



DEAN CALLAN & COMPANY INC

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DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200
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RETAIL SPACE FOR LEASE

UPTOWN BROADWAY
4580 BROADWAY
BOULDER, COLORADO 80304

Welcome to an exceptional retail opportunity at 4580 Broadway, located in the heart of the vibrant NoBo Art District. This dynamic neighborhood is a thriving cultural hub known for its upscale mixed-use urbanism, featuring high-end restaurants, unique boutiques, and artist-friendly spaces. With prime frontage along North Broadway, this retail space offers excellent visibility, ample free parking, and stunning foothill views through large windows that line the spacious showroom. Building signage is available, and the space includes an en-suite restroom, making it the perfect location for businesses seeking to become a part of this growing and energetic community.

Call us for more information and to set up a tour.

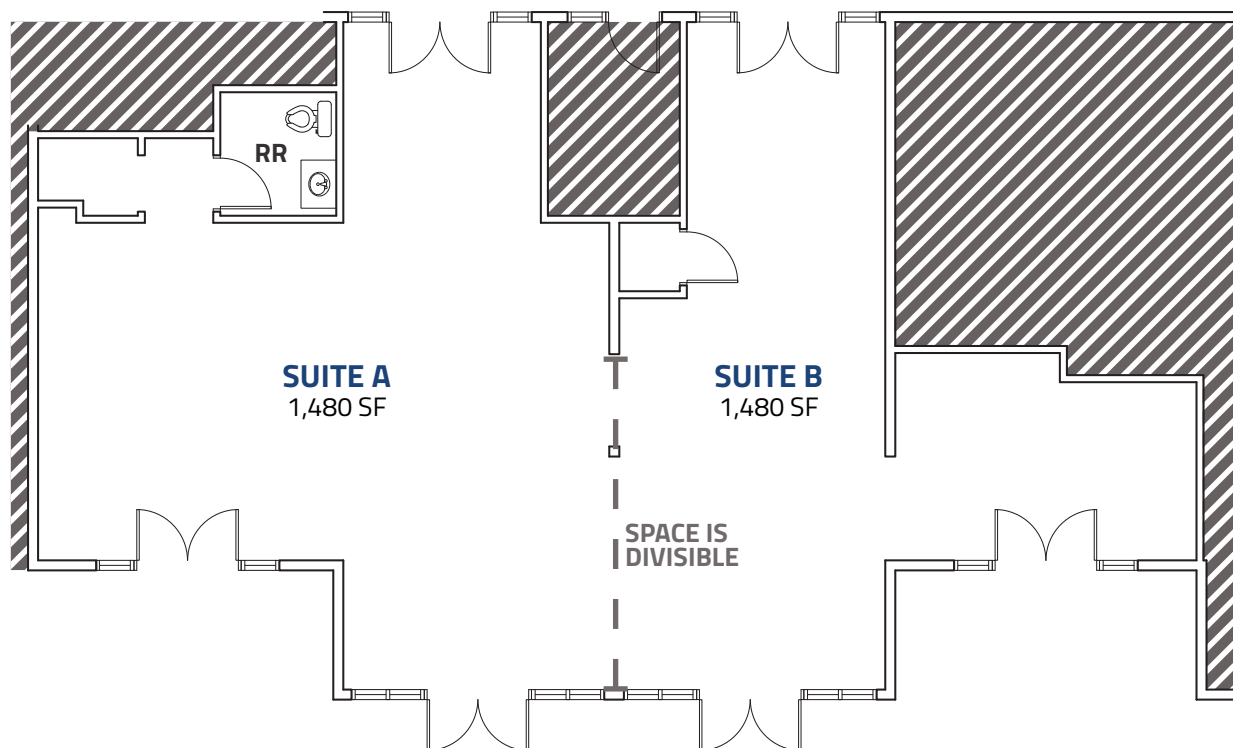
TERMS

Space Available:	1,480 - 2,960 SF
Lease Rate:	\$25.00 / SF / NNN
Expenses:	\$21.32 / SF (Est. 2026)
Available:	With 60 Days Notice

PROPERTY FEATURES

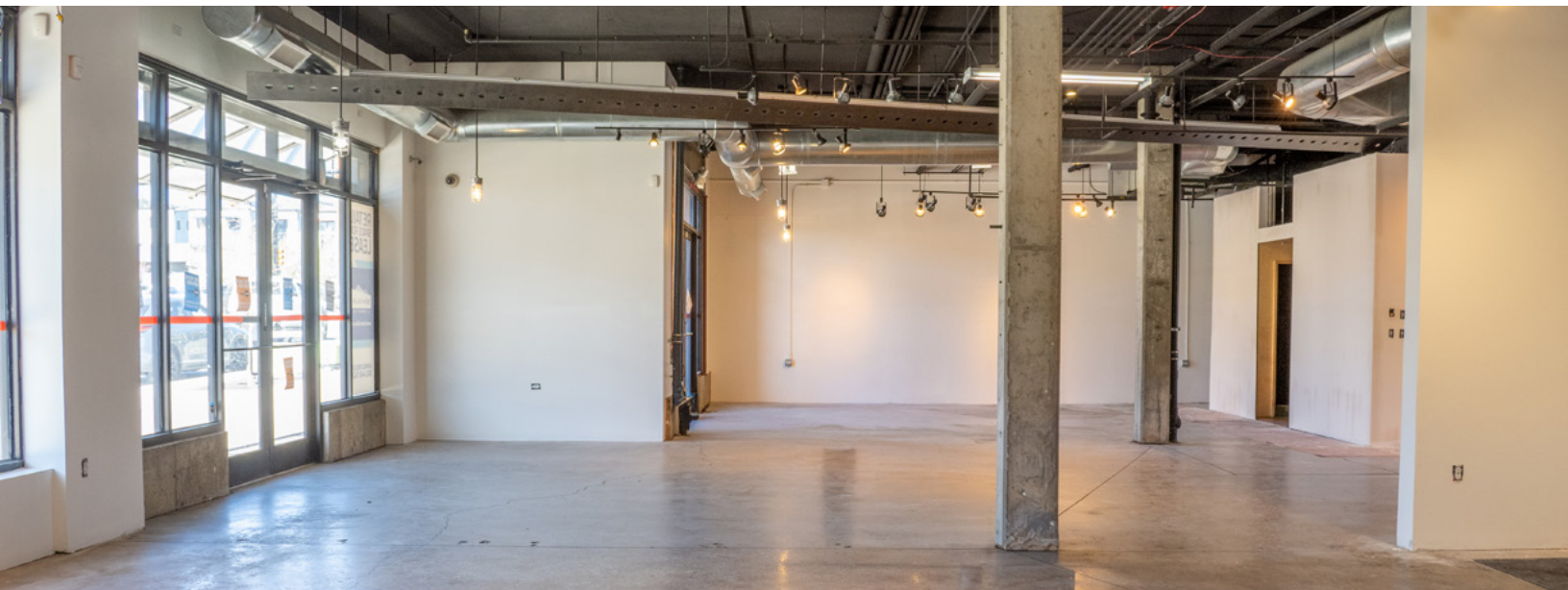
- Prime retail space located in Uptown Broadway
- Excellent frontage along North Broadway and adjacent to Amante Coffee for maximum visibility
- Large showroom/storefront with abundant natural light from floor-to-ceiling windows
- Street and parking lot parking
- Situated in a vibrant, artist-friendly neighborhood known for its galleries, exhibitions, and cultural programs
- Serves a growing community of over 20,000 residents within a two-mile radius
- Proximity to key residential developments, including The Holiday Neighborhood and The Armory

FLOOR PLAN



BROADWAY

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ABOUT THE NEIGHBORHOOD

The NoBo Art District exemplifies a vibrant blend of upscale mixed-use urbanism, offering a dynamic mix of high-end restaurants, boutiques, and artist-friendly spaces. It's a cultural hub known for unique programs such as First Fridays and rotating exhibitions and galleries, attracting both locals and visitors alike.

Strategically located in a densely populated area, the district serves a growing community of over 20,000 residents within a two-mile radius.

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