

Downtown Retail and Wine Bar

2027 Broadway, Boulder, CO, 80302

Retail For Lease

Prepared on June 21, 2024

1 of 1 Listings



Listing Details | Retail For Lease

Suite	-
Sublease	No
Total Available Space	4,327 SF
Min Div/Max Contig	2163/4,327 SF
Asking Rate	
Lease Type	NNN
Expenses	\$13.07 (NNN)
Possession	Now
Lease Terms	Negotiable
Signage	On Building & Free-Standing
Show Instructions	Call broker
Divisible	2163

Annual Taxes	\$7.32 in 2023
Vacant	Yes
Vacant Date	5/01/2024
Available Date	5/01/2024
Days On Market	60 days
Date Listed	4/22/2024
Last Modified	6/21/2024
Listing ID	40189437
Entire Floor	Yes
Restrooms	2
Parking Spaces	350

Description

Great Broadway frontage, adjacent to the 11th and Spruce parking structure. Bus service in the front of building. Presently Art Gallery and Wine Bar, with food infrastructure. The spaces can be leased together or separately, with interior connection. Existing Gallery can stay or vacate.

Property Features

Location Details

Address	2027 Broadway, Boulder, CO, 80302	County	Boulder
Zoning	DT-4	Parcels	146330322003
Submarket	CO - Downtown Boulder	Name	2027 Broadway

Building Details

Sub Type	General	Building Class	B
Building Status	Existing	Parking Spaces	350
Building Size	14,100 SF	Parking Ratio	-
Land Size	0.1 Acres / 4,490 SF	Retail Space	4,300 SF
Number of Buildings	1	Floor Size	4,300 SF
Number of Floors	3	Floor Size (Avg)	4,300 SF
Year Built/Renovated	1910, 2022	Number of Tenants	20
Primary Constr. Type	Masonry	Air Conditioned	Yes
Occupancy Type	Multi-tenant	Heated	Yes
Percent Occupied	61.11%	Security System	Fire

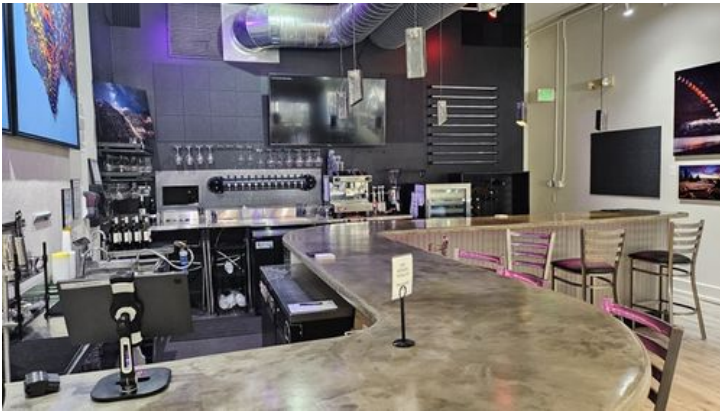
Property Listings

6 Listings | 284 - 4,327 SF | \$12,000 Annual/Total

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	No	Medical Office	2	511 SF	\$35.00 Annual/SF Gross	7/15/2024
For Lease	No	Medical Office	6	335 SF	\$36.00 Annual/SF Gross	7/15/2024
For Lease	No	Massage Therapy	9	468 SF	Negotiable	8/01/2023
For Lease	No	Office	D	688 SF	\$1,000 Month Gross	9/01/2023
For Lease	No	Office	F	284 SF	\$24.08 Annual/SF Gross	4/01/2023
For Lease	No	Retail	-	2,163 - 4,327 SF	Negotiable	5/01/2024

Additional Photos





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