

market

REAL ESTATE

Boulder Retail Space For Lease

1100 SPRUCE STREET | BOULDER, CO 80302
SUITE 104

Size: 710 SF

Rate: \$30 NNN

Date Available: 4/1/26

POP-IN POTENTIAL

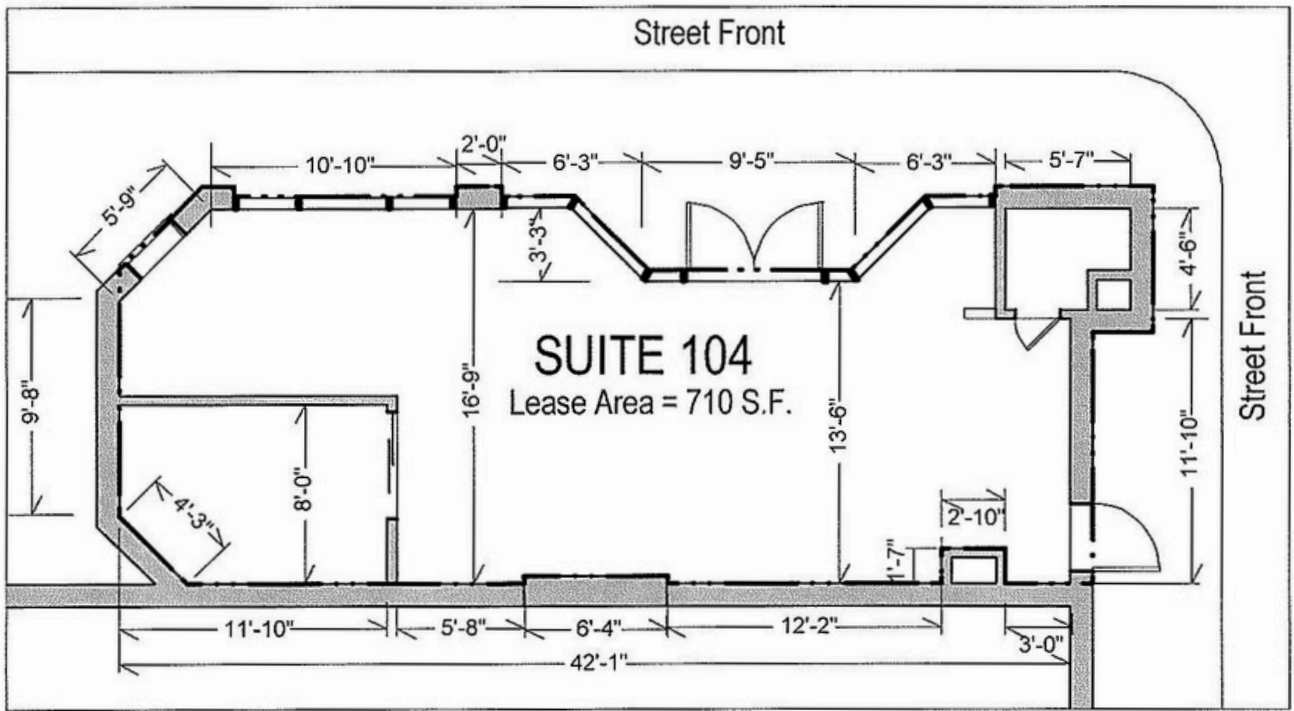
Just a block off Pearl and nestled up against a super-convenient public parking garage, this first-floor retail space checks all the boxes: high visibility, easy access, and a City of Boulder landlord who keeps things grounded (in a good way). Surrounded by over 1,000 businesses and a year-round backdrop of flowers and foot traffic, it's the kind of place people don't just pass by—they pop in.

PROPERTY HIGHLIGHTS

- Great downtown location with huge visibility
- Connected to a City parking garage
- One block off the bricks



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