











# RETAIL / RESTAURANT SPACE FOR LEASE

1750 15th Street, Boulder, CO 80302

**Restaurant and/or retail spaces** are available in the center of Boulder, so your business stays connected to the downtown Boulder lifestyle. Steps away from shopping, restaurants, farmer’s market, services, entertainment, events, lodging — and the best people-watching in the state. Oliv Boulder will transform 15th Street Designed District and Canyon Boulevard with contemporary living as part of this mixed-use community. Perfect place for you to make your mark.

### FEATURE HIGHLIGHTS

-  Near Bike Path
-  On Bus Route
-  Near Restaurants
-  Near Pearl Street Mall
-  Near Hiking
-  Near CU Campus
-  Near Entertainment
-  Near Farmers Market

*Contemporary, relaxed and alive!*

### PROPERTY OVERVIEW

AVAILABLE SF	1,202 - 13,383 RSF
AVAILABLE	Immediately
LEASE RATE	\$32.00 - \$38.00/RSF NNN
EXPENSES (EST)	\$15.00/RSF
PARKING	Available
ZONING	DT-5

### FOR MORE INFORMATION:



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PROPERTY SITE PLAN

Canyon Blvd.

15th St.



- BACK OF HOUSE
- BUILDING COMMON AREA
- RESIDENTIAL
- RESTAURANT/RETAIL
- RESTAURANT/RETAIL PATIO
- RETAIL
- RETAIL PATIO
- LEASED

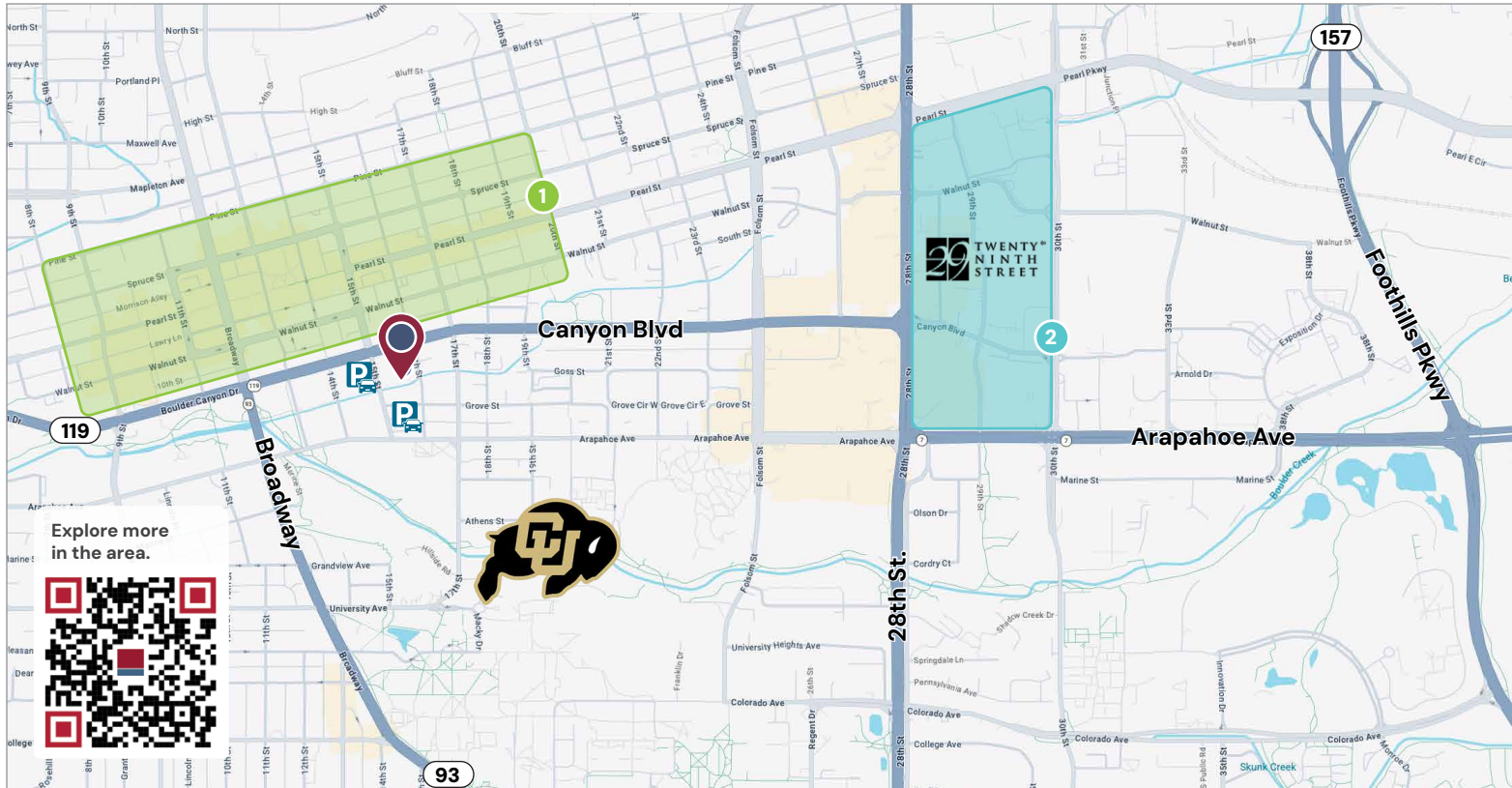
TENANT HIGHLIGHT



**SUITE 103**  
 Sip and Throw offers fun, hands-on pottery experiences where guests can relax, get creative, and craft their own ceramic pieces in a welcoming, social environment.



PROPERTY LOCATION



**1**

patagonia | HOTEL Boulderado  
 Snooze AN AM. CAFE | Backcountry | UNITED STATES POSTAL SERVICE®  
 BOULDER BOOK STORE BOULDER, COLORADO | BOXCAR | Rowan  
 ROSETTA HALL | sweetgreen | PIZZERIA ALBERICO  
 Boulder THEATER | dish GOURMET | stio | Avanti F&B  
 LEAF | bartaco | Japano

**2**

Apple | Thruway | A | | |  
 Target | WHOLE FOODS | BN | | |

