



Sutherland Park

3390 Valmont Road | Boulder, Colorado

# Restaurant, Retail & Studio Space FOR LEASE

## WHERE BOULDER CONNECTS

Home of the commuter train station stop



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**Colorado  
Group**

S'Park 24  
S'Park West  
Residential

BOULDER  
COMMUTER  
TRAIN STOP  
JANUARY 2029

**RAILYARDS**

**PLATFORM**

**TIMBER**  
Retail Tenant  
Sundry Market & Wine

**MEREDITH  
HOUSE**

**MARKET**  
Retail Tenant  
The Werks

**CICLO**  
Retail Tenant  
Pause Wellness



BATH STREET

VALMONT STREET

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## ABOUT THE S'PARK NEIGHBORHOOD

The S'Park Neighborhood is situated at the northern entrance to Boulder Junction, an area of rapid urban redevelopment in central Boulder designed to facilitate radically sustainable living. S'Park is a new kind of mixed-use community crafted on the notion that retail, office, and residential spaces work best when they can coexist and collaborate.

The S'Park neighborhood is comprised of eight total buildings.

Visitors, residents, and employees can easily access S'Park by car via 34th Street off of busy Valmont Street. In addition to 37 street-level spaces, ample parking is available in the underground parking garage just off 34th Street. S'Park is also highly accessible via public transit and city bike paths. And the Depot Square Station, a 45,655 SF underground bus facility with six bus bays, is a 2-minute walk to S'Park.

The heart of the retail zone is the Woonerf, a brick-paved street shared by pedestrians, bicyclists, and vehicles. Businesses may open their spaces to the Woonerf via roll up doors and EV cars may recharge at one of the Woonerf's many charging stations.

Nearby, families can enjoy Sutherland Park with a bouldering rock and open space for gatherings.

The trailblazing businesses who establish a presence at S'Park find themselves a part of Boulder's most connected community ever.

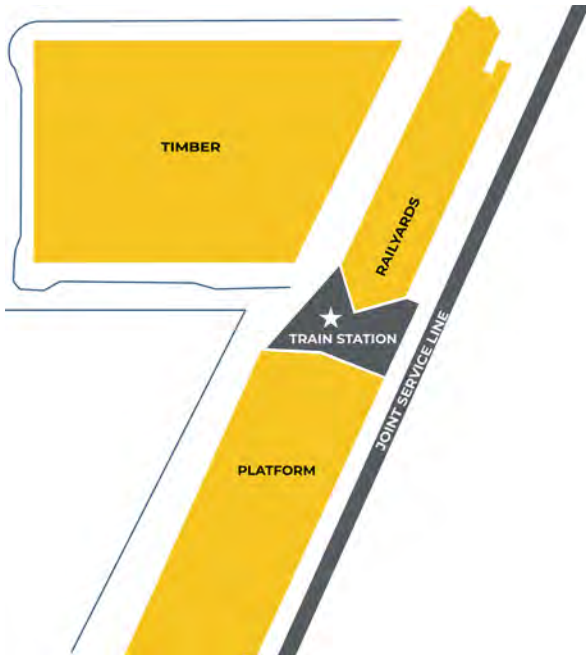


# RETAIL AT THE CENTER OF THE COMMUTE

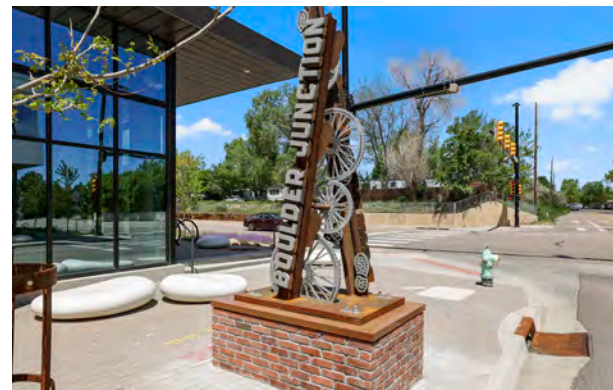
**The only commuter rail stop in Boulder - Coco, Located directly at S'Park Boulder.** S'Park Boulder offers unmatched regional connectivity with a dedicated commuter rail stop onsite, providing seamless access for employees, customers, and visitors traveling to and from the Denver metro area. This rare transit advantage enhances daily foot traffic, reduces commute times, and positions S'Park Boulder as one of the most accessible mixed-use destinations in the market.

The Joint Service Commuter Train is scheduled to be fully operational in **January 2029**, marking a major milestone for Front Range mobility. This fully funded and highly anticipated project will provide a seamless rail connection between **Denver, Boulder, and Fort Collins**, with five key intermediate stops along the corridor.

S'Park will be transformed into a vibrant commuter hub, featuring **three morning trains and three evening trains operating daily**. The Joint Service has been thoughtfully designed to deliver immediate transportation benefits while also **advancing long-term infrastructure improvements** that support future Front Range Passenger Rail and increased service frequency.

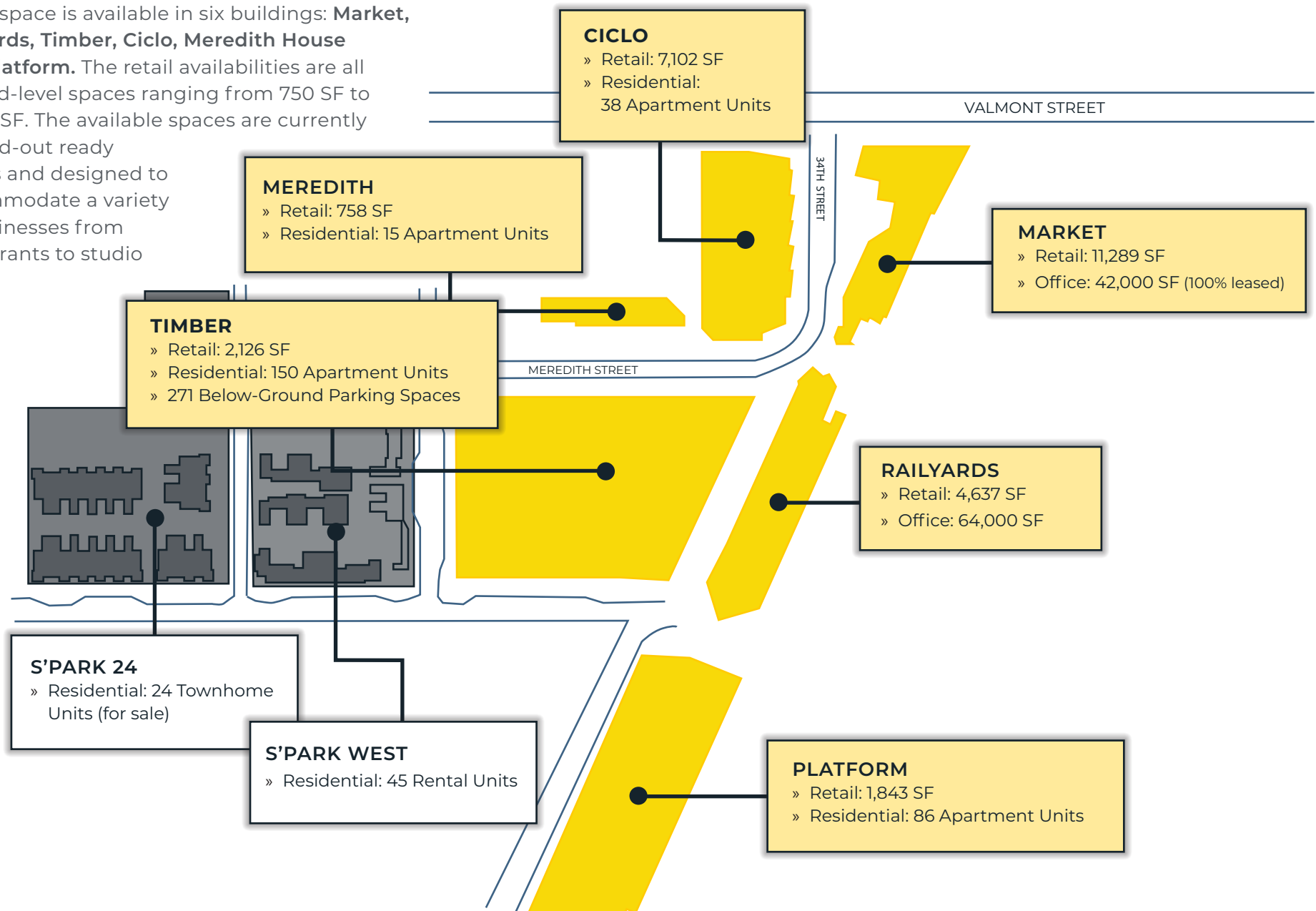


# COMMUNITY PHOTOS

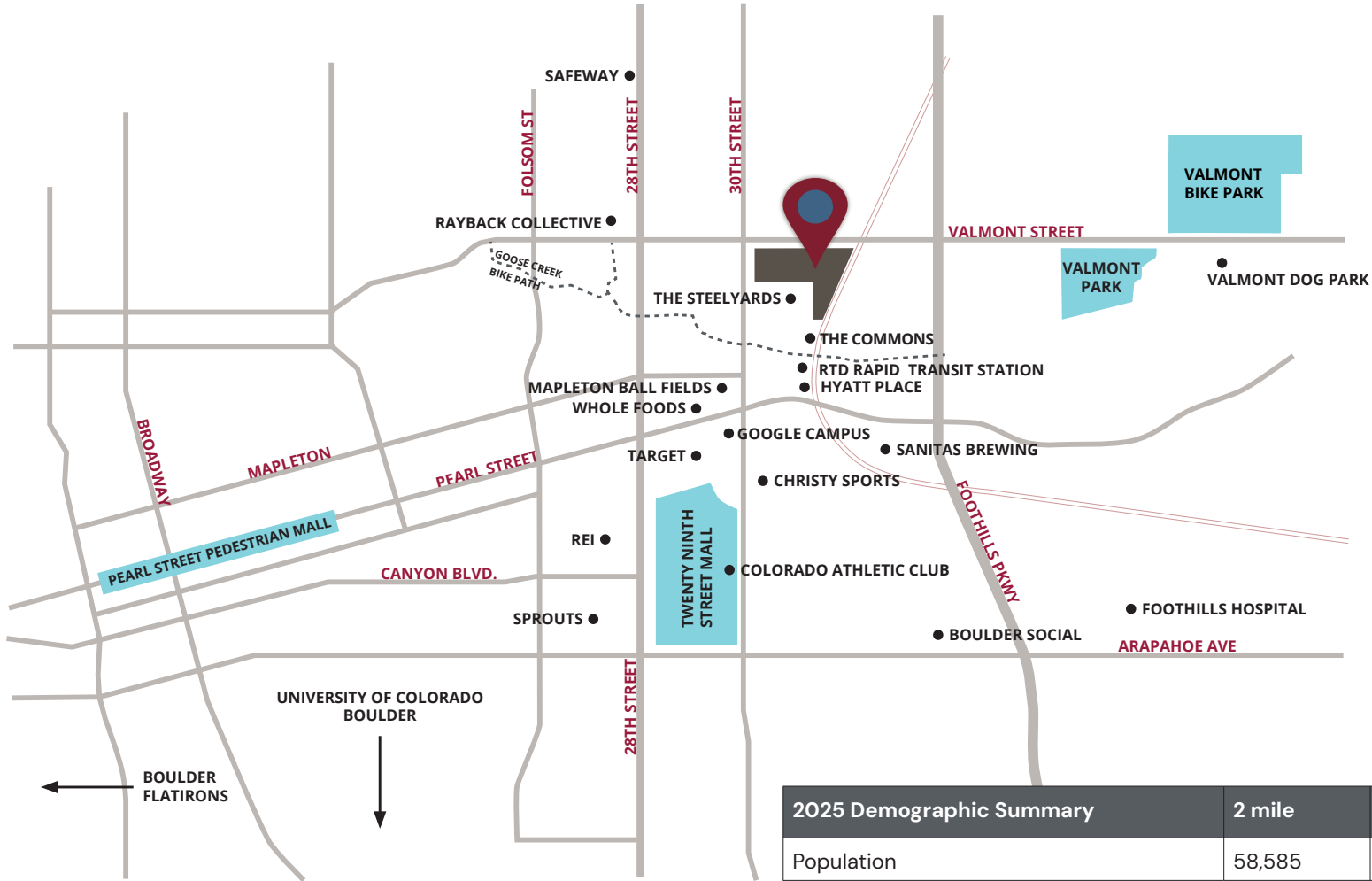


# SITE PLAN

Retail space is available in six buildings: **Market, Railyards, Timber, Ciclo, Meredith House and Platform.** The retail availabilities are all ground-level spaces ranging from 750 SF to 11,000 SF. The available spaces are currently in build-out ready stages and designed to accommodate a variety of businesses from restaurants to studio retail.



# S'PARK LOCATION



2025 Demographic Summary	2 mile	5 mile	10 mile
Population	58,585	125,279	238,429
Households	24,871	51,442	96,707
Median Age	38.6	35.8	37.7
Average Household Income	\$99,409	\$118,945	\$130,125
Median Household Income	\$61,589	\$79,727	\$98,688



# MARKET

solunks

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# MARKET

## First Level Floor Plan



BUILDING NAME	Market
ADDRESS	3400 Valmont Road Boulder, CO 80301
TOTAL SF AVAILABLE	2,878 SF
SUITE 100	LEASED - The Werks
SUITE 150 - AVAILABLE	2,878 SF
RATE	Negotiable
EXPENSES	\$17 - \$21/RSF (2026 Est)
TENANTS	Cisco (Office)

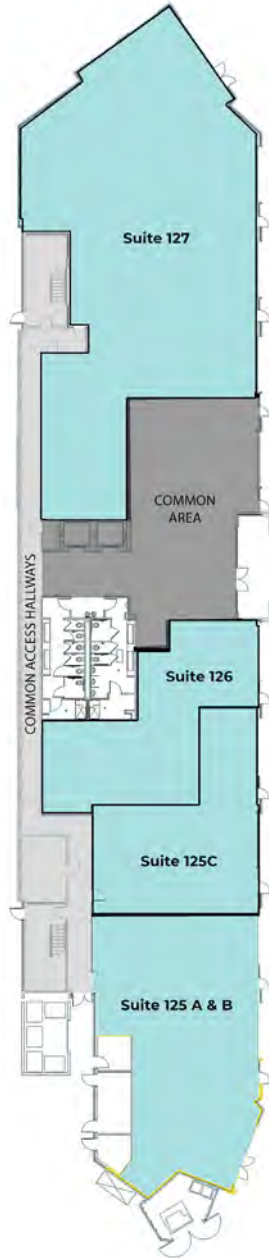




# RAILYARDS

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# RAILYARDS

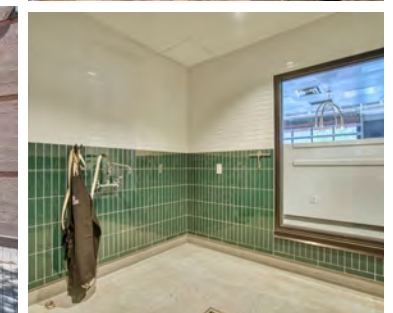


- Excellent space for studio/showroom
- Option to expand footprint in front of space onto the Woonerf at select locations.
- Second generation coffee shop / boutique including a bike wash station, fitting room, roll up door, and open retail space.

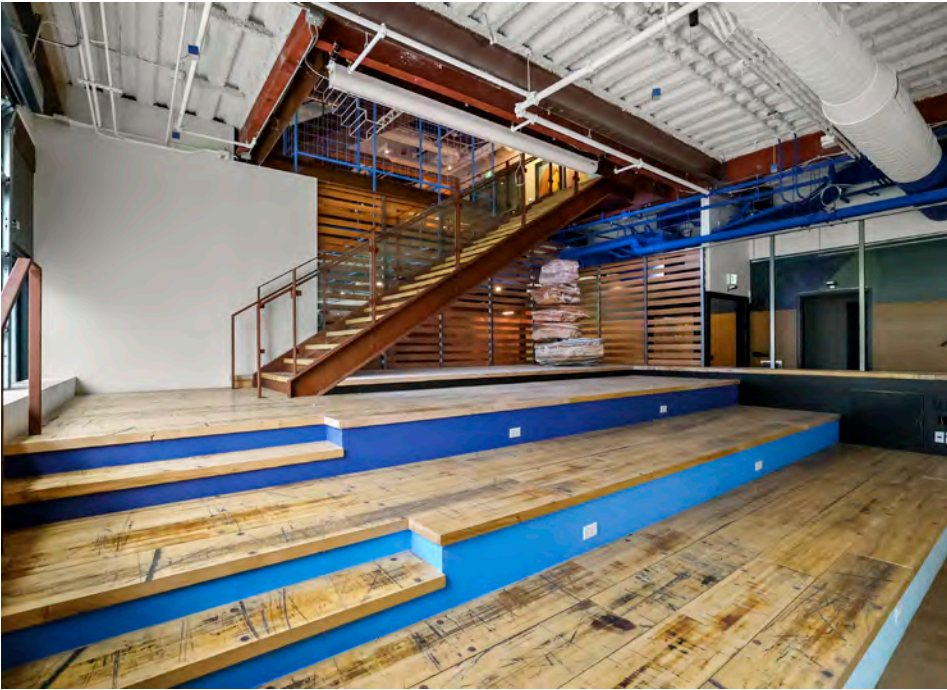
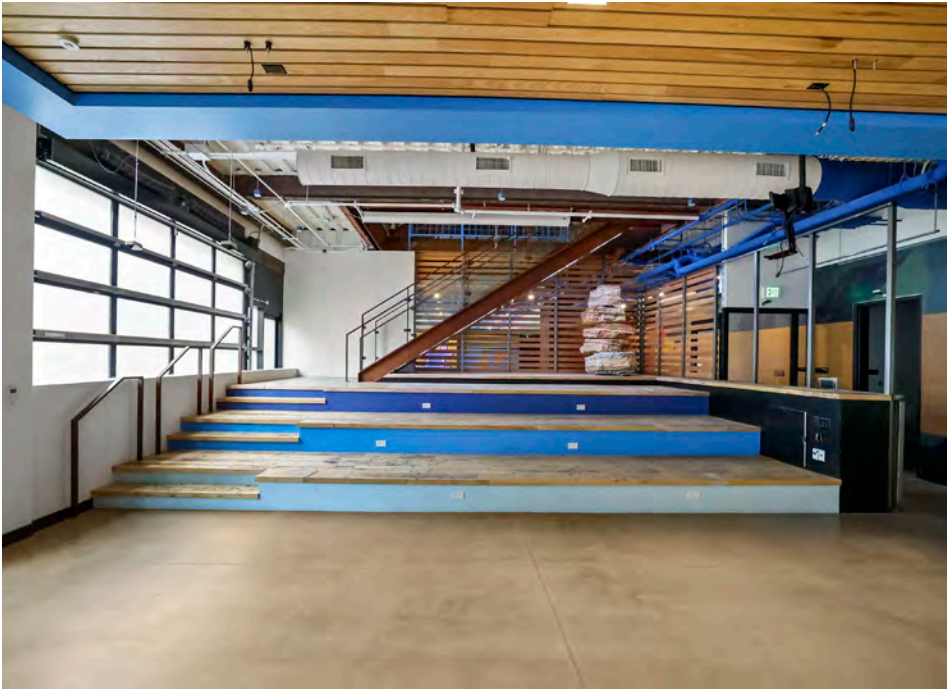
<b>BUILDING NAME</b>	Railyards
<b>ADDRESS</b>	3401 Bluff Street Boulder, CO 80301
<b>TOTAL SF AVAILABLE</b>	9,001 SF
<b>SUITE 125 A - AVAILABLE</b>	1,457 SF - Second Generation Coffee Shop
<b>SUITE 125 B - AVAILABLE</b>	1,244 SF - Second Generation Retail
<b>SUITE 125 C - AVAILABLE</b>	1,381 SF
<b>SUITE 126 - AVAILABLE</b>	1,828 SF - Potential Retail
<b>SUITE 127 - AVAILABLE</b>	5,792 SF
<b>EXPENSES</b>	\$17 - \$21/RSF (2026 Est)



# RAILYARDS- Suite 125 A & B



# RAILYARDS- Suite 127



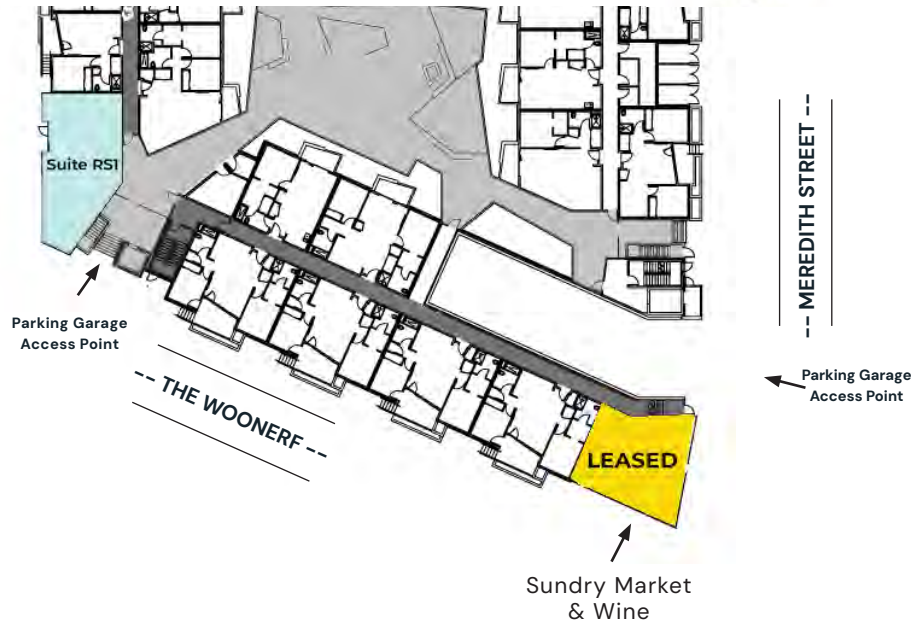


TIMBER

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# TIMBER

## First Level Floor Plan



BUILDING NAME	Timber
ADDRESS	3303 Bluff Street Boulder, CO 80301
TOTAL SF AVAILABLE	1,106 SF
SUITE RS-1 - AVAILABLE	1,106 SF
SUITE RS-2	LEASED - Sundry Market & Wine
RATES	Negotiable
EXPENSES	\$17 - \$21/RSF (2026 Est)



- Timber is considered the "Living room" of S'Park
- Below ground parking includes 271 spaces for retail and residential tenants
- Parking garage access points

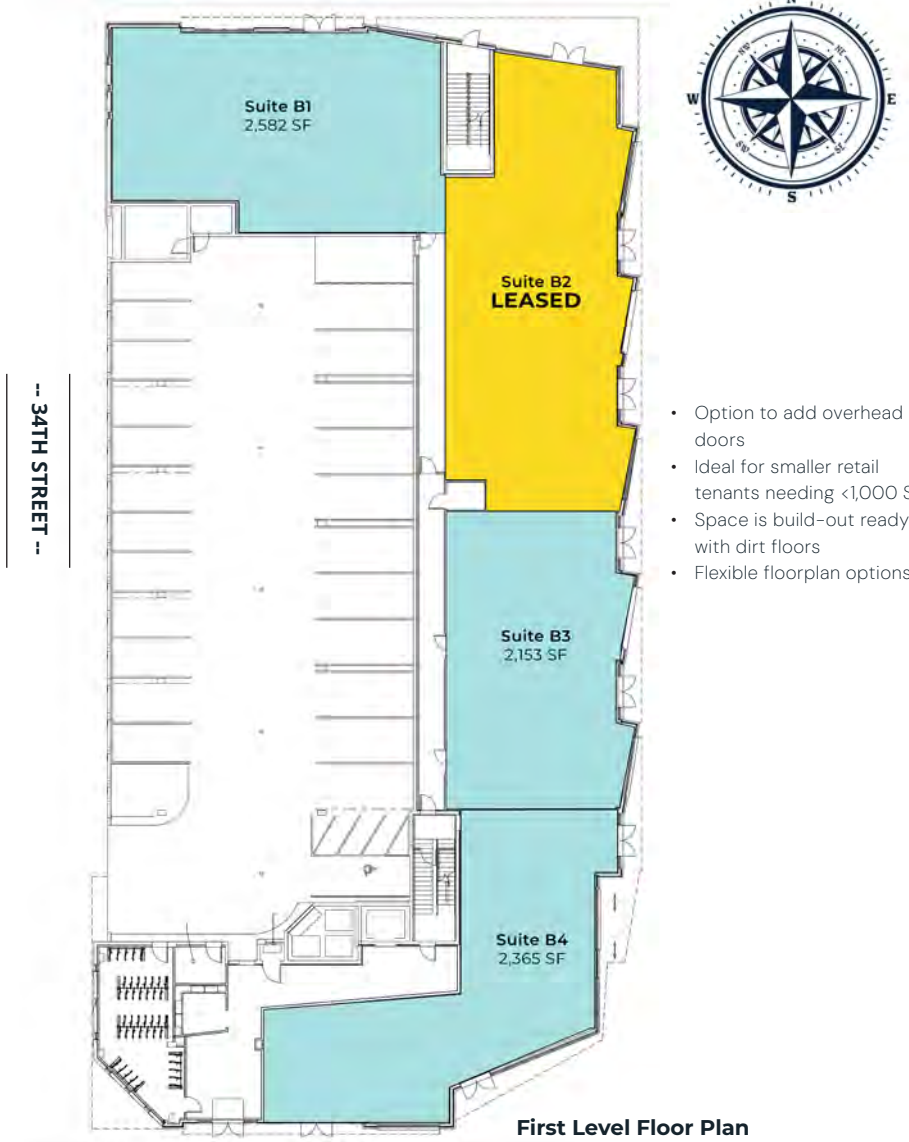


CICLO

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# CICLO

-- VALMONT STREET --



- Option to add overhead doors
- Ideal for smaller retail tenants needing <1,000 SF
- Space is build-out ready with dirt floors
- Flexible floorplan options

BUILDING NAME	Ciclo
ADDRESS	3390 Meredith Way Boulder, CO 80301
TOTAL SF AVAILABLE	7,102 SF
SUITE B1	2,582 SF
SUITE B2	LEASED - Pause Wellness
SUITE B3	2,153 SF
SUITE B4	2,365 SF
RATE	Negotiable
EXPENSES	\$17 - \$21/RSF (2026 Est)



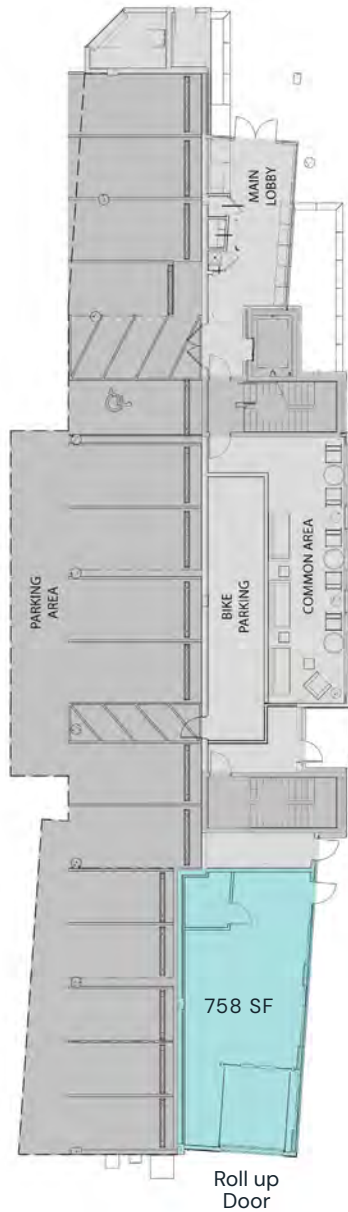


MEREDITH



# MEREDITH

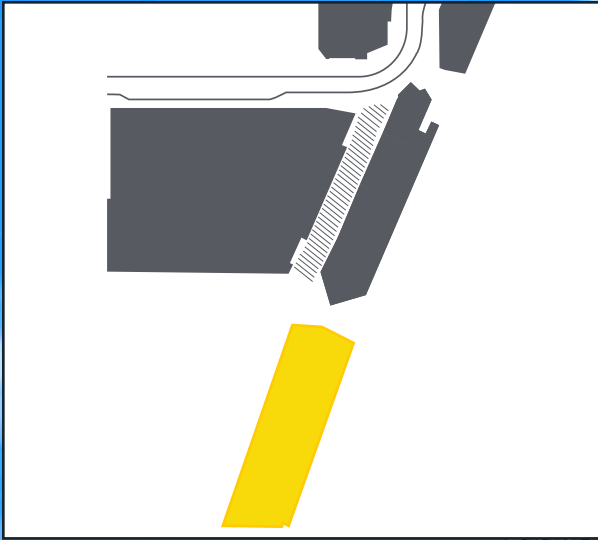
## First Level Floor Plan



- Located adjacent to Sutherland Park with outdoor seating options
- Perfect space for a coffee shop, juice bar, ice cream shop, etc...
- Retail space located at the west side of the building
- Roll up door

BUILDING NAME	Meredith
ADDRESS	3304 Meredith Way Boulder, CO 80301
TOTAL SF AVAILABLE	758 SF
RATE	Negotiable
EXPENSES	\$17 - \$21/RSF (2026 Est)

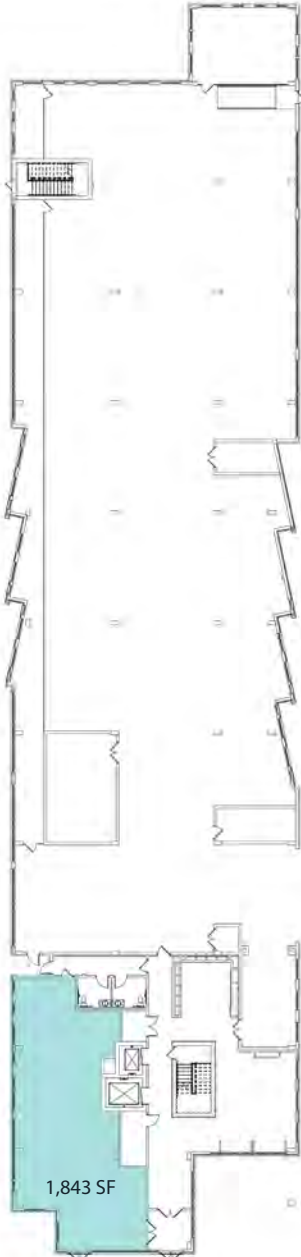




PLATFORM

# PLATFORM

First Level Floor Plan



- Restaurant space with grease trap in place
- Development end cap location on pathway connecting S'Park to Boulder Commons

<b>BUILDING NAME</b>	Platform
<b>ADDRESS</b>	3350 Bluff St Boulder, CO 80301
<b>TOTAL SF AVAILABLE</b>	1,843 SF
<b>RATE</b>	Negotiable
<b>EXPENSES</b>	\$17 - \$21/RSF (2026 Est)



