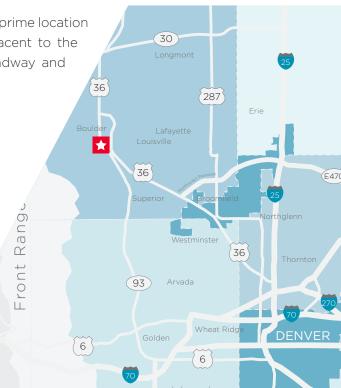




2584 Baseline Road is centrally located at the gateway to Boulder in a prime location that caters to students and locals alike. 2584 Baseline Road is adjacent to the University of Colorado Boulder campus at the intersection of Broadway and Baseline Road.

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





PROPERTY FEATURES

AVAILABLE SIZE 14,779 SF

Additional 2,300 SF

Mezzanine not included in RSF

ASKING RATE Call broker for pricing

NNN \$8.03/SF (2020)

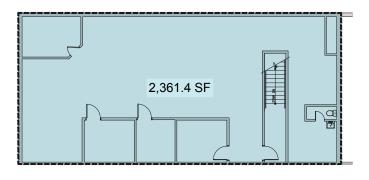
YOC 1976 (Renovated in 2014)

PARKING Abundant

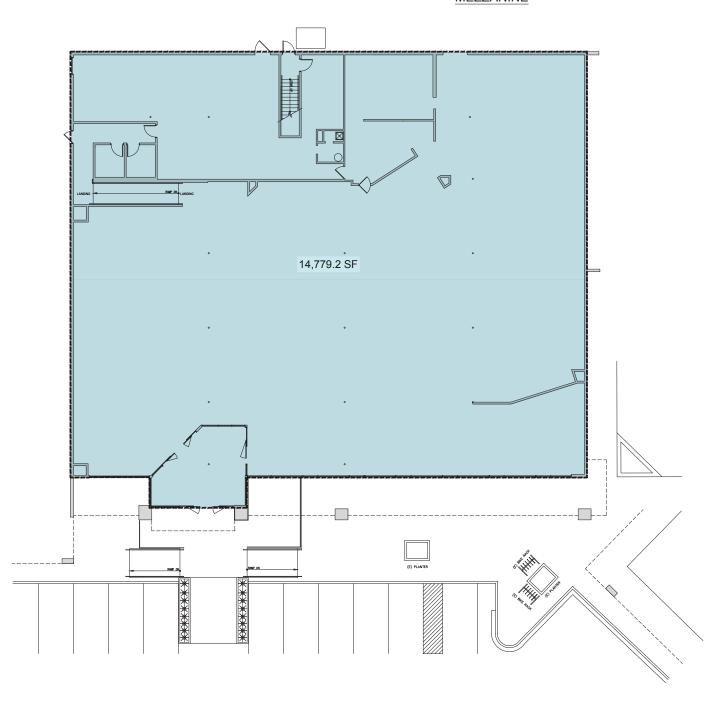
ZONING BC-2

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 more information, please contact:

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