



RETAIL / CREATIVE / SERVICE FOR LEASE

3070 28th Street, Boulder, CO, 80301

Position your business on 28th Street, one of North Boulder's most active commercial corridors. This retail center offers flexible leasing opportunities, with BC-1 zoning which allows for diverse retail uses, art studios, media production, personal service uses, office use, and more.

The center features an outdoor atrium, ample on-site parking, monument signage, and strong visibility. Recent sidewalk and frontage improvements along 28th Street have refreshed the property's street presence.

FEATURE HIGHLIGHTS



Building Signage/
Monument Signage



Central Location



Flexible Zoning



High Traffic



Visibility/Location



Ample Parking

PROPERTY OVERVIEW

SUITE A	1,416 RSF
SUITE C	1,595 RSF (avail. 10/1/2026)
LEASE RATE	\$19.50/RSF NNN
EXPENSES (EST)	\$16.47/RSF
PARKING	52 spaces unassigned
ZONING	Business Community (BC-1)

FOR MORE INFORMATION:



Karla Brown

President/Principal/Senior Broker
303.449.2131 ext 151
karla@coloradogroup.com

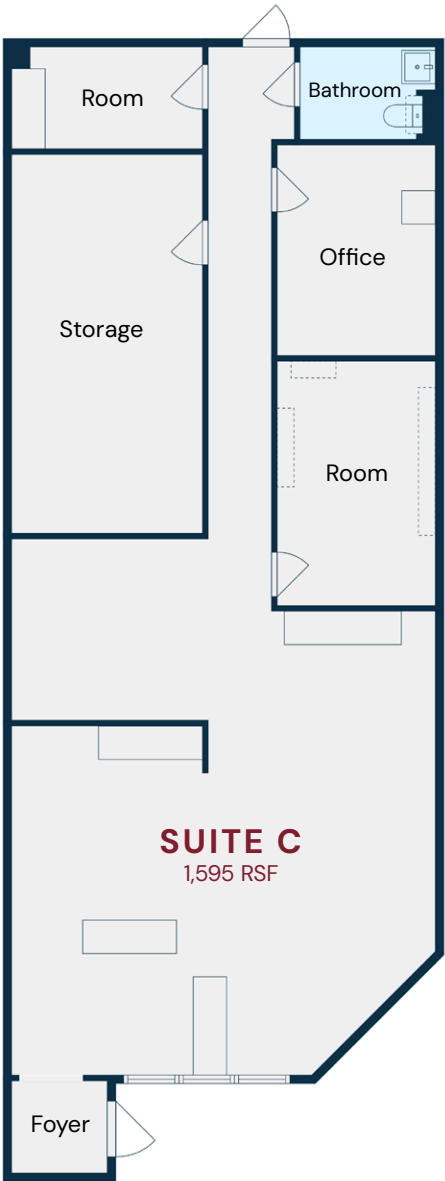
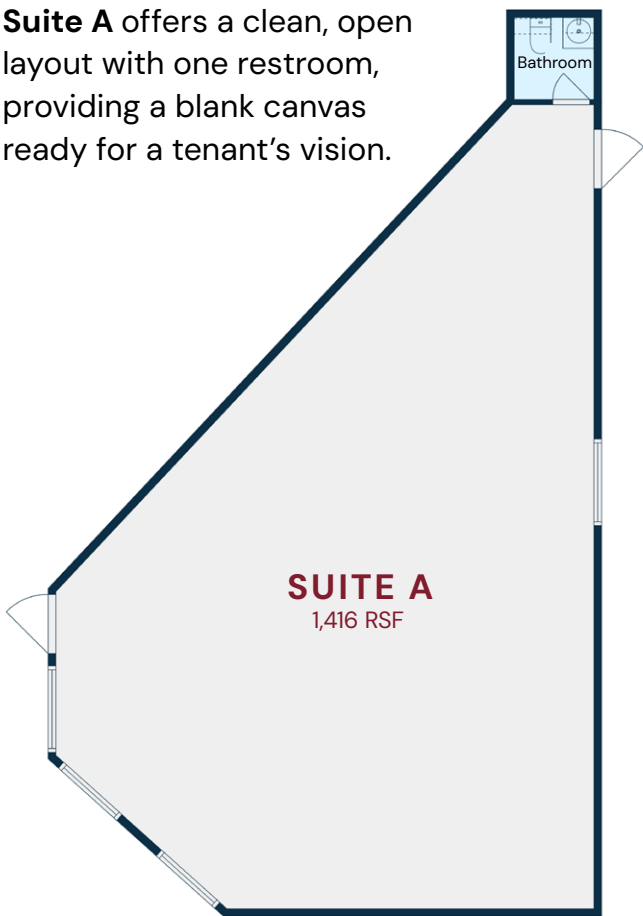


Maureen Espinoza, J.D.

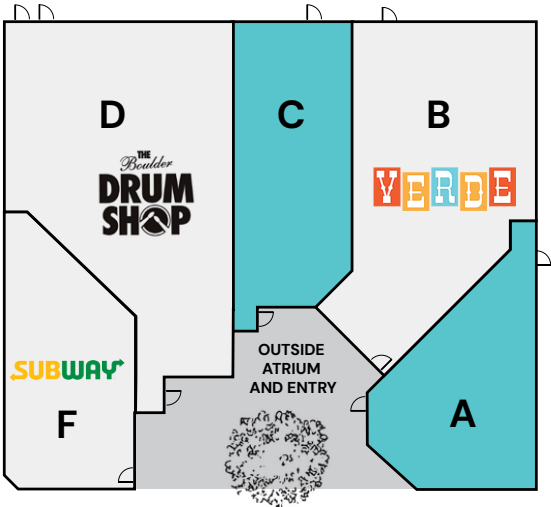
Principal/Broker Associate
303.449.2131 ext 123
maureen@coloradogroup.com

PROPERTY FLOOR PLANS

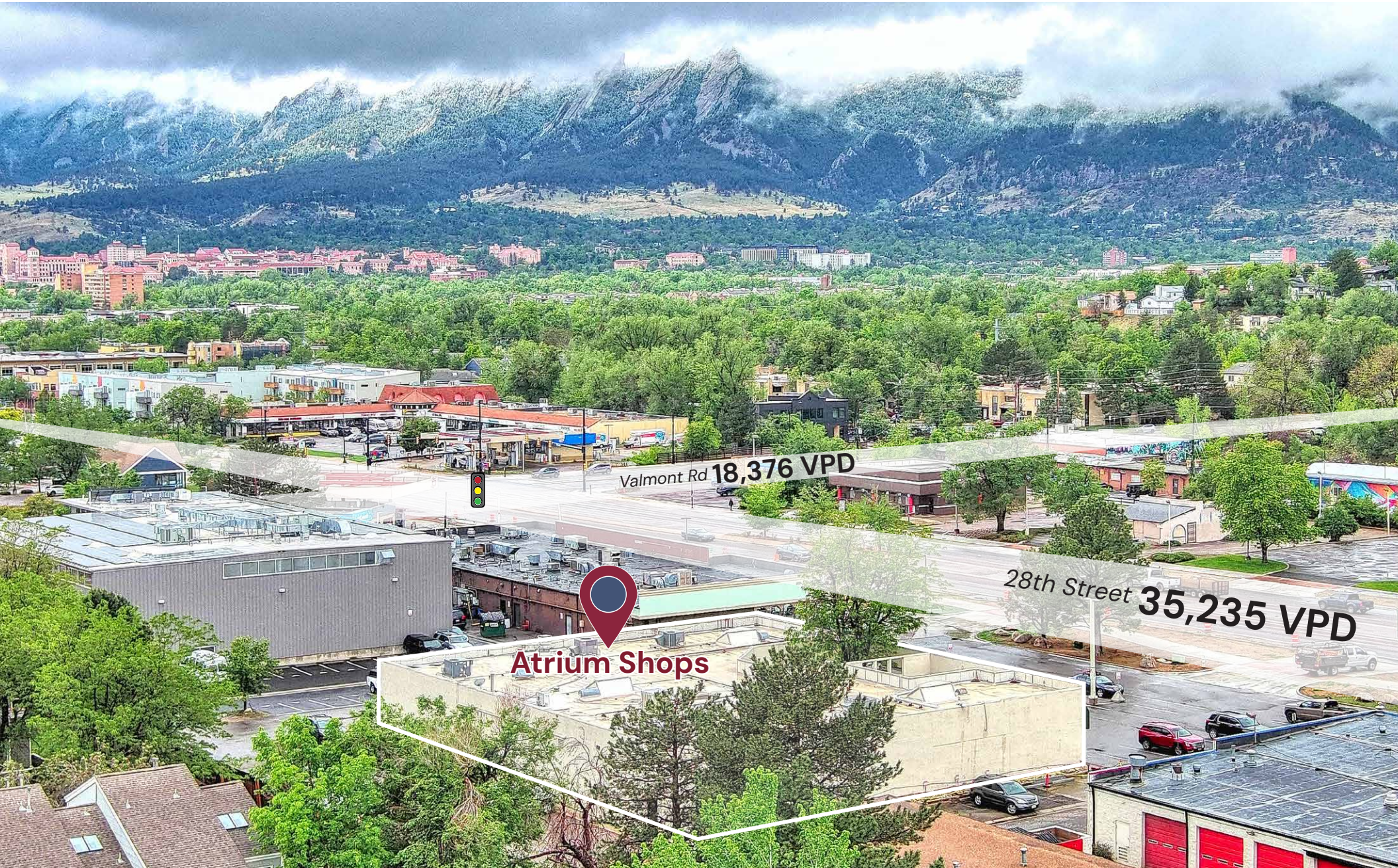
Suite A offers a clean, open layout with one restroom, providing a blank canvas ready for a tenant’s vision.



BUILDING LAYOUT

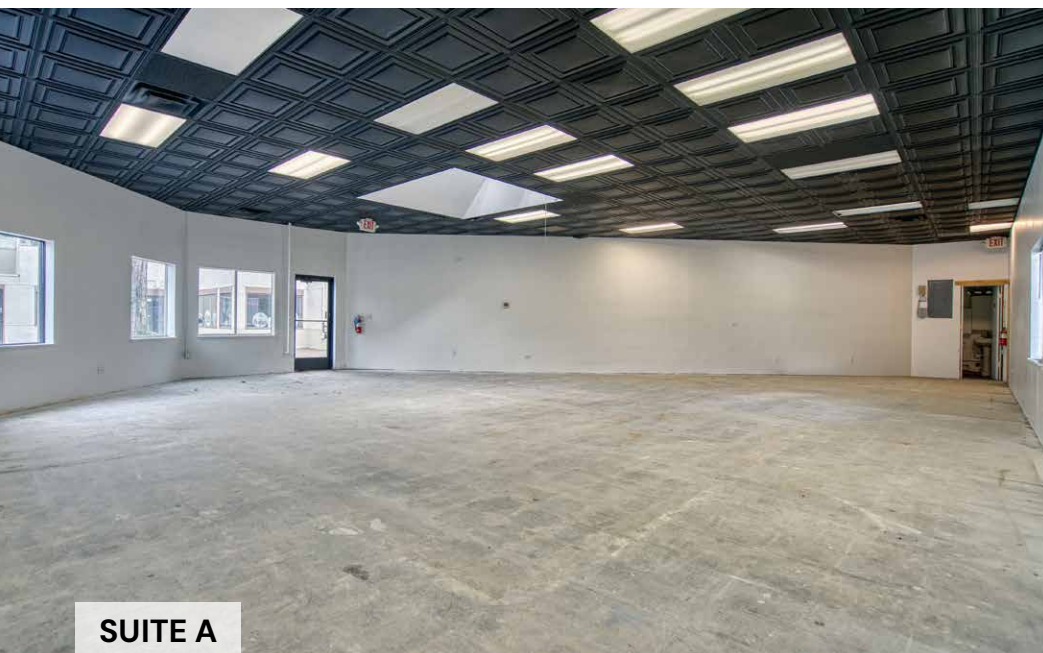


Suite C, the long-time home of Woodsong’s Lutherie, offers an established creative setting that may be renovated to fit a tenant’s specific business needs.





SUITE A FRONT

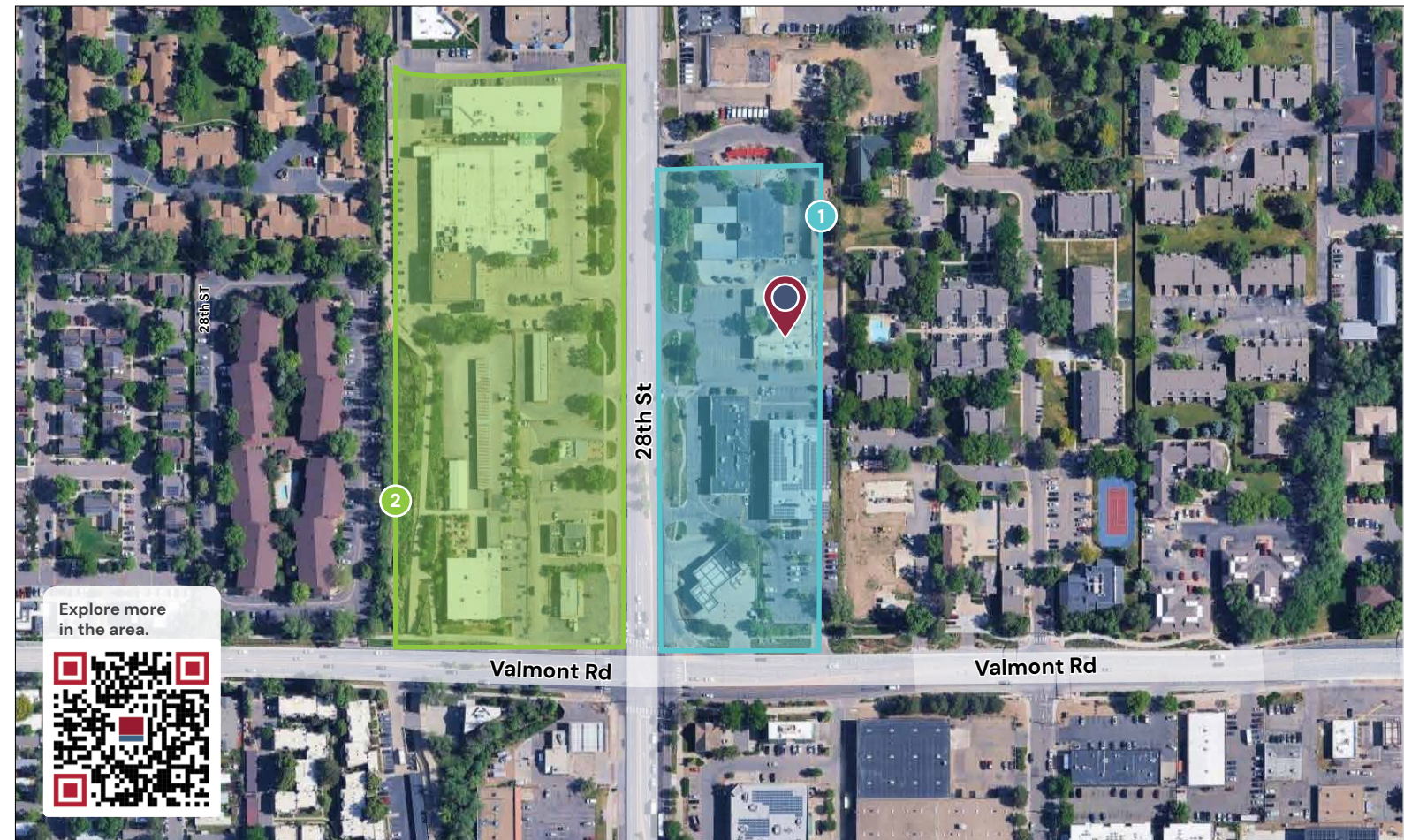


SUITE A



SUITE A

PROPERTY LOCATION



Explore more in the area.



1



THE BOULDER
DRUM SHOP



VERDE



SUBWAY



curry n' kebab



movement
CLIMBING • YOGA • FITNESS



GABEE COFFEE
가비커피



Boulder Gardens
FLORIST

2



WING STOP
BOLD



book the
worm



MECHA



OUTBACK SALOON
BOULDER, COLORADO