



FOR LEASE  
**BASE-MAR  
SHOPPING CENTER**  
2584 BASELINE ROAD  
BOULDER, COLORADO 80305

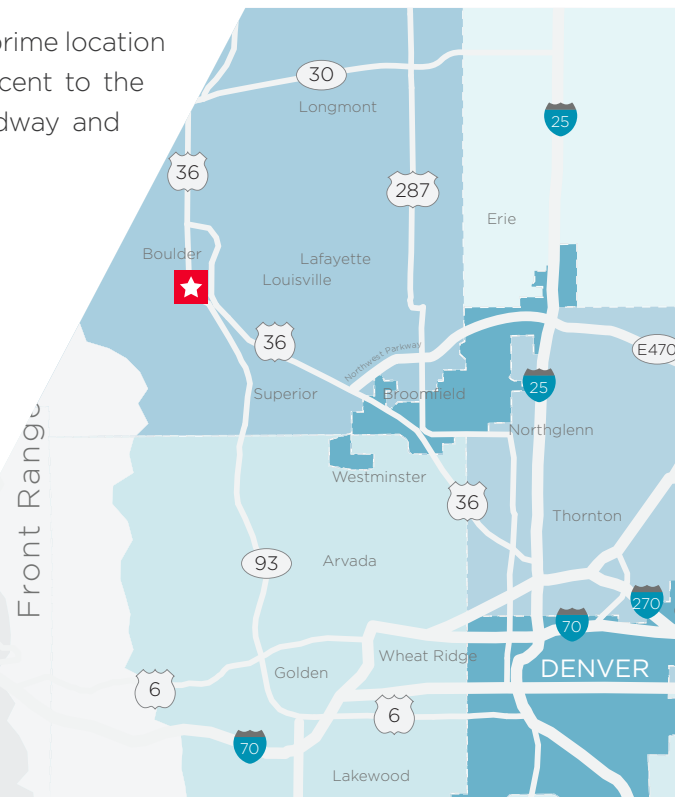


**14,779 SF FORMER GROCERY SPACE AVAILABLE**

2584 Baseline Road is centrally located at the gateway to Boulder in a prime location that caters to students and locals alike. 2584 Baseline Road is adjacent to the University of Colorado Boulder campus at the intersection of Broadway and Baseline Road.

## PROPERTY HIGHLIGHTS

- 14,779 SF former Whole Foods Market
- Steps away from the University of Colorado Boulder campus
- Strong retail center with strong co-tenancy
- Excellent visibility at signalized intersection of Broadway & Baseline
- Surrounded by strong neighborhood demographics and a high daytime employee population



FOR LEASE  
**BASE-MAR SHOPPING CENTER**  
 2584 BASELINE ROAD  
 BOULDER, COLORADO 80305



## PROPERTY FEATURES

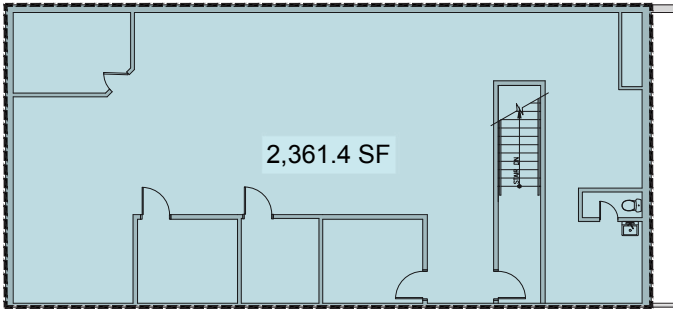
<b>AVAILABLE SIZE</b>	14,779 SF Additional 2,300 SF Mezzanine not included in RSF
<b>ASKING RATE</b>	Call broker for pricing
<b>NNN</b>	\$8.03/SF (2020)
<b>YOC</b>	1976 (Renovated in 2014)
<b>PARKING</b>	Abundant
<b>ZONING</b>	BC-2

## DEMOGRAPHICS

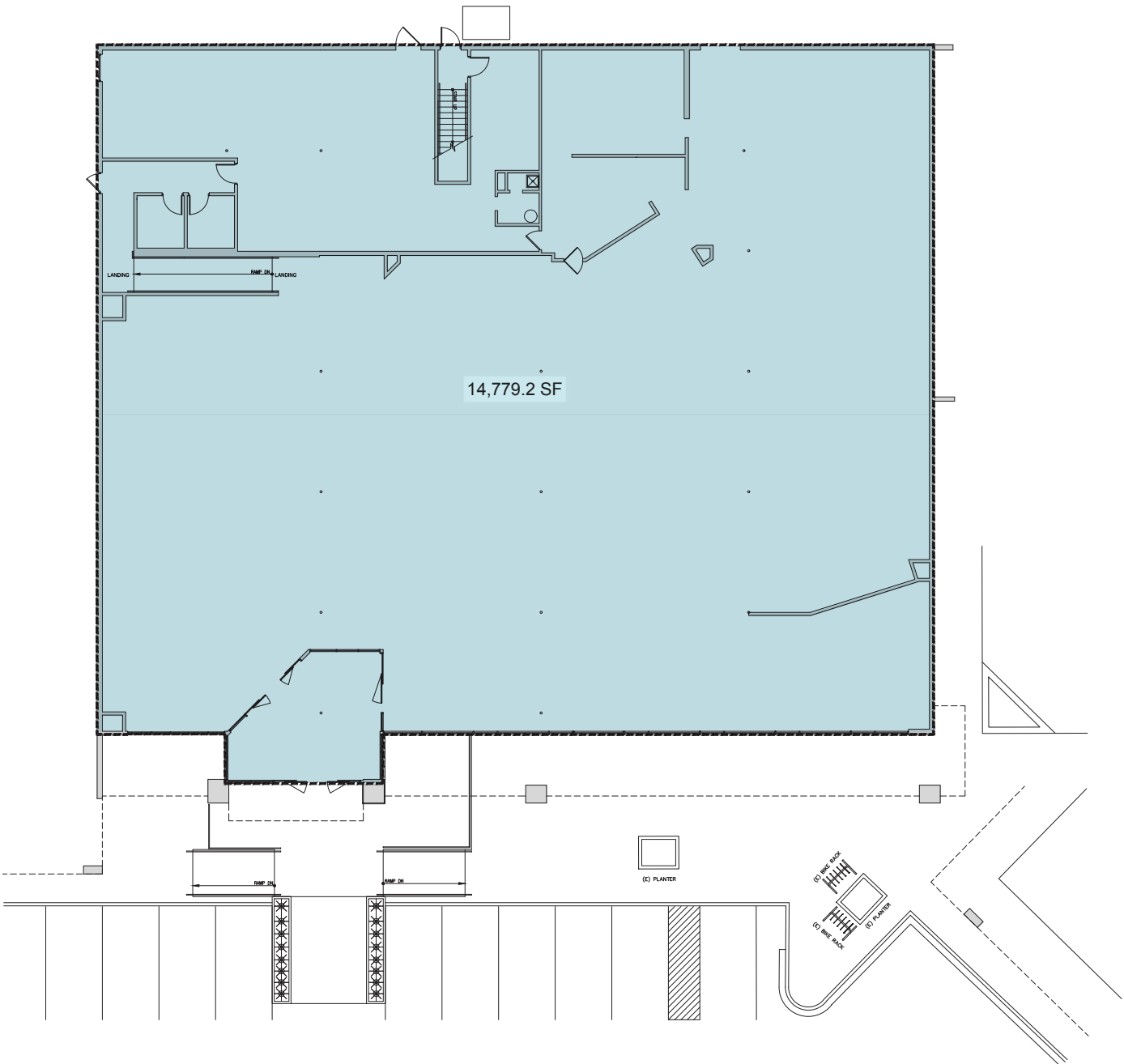
Source, 2020

	1 Mile	3 Miles	5 Miles
POPULATION	4,206	71,039	194,317
HOUSEHOLDS	2,187	29,109	78,711
AVERAGE HH INCOME	\$106,974	\$118,182	\$111,232
DAYTIME POPULATION	2,306	37,465	101,484

FLOORPLAN



MEZZANINE







FOR LEASE  
**BASE-MAR SHOPPING CENTER**  
**2584 BASELINE ROAD**  
BOULDER, COLORADO 80305



Baseline Road

41,802 VPD

**2584**  
BASELINE ROAD

36

62,425 VPD

35 Minutes  
to Denver

27th Way

18,107 VPD

Broadway

RTD  
Park n Ride

24,852 VPD

National  
Oceanic & Atmospheric  
Administration



For more information, please contact:

**TYLER BRAY**  
DIRECTOR  
+1 303 312 4304  
tyler.bray@cushwake.com

1401 Lawrence Street, Suite 1100  
Denver, Colorado 80202  
T +1 303 292 3700  
F +1 303 534 8270  
cushmanwakefield.com