

ONE OF BOULDER'S BEST CORNERS IN TOWN

EXCEPTIONAL OPPORTUNITY FOR RETAIL, OFFICE, OR SHOWROOM

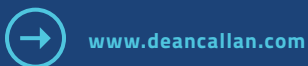
DEAN CALLAN & COMPANY INC

BECKY GAMBLE
CEO
303.945.2012
bgamble@deancallan.com

BEAU GAMBLE
President
303.945.2028
beaugamble@deancallan.com

KEVIN NELSON
Managing Broker
720.464.3950
knelson@deancallan.com

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



follow us



1651 BROADWAY, BOULDER, CO 80302

Welcome to 1651 Broadway, an exceptional opportunity for retail and office space seekers. Formerly Alfalfa's grocery store, this prime location offers a unique chance to lease a high-profile space with convenient/free parking. Positioned perfectly between Boulder's vibrant downtown, mixed-use neighborhoods, and The University of Colorado's campus, this location enjoys optimal visibility and accessibility with amazing signage opportunities. Whether you commute by car, scooter, foot, or mass transportation, reaching this site is a breeze. The building itself boasts an abundance of natural light, high ceilings, exposed brick, and even a loading dock, making it highly attractive to a diverse range of users, including tech offices, retail establishments, service providers, and hospitality ventures. Seize this rare opportunity to establish your business in a coveted space that combines convenience, character, and limitless potential.

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

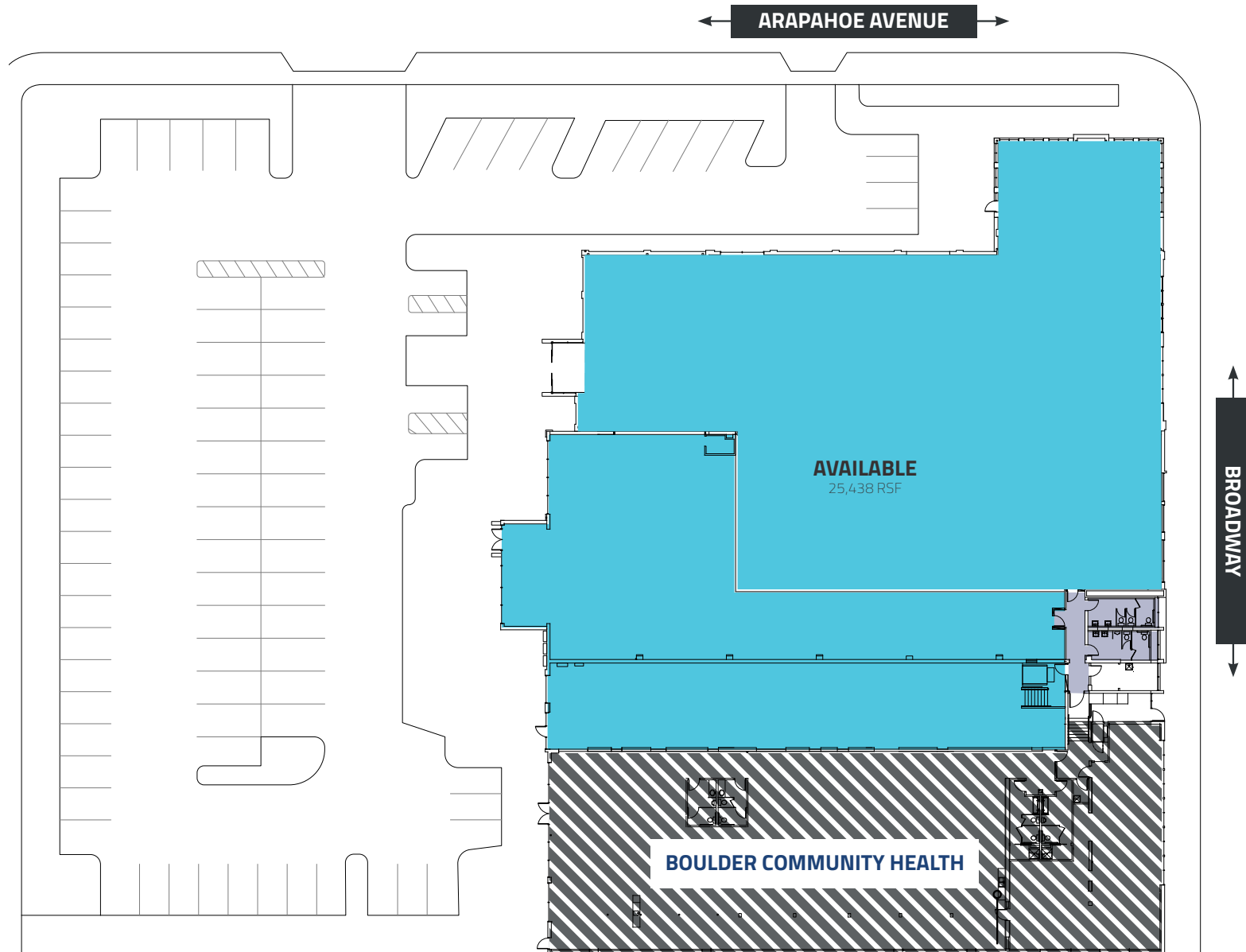
TERMS

Available Square Footage:	25,438 SF
Lease Rate:	\$28.00 / SF / NNN
Expenses:	\$12.72 / SF + Utilities (Est. 2024)
Built/Renovated:	1960/2010
Building Square Footage:	36,576 SF
Lot Size:	1.88 Acres
Zoning:	BC-1 (Business Community 1)



All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.

FLOOR PLAN



SQUARE FOOTAGE: 25,438 RSF

All information furnished regarding this property is obtained from sources deemed reliable. Dean Callan & Company, Inc. makes no representation, guarantee or warranty, expressed or implied, as to the accuracy thereof.



VIEW FROM ARAPAHOE AVE. - PROPOSED



EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



GET TO KNOW THE NEIGHBORHOOD

DOWNTOWN BOULDER & THE PEARL STREET MALL

- | | | |
|-------------------------------|-----------------------------|------------------------|
| Spruce Confections | Rosetta Hall | Pizzeria Locale |
| Lolita's Market & Deli | Rio Grande | Boxcar Coffee Roasters |
| The Bitter Bar | Hapa Sushi Grill & Sake Bar | Dish Gourmet |
| The Kitchen - American Bistro | Boulder Book Store | Jax |
| Bartaco | Ku Cha House of Tea | West End |
| St. Julien Hotel & Spa | Oak | Centro |
| Sherpa | OZO Coffee | Wonder |
| University Bicycles | Snooze | Casa Jauni |
| Corrida | The Laughing Goat | Pasta Jays |



TRAFFIC

BROADWAY @ CANYON BLVD
29,118 VPD

ARAPAHOE AVE @ BROADWAY
14,004 VPD

DEMOGRAPHICS

POPULATION

2 MILE RADIUS 58,887	5 MILE RADIUS 116,072	10 MILE RADIUS 202,880
--------------------------------	---------------------------------	----------------------------------

HOUSEHOLDS

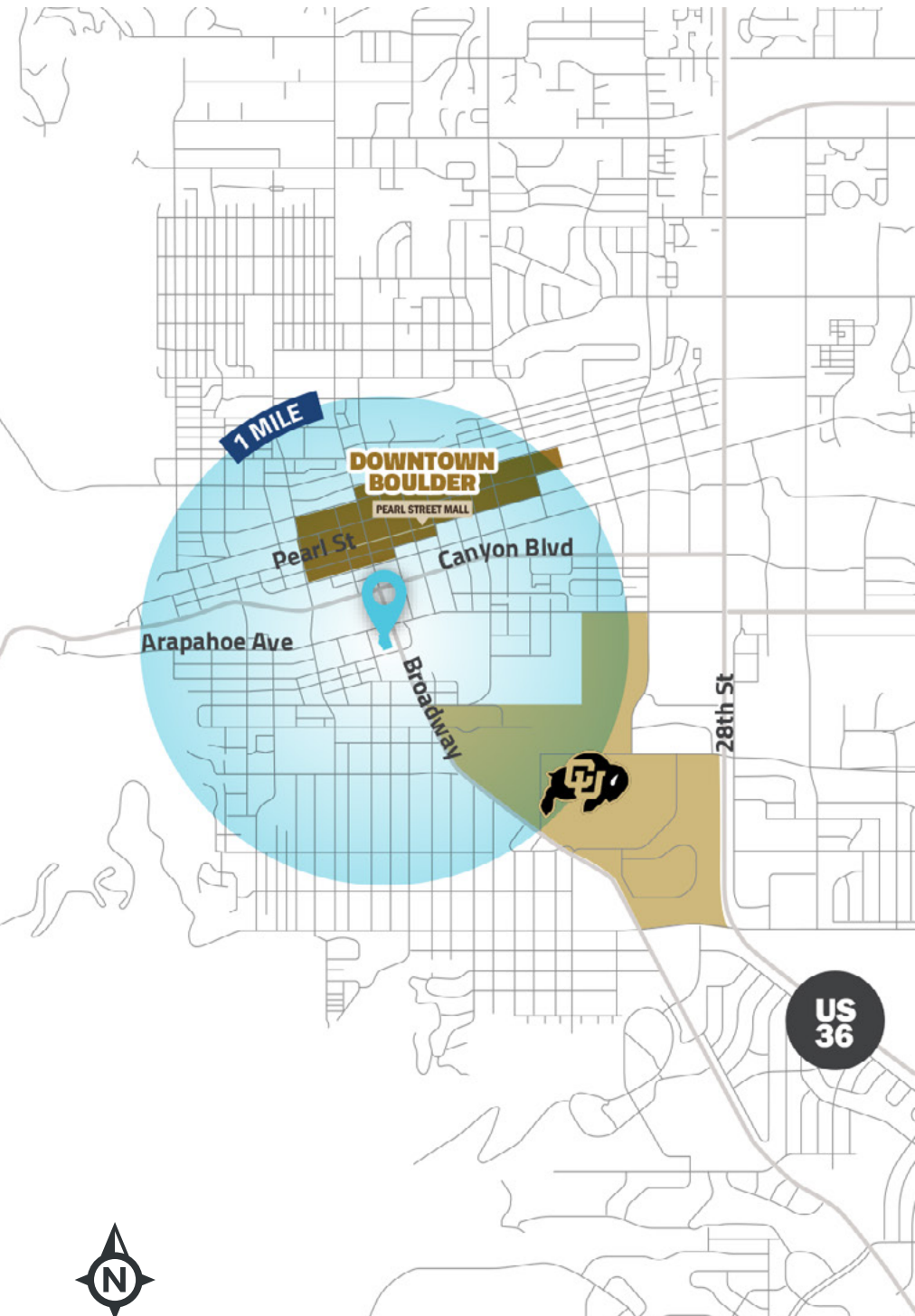
2 MILE RADIUS 23,627	5 MILE RADIUS 46,867	10 MILE RADIUS 83,018
--------------------------------	--------------------------------	---------------------------------

HOUSEHOLD INCOME

2 MILE RADIUS \$102,903	5 MILE RADIUS \$122,075	10 MILE RADIUS \$137,520
-----------------------------------	-----------------------------------	------------------------------------

EMPLOYEES

1 MILE RADIUS 69,977	3 MILE RADIUS 101,260	5 MILE RADIUS 141,367
--------------------------------	---------------------------------	---------------------------------



BOULDER OVERVIEW

Nestled at the base of the Rocky Mountains, Boulder stands as one of the most sought-after cities to live and work in the United States. Boulder's allure lies in its thriving innovation-driven industries. The city excels in technology, natural foods, biosciences, satellite and defense, outdoor products, and renewable energy sectors. This supply-constrained market creates an environment primed for growth and success.

What makes Boulder stand out is the infusion of capital and ideas from across the nation. Local businesses benefit greatly from the research-driven intellectual capital provided from the University of Colorado at Boulder. Collaborations with federal research agencies like the National Institute of Standards and Technology, National Oceanic & Atmospheric Administration, and the National Renewable Energy Laboratory further fuel innovation and breakthroughs.

Boulder offers access to a highly educated talent pool, with one of the nation's highest concentrations of software engineers. The city fosters fierce competition among companies vying for attractive office spaces that support continuous growth in the most desirable locations. Downtown Boulder, with its cutting-edge tenant roster, reflects the vibrant fabric of this thriving community.

Key Highlights of Boulder:

- Impressively low unemployment rate of 3.4%
- Reputation as an outdoor paradise, attracting individuals seeking an active and fulfilling lifestyle
- Over 155 miles of interconnected biking and hiking trails, catering to outdoor lovers of all levels
- An impressive 300+ days of sunshine every year

#1

BEST PLACE TO LIVE
[U.S. NEWS & WORLD REPORT]

#1

IN THE U.S. ON THE
BLOOMBERG BRAIN CONCENTRATION INDEX
- 4 YEARS RUNNING -

#2

BEST SMALL CITY IN WORLD
[MONOCLE SMALL CITIES INDEX]

TOP HOUSING MARKET IN U.S.
FOR GROWTH & STABILITY
- 5 YEARS RUNNING -
[SMARTASSET]

"TOP CITY
TO WATCH IN 2020"
[WORTH MAGAZINE]

#1

BEST CYCLING CITY IN U.S.
[TRAVEL CHANNEL]

TOP 10

IN U.S. FOR WOMEN-FOUNDED,
VENTURE-BACKED STARTUPS
[CENTER FOR AMERICAN ENTREPRENEURSHIP]

TOP 25

GLOBAL STARTUP ECOSYSTEMS
[STARTUP GENOME]



1651 BROADWAY

DEAN CALLAN

& COMPANY INC

BECKY GAMBLE
CEO

303.945.2012
bgamble@deancallan.com

BEAU GAMBLE
President

303.945.2028
beaugamble@deancallan.com

KEVIN NELSON
Managing Broker

720.464.3950
knelson@deancallan.com

DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200
Boulder, Colorado 80303
303.449.1420 | www.deancallan.com

