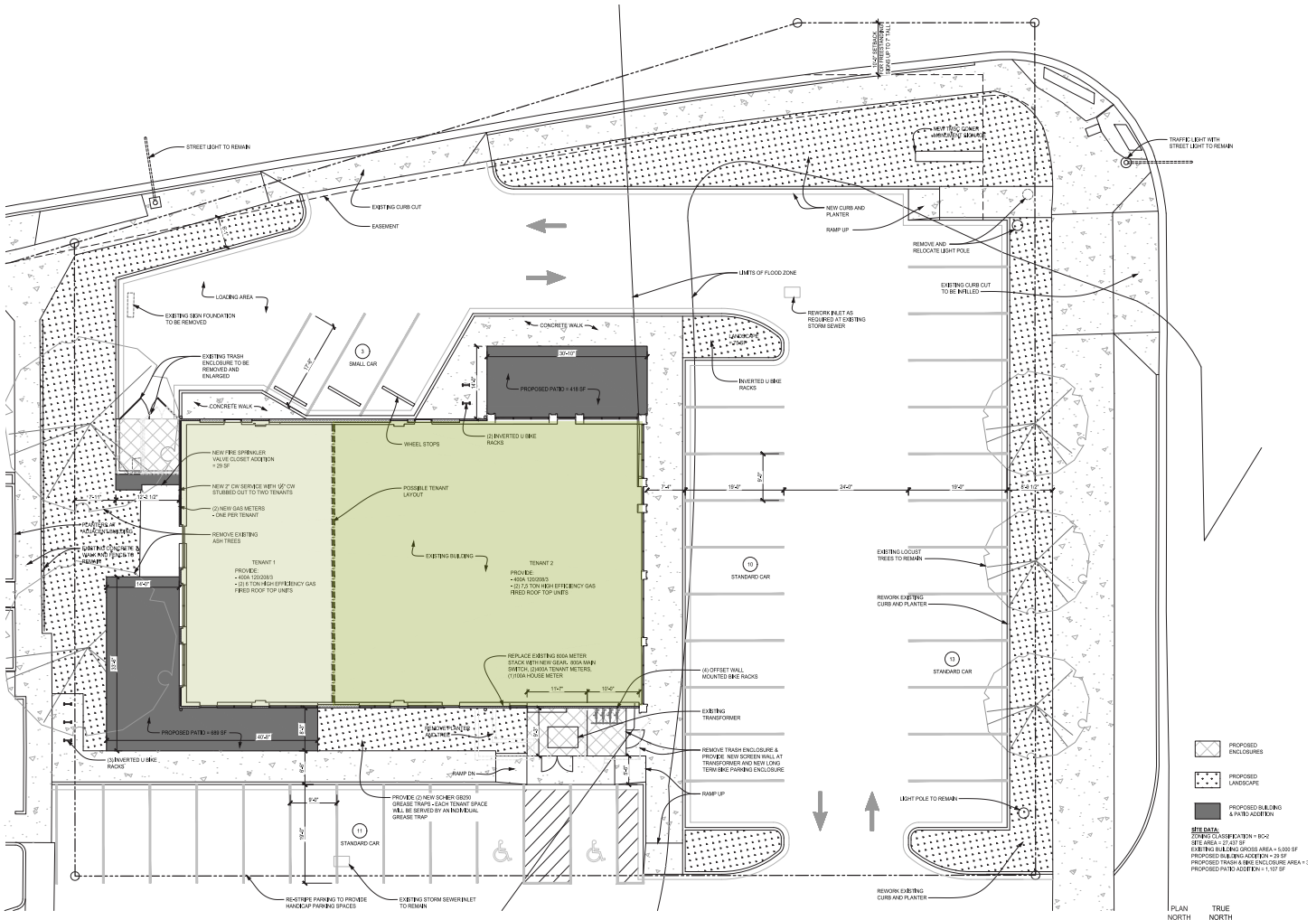
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# FLOOR PLAN



## SIZE

4,990 SF



## RENT

Negotiable



## AVAILABLE

1/1/2025



## OP EX

\$9.17 / SF  
(including utilities)

## ADDITIONAL NOTES

This freestanding retail building measures in just at 4,990 square feet and can be easily demised into two smaller retail suites. With many demising options available, including one option for a smaller retail space consisting of approximately 1,500 & 3,500 SF respectively.

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# TABLE MESA CENTER



## LOCATION NOTES:

South Boulder's premiere retail shopping center is home to a wide variety of shopping, grocery, specialty retail and restaurants. Well situated on the signalized corner of Broadway & Table Mesa Drive providing high traffic and pedestrian counts as well as excellent visibility.

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