



Sutherland Park

3390 Valmont Road | Boulder, Colorado

Restaurant, Retail & Studio Space **FOR LEASE**



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**Colorado
Group**



MARKET

Retail Tenant
The Werks



RAILYARDS

Retail Tenants
Cassiopeia Cafe
Boutique
Velospa



PLATFORM



TIMBER

Retail Tenant
Sundry Market & Wine



CICLO

Retail Tenant
Pause Wellness



**MEREDITH
HOUSE**

S'Park 24
S'Park West
Residential

34TH STREET

VALMONT STREET



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ABOUT THE S'PARK NEIGHBORHOOD

The S'Park Neighborhood is situated at the northern entrance to Boulder Junction, an area of rapid urban redevelopment in central Boulder designed to facilitate radically sustainable living. S'Park is a new kind of mixed-use community crafted on the notion that retail, office, and residential spaces work best when they can coexist and collaborate.

The S'Park neighborhood is comprised of eight total buildings.

Visitors, residents, and employees can easily access S'Park by car via 34th Street off of busy Valmont Street. In addition to 37 street-level spaces, ample parking is available in the underground parking garage just off 34th Street. S'Park is also highly accessible via public transit and city bike paths. And the Depot Square Station, a 45,655 SF underground bus facility with six bus bays, is a 2-minute walk to S'Park.

The heart of the retail zone is the Woonerf, a brick-paved street shared by pedestrians, bicyclists, and vehicles. Businesses may open their spaces to the Woonerf via roll up doors and EV cars may recharge at one of the Woonerf's many charging stations.

Nearby, families can enjoy Sutherland Park with a bouldering rock and open space for gatherings.

The trailblazing businesses who establish a presence at S'Park find themselves a part of Boulder's most connected community ever.

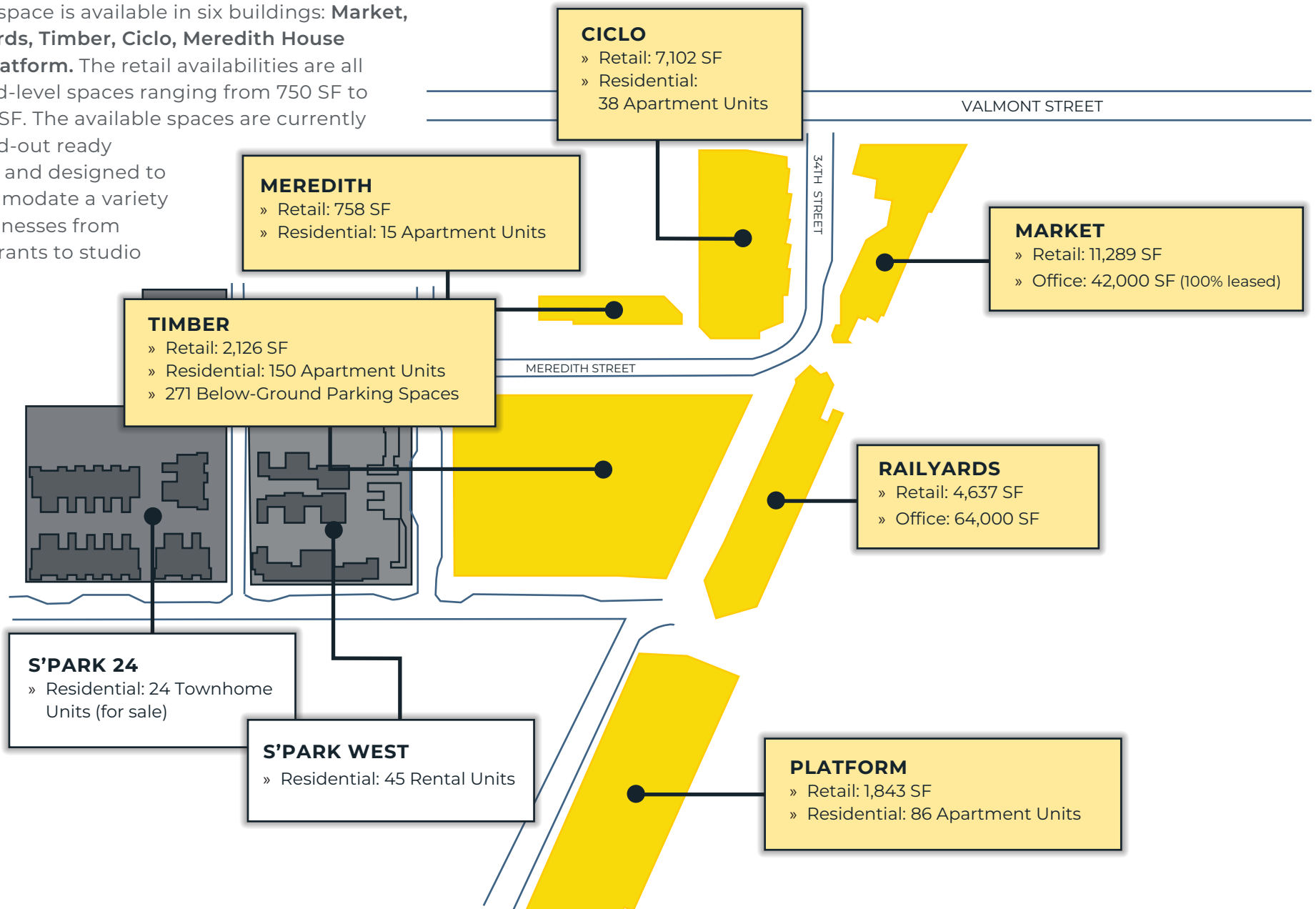


COMMUNITY PHOTOS

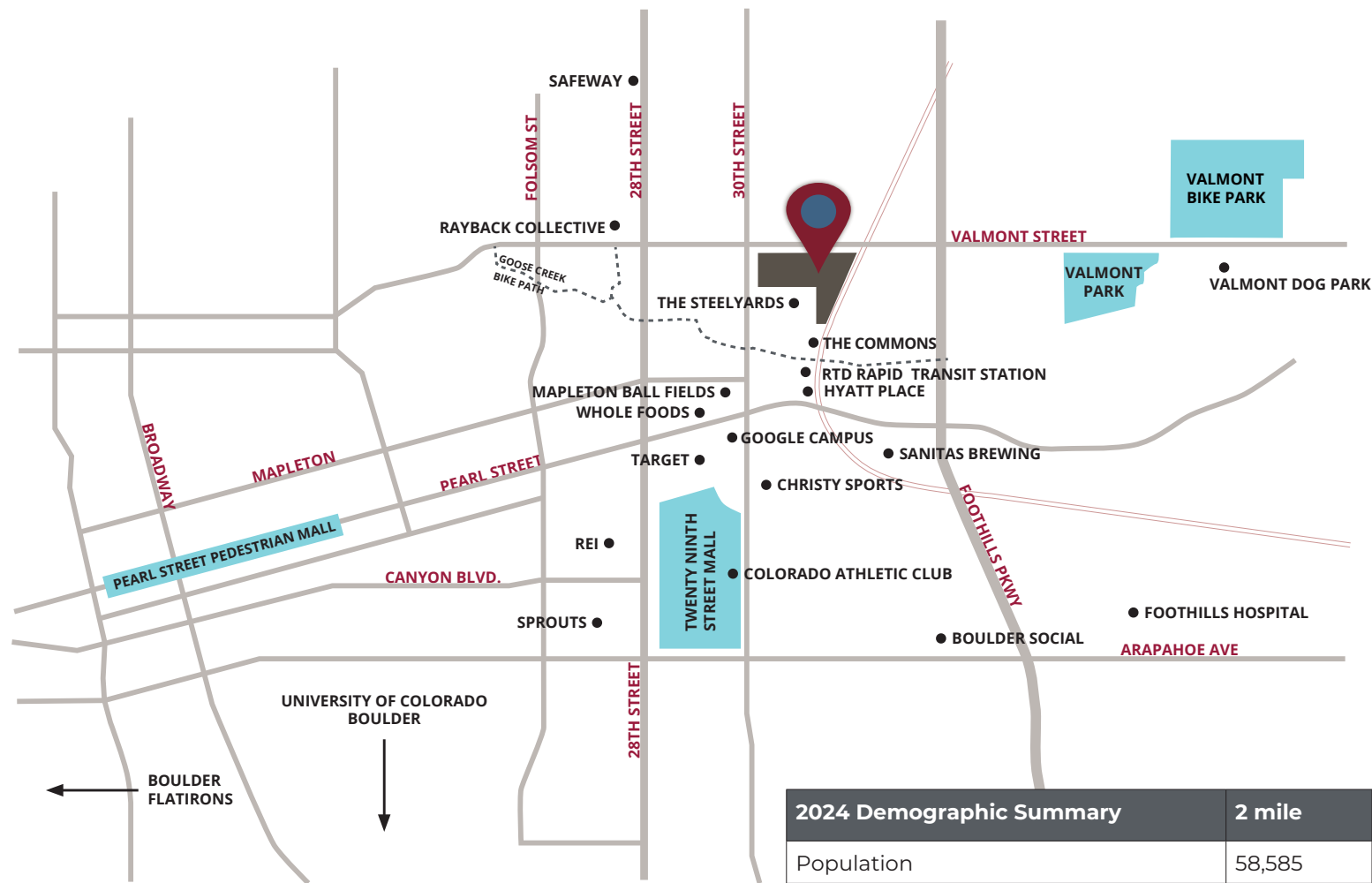


SITE PLAN

Retail space is available in six buildings: **Market**, **Railyards**, **Timber**, **Ciclo**, **Meredith House** and **Platform**. The retail availabilities are all ground-level spaces ranging from 750 SF to 11,000 SF. The available spaces are currently in build-out ready stages and designed to accommodate a variety of businesses from restaurants to studio retail.



S'PARK LOCATION



2024 Demographic Summary	2 mile	5 mile	10 mile
Population	58,585	125,279	238,429
Households	24,871	51,442	96,707
Median Age	38.6	35.8	37.7
Average Household Income	\$99,409	\$118,945	\$130,125
Median Household Income	\$61,589	\$79,727	\$98,688



MARKET

splunk's



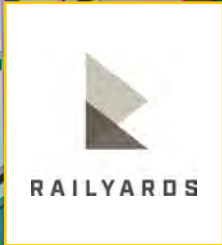
MARKET

First Level Floor Plan



BUILDING NAME	Market
ADDRESS	3400 Valmont Road Boulder, CO 80301
TOTAL SF AVAILABLE	2,878 SF
SUITE 100	LEASED - The Werks
SUITE 150 - AVAILABLE	2,878 SF
RATE	Negotiable
EXPENSES	\$18.29 PSF (2025 Est)
TENANTS	Splunk (Office)

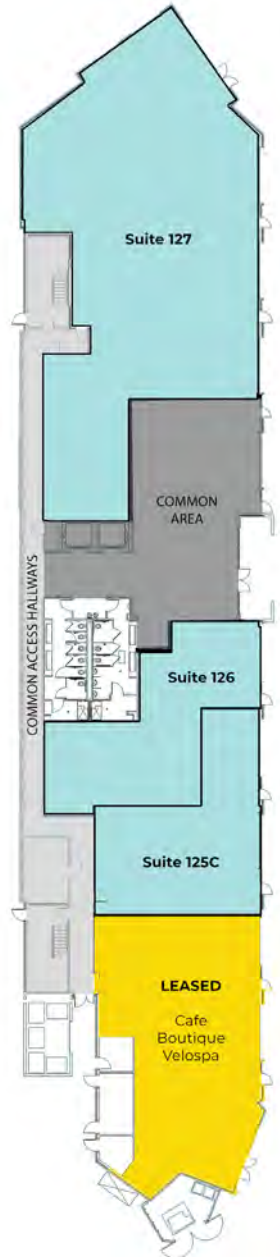




RAILYARDS

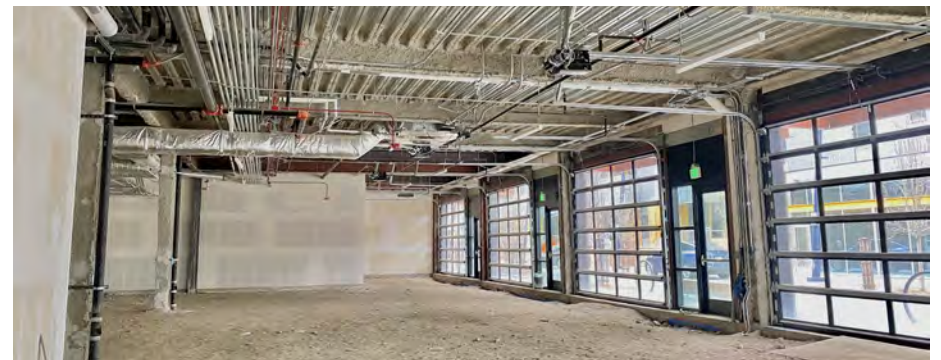
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RAILYARDS



- Excellent space for studio/showroom
- Option to expand footprint in front of space onto the Woonerf at select locations.

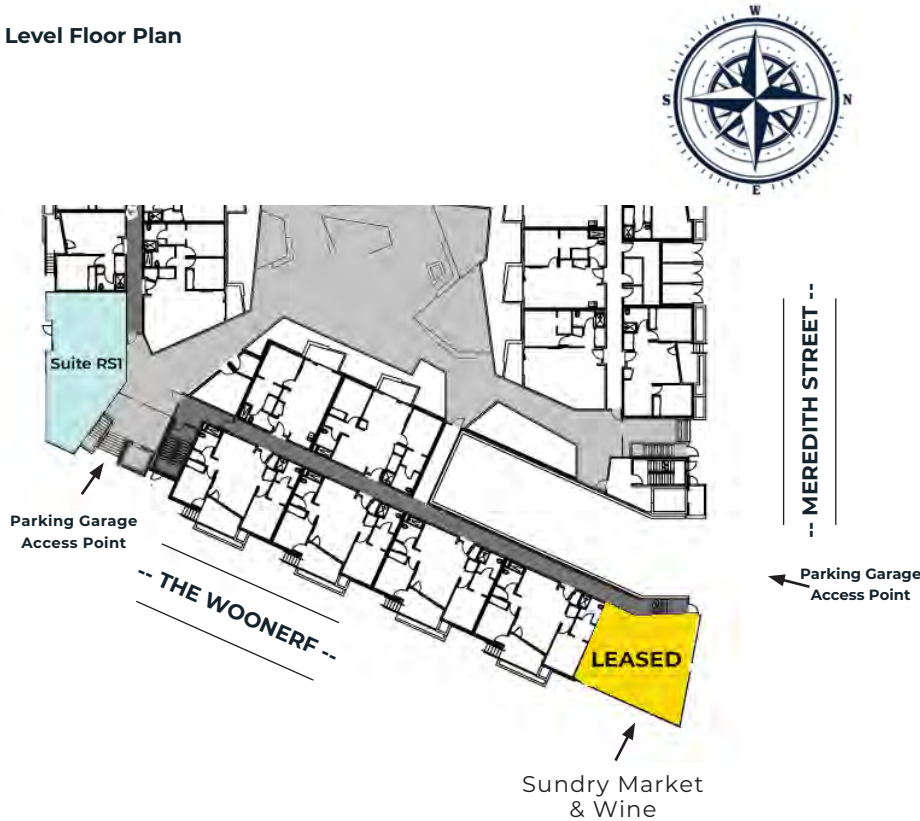
BUILDING NAME	Railyards
ADDRESS	3401 Bluff Street Boulder, CO 80301
TOTAL SF AVAILABLE	9,001 SF
SUITE 125 A	LEASED - Cassiopeia Cafe
SUITE 125 B	LEASED - Cassiopeia Boutique + Velospa
SUITE 125 C - AVAILABLE	1,381 SF
SUITE 126 - AVAILABLE	1,828 SF
SUITE 127 - AVAILABLE	5,792 SF
EXPENSES	\$24.38 PSF (2025 Est)





TIMBER

First Level Floor Plan



- Timber is considered the “Living room” of S’Park
- Below ground parking includes 271 spaces for retail and residential tenants
- Parking garage access points

BUILDING NAME	Timber
ADDRESS	3303 Bluff Street Boulder, CO 80301
TOTAL SF AVAILABLE	1,106 SF
SUITE RS-1 - AVAILABLE	1,106 SF
SUITE RS-2	LEASED - Sundry Market & Wine
RATES	Negotiable
EXPENSES	\$19.00 PSF (2025 Est)



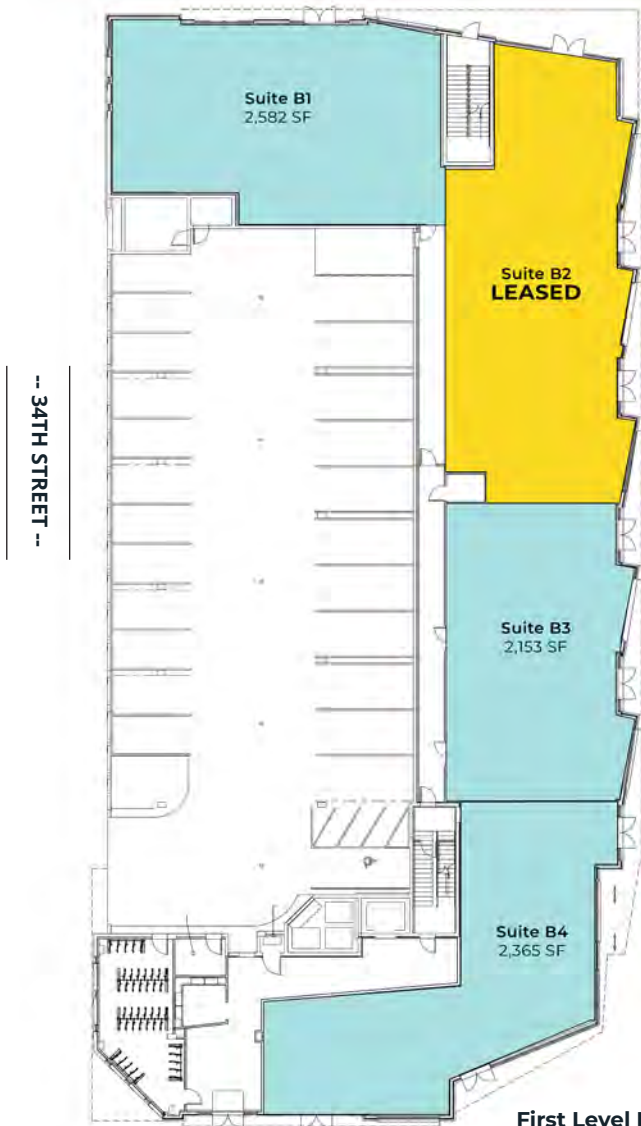


CICLO



CICLO

-- VALMONT STREET --



- Option to add overhead doors
- Ideal for smaller retail tenants needing <1,000 SF
- Space is build-out ready with dirt floors
- Flexible floorplan options

First Level Floor Plan

BUILDING NAME	Ciclo
ADDRESS	3390 Meredith Way Boulder, CO 80301
TOTAL SF AVAILABLE	7,102 SF
SUITE B1	2,582 SF
SUITE B2	LEASED - Pause Wellness
SUITE B3	2,153 SF
SUITE B4	2,365 SF
RATE	Negotiable
EXPENSES	\$18.30 PSF (2025 Est)



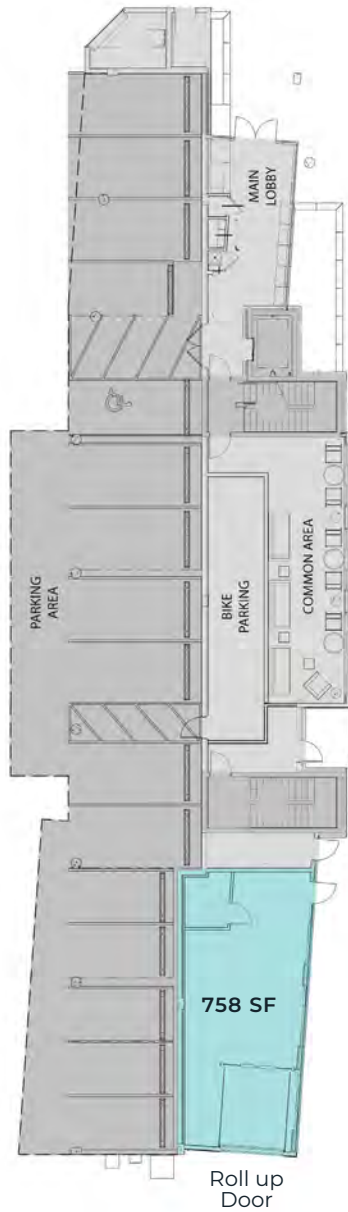


MEREDITH



MEREDITH

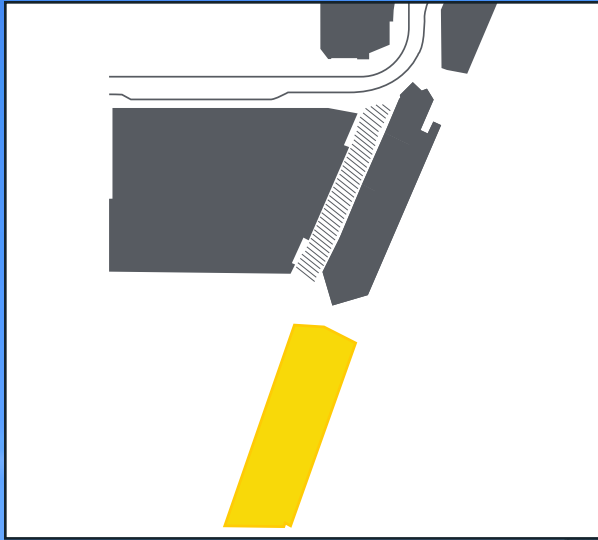
First Level Floor Plan



- Located adjacent to Sutherland Park with outdoor seating options
- Perfect space for a coffee shop, juice bar, ice cream shop, etc...
- Retail space located at the west side of the building
- Roll up door

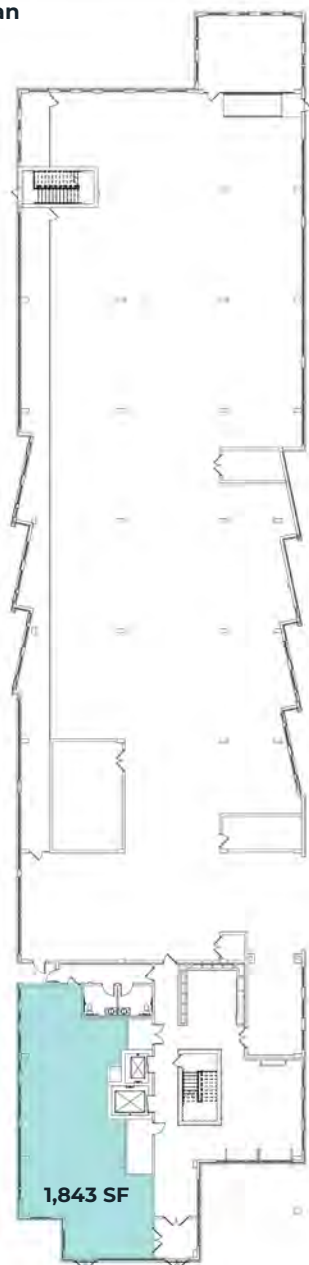
BUILDING NAME	Meredith
ADDRESS	3304 Meredith Way Boulder, CO 80301
TOTAL SF AVAILABLE	758 SF
RATE	Negotiable
EXPENSES	\$18.00-\$21.00 PSF (2025 Est)





PLATFORM

First Level Floor Plan



- Restaurant space with grease trap in place
- Development end cap location on pathway connecting S'Park to Boulder Commons

BUILDING NAME	Platform
ADDRESS	3350 Bluff St Boulder, CO 80301
TOTAL SF AVAILABLE	1,843 SF
RATE	Negotiable
EXPENSES	\$18.00 -\$21.00 PSF (2025 Est)



