









RESTAURANT/RETAIL ON THE HILL FOR LEASE

1143 13th Street, Boulder, CO, 80302

Located in the heart The Hill, 1143 13th Street offers a rare opportunity to lease a fully built-out restaurant space just steps from the University of Colorado campus. Surrounded by a dynamic mix of student housing, local retailers, nightlife, and established dining destinations, the property benefits from exceptional foot traffic and excellent location centrally located on the Hill.

FEATURE HIGHLIGHTS

-  Grease Trap, Hood, Bar, and Walk In Cooler
-  Foot Traffic
-  FF&E
-  Next Door to The Fox
-  Near Restaurants / Coffee / Retail
-  Public Parking Available

PROPERTY OVERVIEW

AVAILABLE SF	2,652 RSF
LEASE RATE	\$28.00/RSF NNN
EXPENSES (EST)	\$12.36/RSF
AVAILABLE	Immediately
PARKING	1 Garage Space \$250/Mo or 2 Garage Spaces \$400/Mo + Street parking
ZONING	BMS

**Source- Boulder County assessor office*

FOR MORE INFORMATION:

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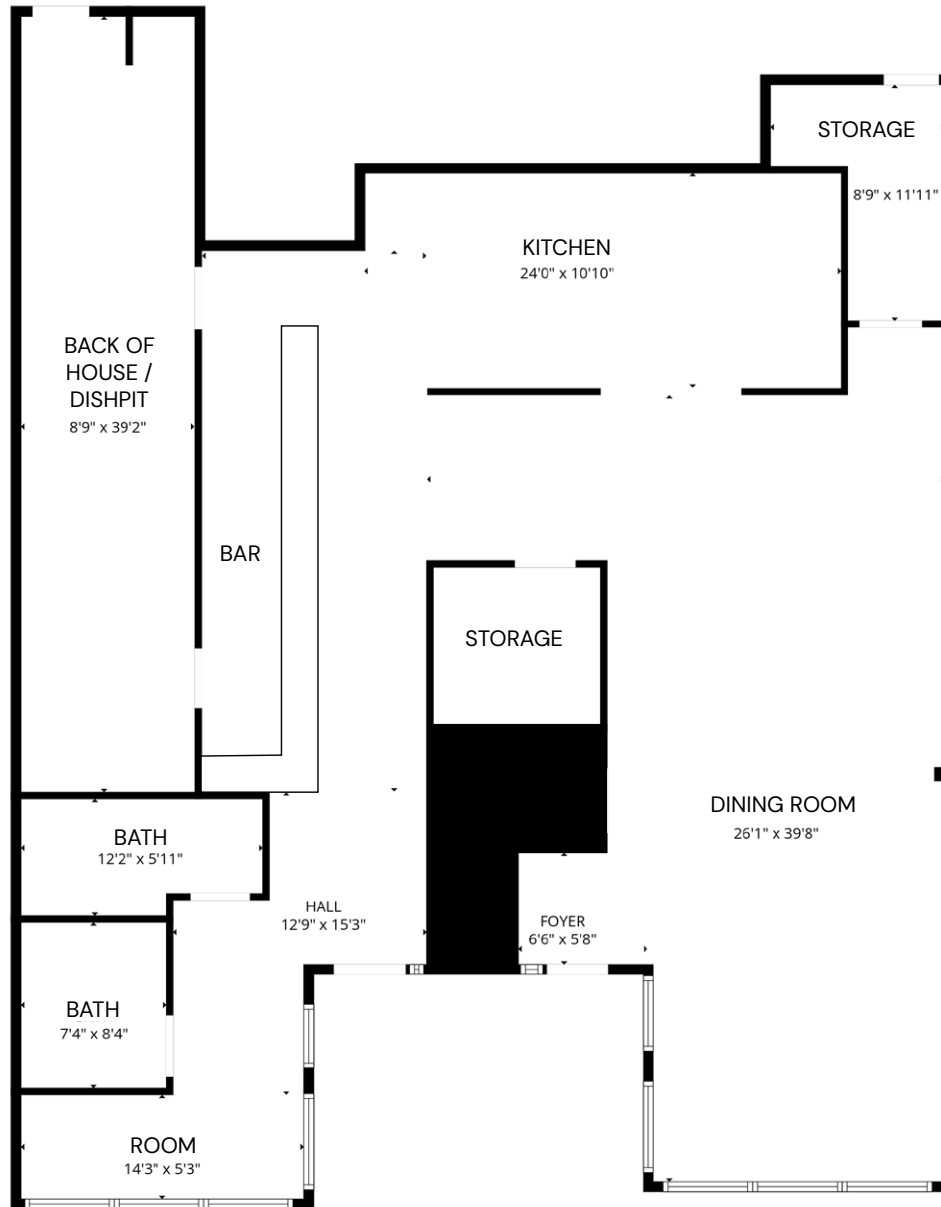


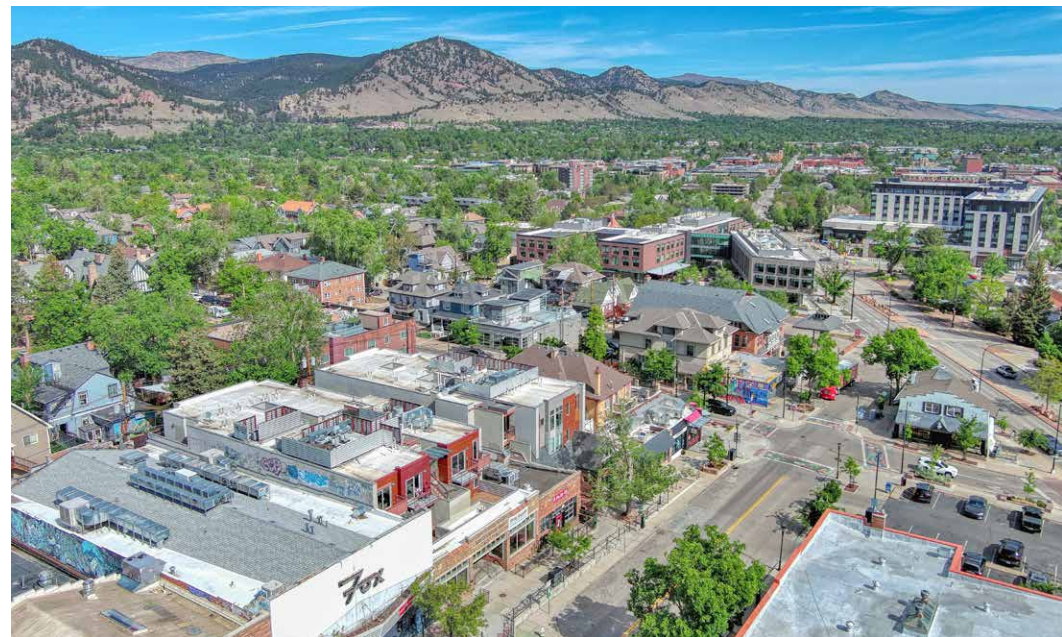
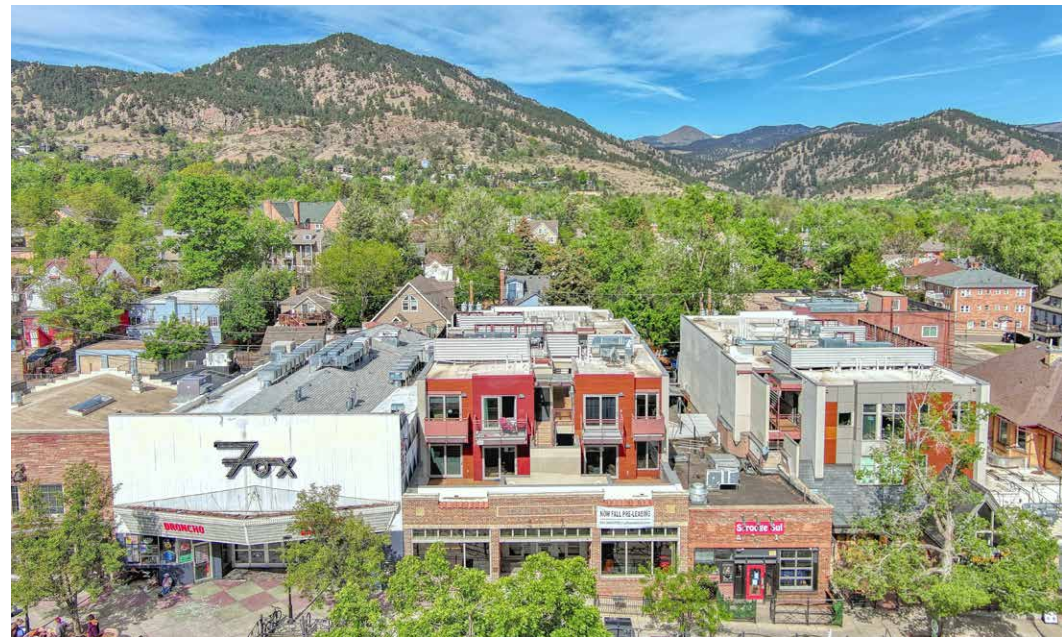
A UNIQUE OPPORTUNITY:

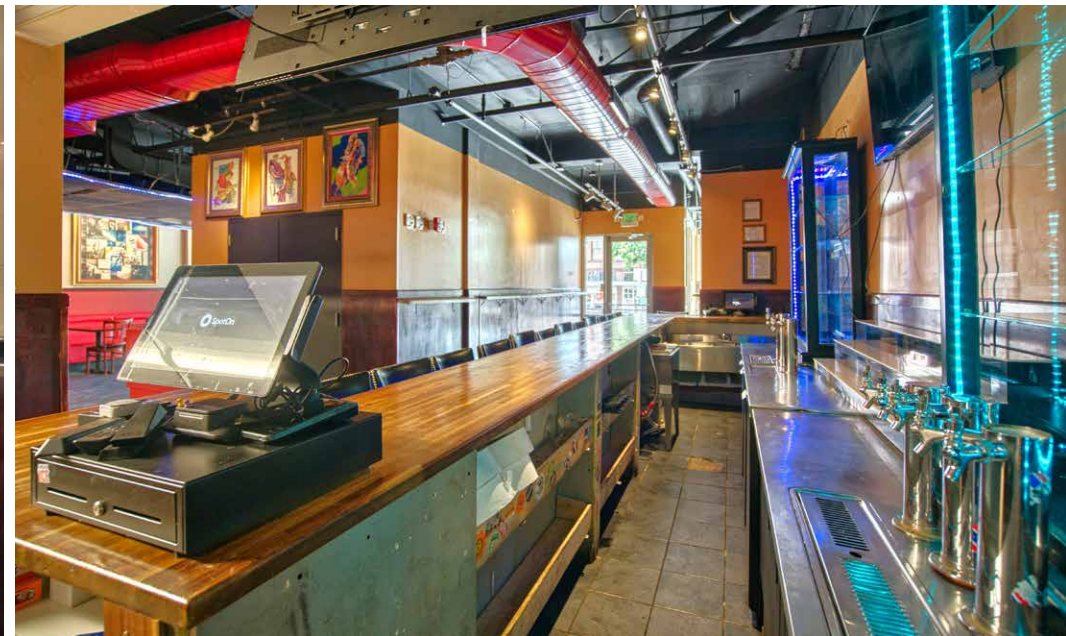
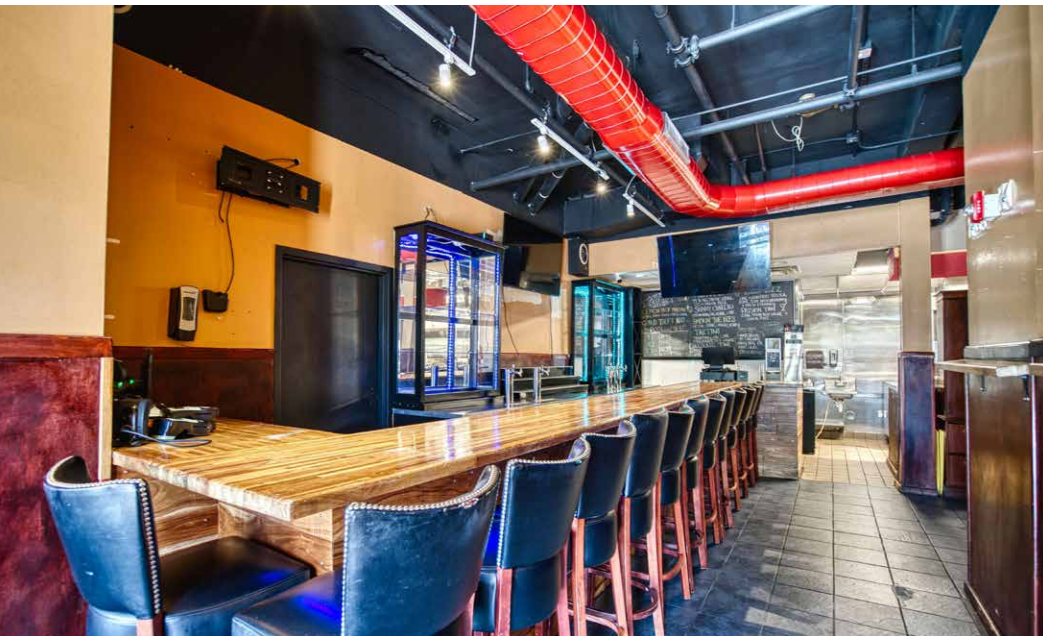
- Restaurant/Bar Infrastructure
- High Foot Traffic on The Hill
- Kitchen Equipment Included
- Second generation restaurant

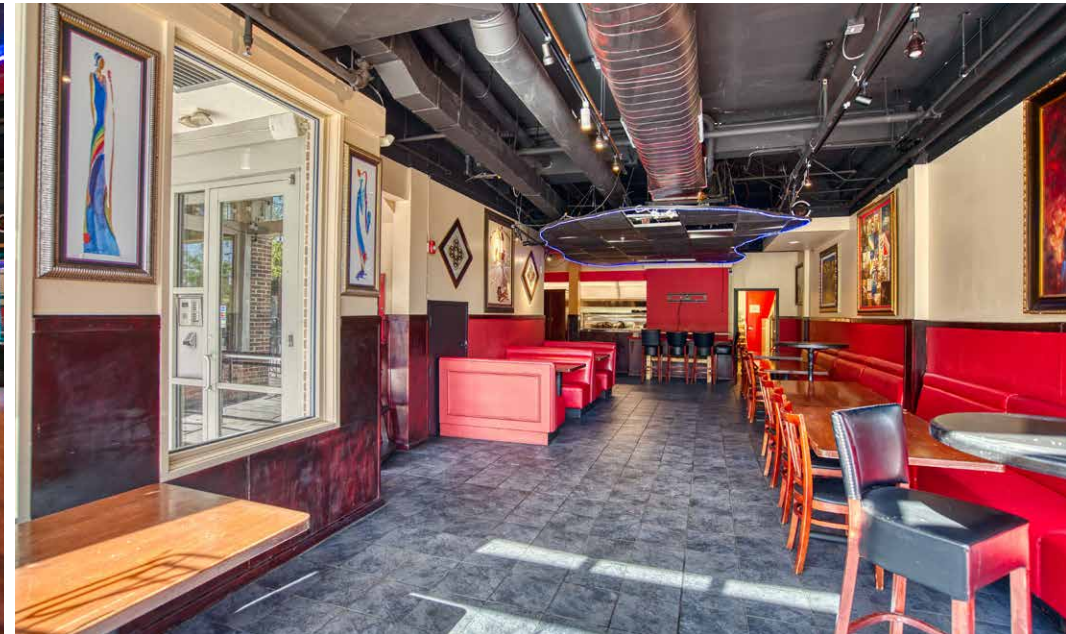
Its prime location near CU Boulder positions the space to capture both the vibrant student population and the broader Boulder community, making it an ideal setting for a restaurant, café, or fast-casual concept.

FLOOR PLAN

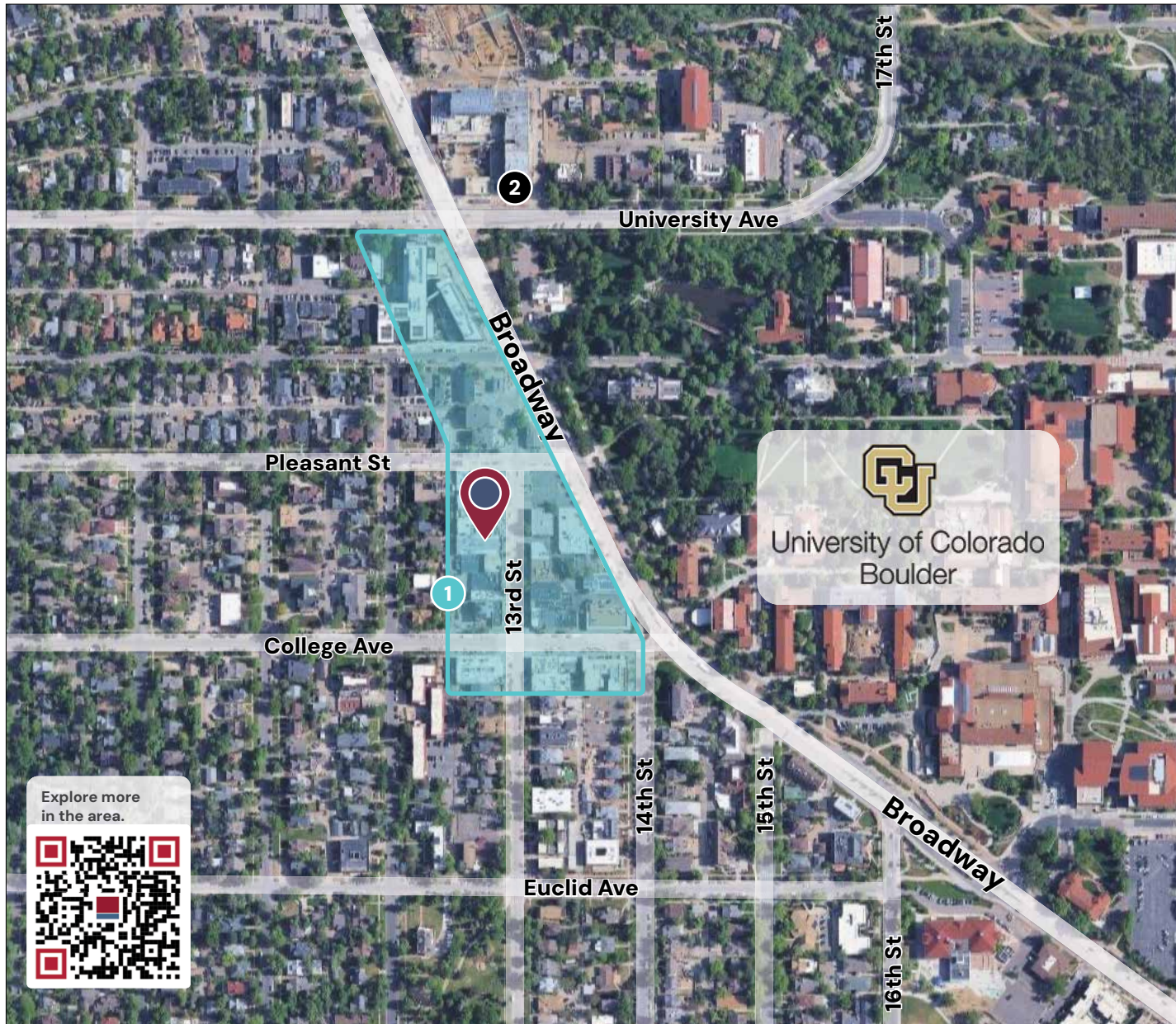








PROPERTY LOCATION



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