



2868



2870

DEAN CALLAN & COMPANY INC

CHRISTIAN SMITH
Senior Broker Associate
720.530.0174
christian@deancallan.com

CRAIG DAVID
Broker Associate
720.614.5954
craig@deancallan.com

DEAN CALLAN & COMPANY, INC.
1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com

RETAIL SPACES FOR LEASE

2868 & 2870 BLUFF STREET
BOULDER, COLORADO 80301

Secure your space in the heart of Boulder's bustling 28th Street Corridor! This property offers an affordable opportunity for businesses seeking high visibility and a great location, situated just one block east of 28th Street and one block south of Valmont Road.

[Call us for more information and to set up a tour.](#)

TERMS

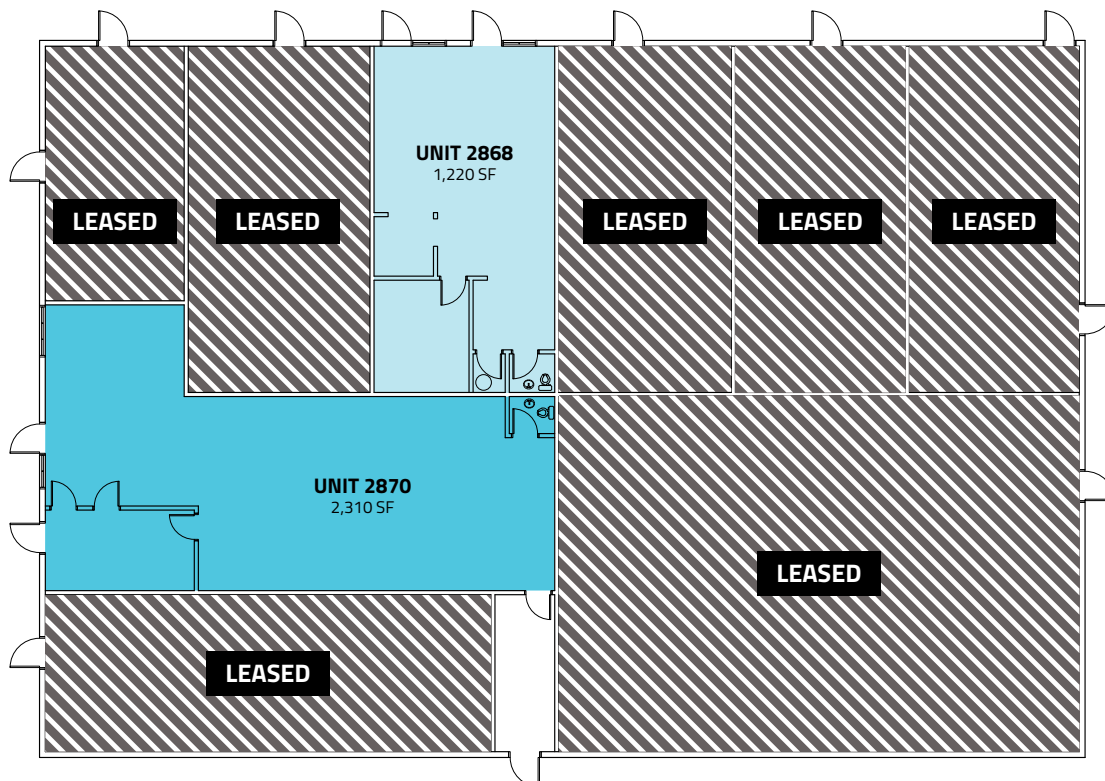
Available:	1,220-2,310 SF
Lease Rate:	\$16.00-\$19.00 / SF / NNN
Expenses:	\$9.90 / SF (Est. 2026)

PROPERTY FEATURES

- **Retail/Flex Opportunity:** You need space that works, and you need it now. This is flexible, affordable retail perfect for services, boutiques, or specialty shops.
- **The Salon Shortcut:** Forget demo and expensive plumbing. Unit 2868 is a former salon — it already has the sinks and the street exposure. A quick paint update and you'll be ready to go.
- **Parking Plus Visibility:** Unit 2870 gives you a spacious, west-facing entrance with dedicated parking directly in front. Make it easy for customers, and they will come. The 28th Street corridor is one of the most trafficked retail areas in Boulder, not to mention 28th Street and the east-west Valmont/Bluff connector traffic right in front of your new space.
- **Strong Tenant Mix:** Join Joint Flow, Front Range Judo, Onyx Healing, Boulder Bicycle Works, and Rags Consignments.
- **Proximity to High-Density Employment:** The property is situated very near major commercial clusters and business parks along the 28th and Arapahoe/Valmont lines. Your business will be perfectly positioned to serve the lunch crowd, after-work shoppers, and office workers from nearby companies and retail operations. This isn't just a building; it's a service station for the locals.

FLOOR PLAN

BLUFF STREET

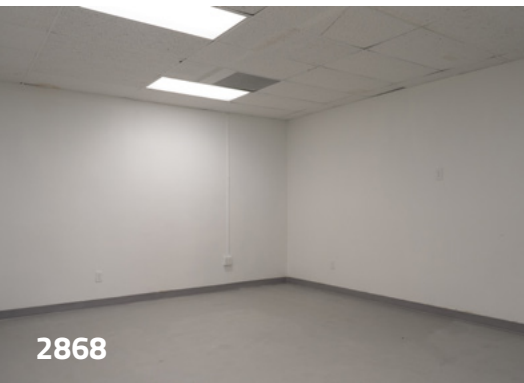




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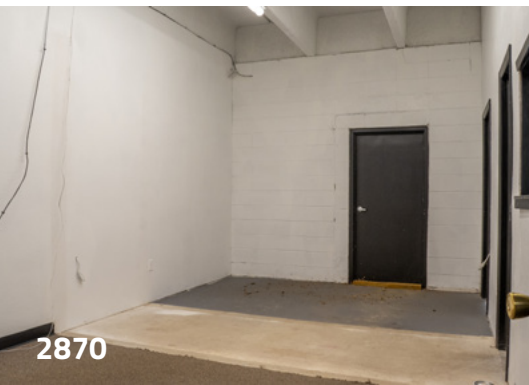
CONCEPTUAL PLANS - UNIT 2868



HAIR SALON



CAFE



CONCEPTUAL PLANS - UNIT 2870





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