

## SOUTH BOULDER RETAIL END CAP FOR LEASE

637U&V South Broadway, Boulder, CO 80305



# TABLE MESA SHOPPING CENTER



### ABOUT THE CENTER

As one of South Boulder's most visited retail centers, Table Mesa Shopping Center is packed with a wide variety of restaurants, grocery, and specialty retail. Tenants benefit from heavy daily foot traffic, excellent visibility, Flatiron views, and ample parking year round.

- End cap retail space available for lease
- Excellent opportunity for signage
- Great visibility and location within the center
- Ample, free parking

**Chad Henry**

[chenry@wwreynolds.com](mailto:chenry@wwreynolds.com)

**Drew Weiman**

[drew@wwreynolds.com](mailto:drew@wwreynolds.com)

**Mats Mallon**

[mats@wwreynolds.com](mailto:mats@wwreynolds.com)

THE  
*W.W. Reynolds*  
COMPANIES

P. 303-442-8687  
[www.wwreynolds.com](http://www.wwreynolds.com)

635U&V S. BROADWAY, BOULDER, CO 80305

# DETAILS



**SIZE**  
4,204 SF



**RENT**  
\$25 NNN



**AVAILABLE**  
February 1, 2027



**EST. OP EX**  
\$10.50 / SF (not including utilities)

## SPACE NOTES

Retail end cap available for lease in Table Mesa Shopping Center. Reap the benefits of this corner space, featuring multiple points of entry, large storefront windows and ample parking.



**Chad Henry**  
[chenry@wwreynolds.com](mailto:chenry@wwreynolds.com)

**Drew Weiman**  
[drew@wwreynolds.com](mailto:drew@wwreynolds.com)

**Mats Mallon**  
[mats@wwreynolds.com](mailto:mats@wwreynolds.com)

635U&V S. BROADWAY, BOULDER, CO 80305

# CENTER PHOTOS



**Chad Henry**  
[chenry@wwreynolds.com](mailto:chenry@wwreynolds.com)

**Drew Weiman**  
[drew@wwreynolds.com](mailto:drew@wwreynolds.com)

**Mats Mallon**  
[mats@wwreynolds.com](mailto:mats@wwreynolds.com)

[WWW.WWREYNOLDS.COM](http://WWW.WWREYNOLDS.COM)  
P. 303-442-8687



635U&V S. BROADWAY, BOULDER, CO 80305

# FLOOR PLAN



- AVAILABLE
- LEASED
- COMMON AREA

**SIZE**  
4,204 SF

**RENT**  
\$25 NNN

**AVAILABLE**  
February 1, 2027

**EST. OP EX**  
\$10.50 / SF (not including utilities)

## ADDITIONAL NOTES

Prime retail end cap space located on the southwest corner of Table Mesa Shopping Center. The space features a prominent front entrance that enhances visibility along the building's frontage as well as a front vestibule / atrium area with skylights creating an open, inviting atmosphere filled with natural light.

**Chad Henry**  
[chenry@wwreynolds.com](mailto:chenry@wwreynolds.com)

**Drew Weiman**  
[drew@wwreynolds.com](mailto:drew@wwreynolds.com)

**Mats Mallon**  
[mats@wwreynolds.com](mailto:mats@wwreynolds.com)

[WWW.WWREYNOLDS.COM](http://WWW.WWREYNOLDS.COM)  
P. 303-442-8687



635U&V S. BROADWAY, BOULDER, CO 80305  
**TABLE MESA CENTER**



## LOCATION NOTES

South Boulder's premiere retail shopping center is home to a wide variety of shopping, grocery, specialty retail and restaurants. Well situated on the signalized corner of Broadway & Table Mesa Drive providing high traffic and pedestrian counts as well as excellent visibility.

**Chad Henry**  
[chenry@wwreynolds.com](mailto:chenry@wwreynolds.com)

**Drew Weiman**  
[drew@wwreynolds.com](mailto:drew@wwreynolds.com)

**Mats Mallon**  
[mats@wwreynolds.com](mailto:mats@wwreynolds.com)

[WWW.WWREYNOLDS.COM](http://WWW.WWREYNOLDS.COM)  
P. 303-442-8687

