



PRIME RETAIL/OFFICE SPACE FOR LEASE

HILLTOP PLAZA
1310 COLLEGE AVENUE
BOULDER, COLORADO 80302

Be a part of the bustling college neighborhood "The Hill." A highly desirable neighborhood bordering the west side of The University of Colorado with a mix of college students and families, combining the best of late-night entertainment and early-rising professionals. With its centralized location, you have quick access to an eclectic mix of commerce, outdoor activities, and education endeavors.

- The Hill is the best retail intersection for the majority of CU's 35,000 students. Situated directly across the street from the west side of campus. Many upperclassmen live on and around the Hill area including where all the Greek System's sorority and fraternity houses are located.
- Co-tenants include D.P. Dough, Boulder Burger, Thai Avenue, Bento-Ria Sushi, Soup Smith, and Seoul Kitchen
- The Hill is undergoing development beginning with two new hotels. This will activate the corner of Broadway and University with more than 500 hotel rooms, complementary retail, conference space and clean up an area that is long overdue.

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

DEAN CALLAN & COMPANY INC

BEAU GAMBLE

President

303.945.2028

beaugamble@deancallan.com

KEVIN NELSON

Managing Broker

720.464.3950

knelson@deancallan.com

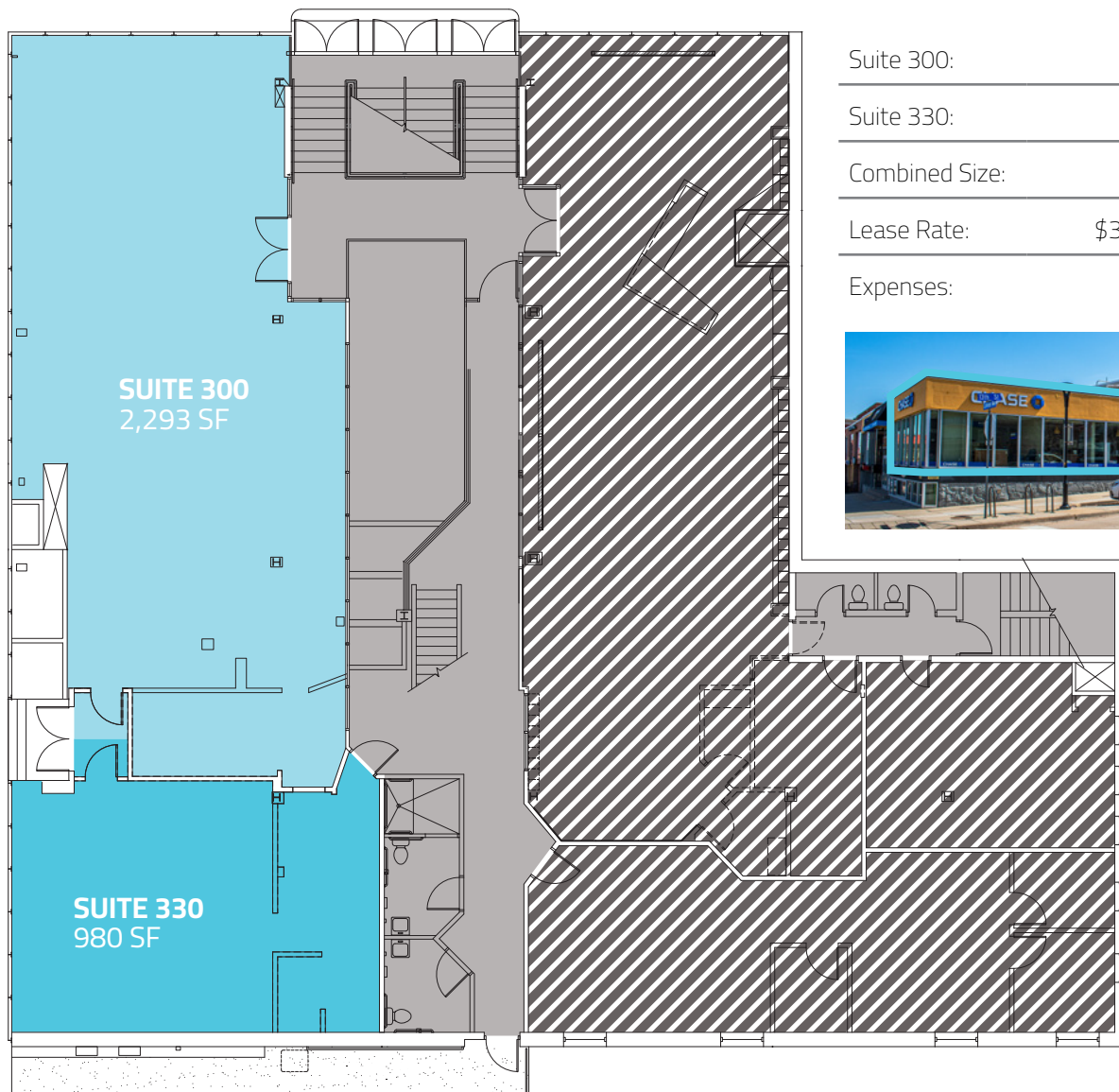
DEAN CALLAN & COMPANY, INC.

1510 28th Street, Suite 200

Boulder, Colorado 80303

303.449.1420 | www.deancallan.com

3RD FLOOR - RETAIL/OFFICE SPACE



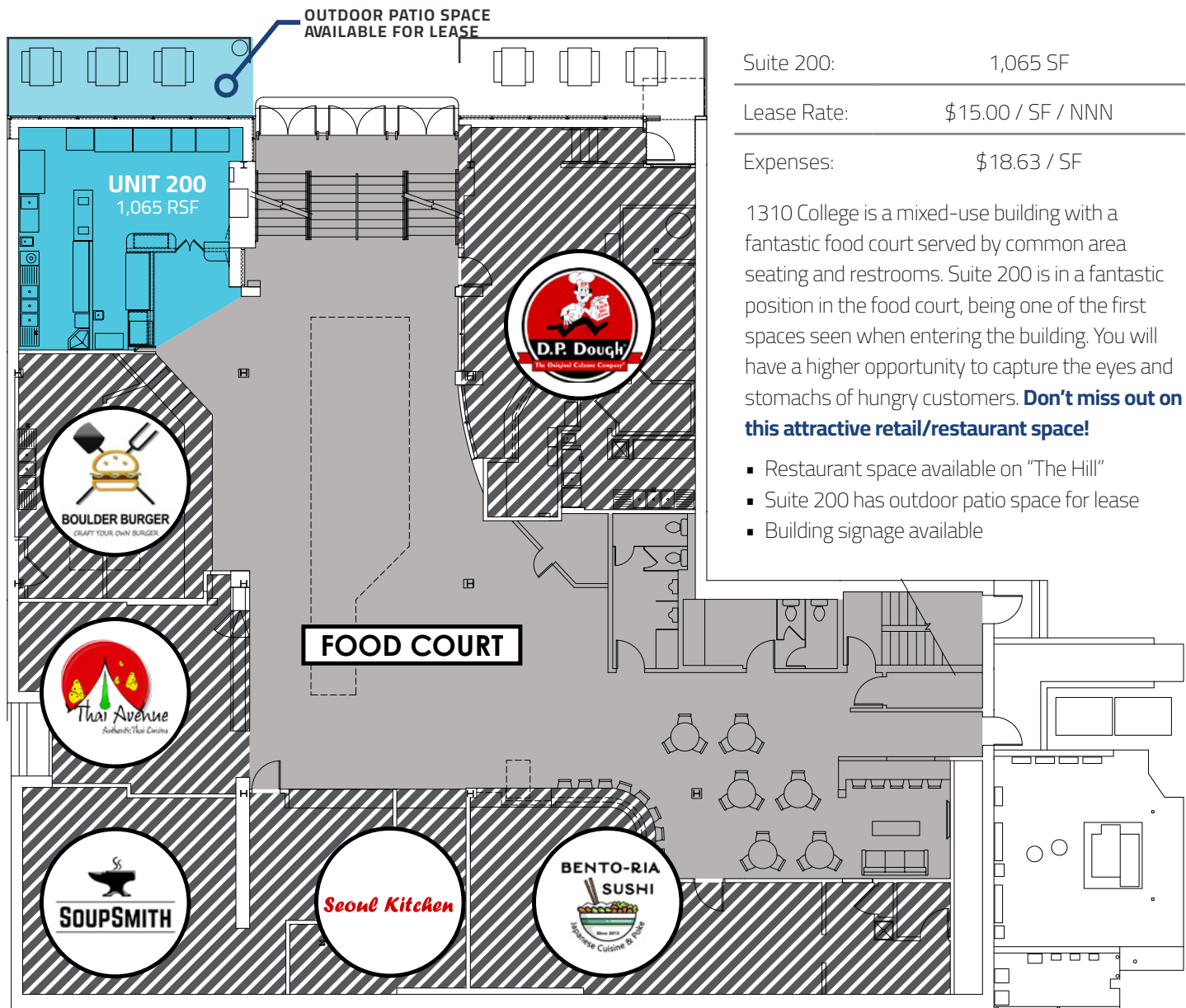
Suite 300:	2,293 SF
Suite 330:	980 SF
Combined Size:	3,273 SF
Lease Rate:	\$30.00 / SF / NNN
Expenses:	\$18.63 / SF



Suite 300, a spacious 2,293 SF area, offering versatile retail possibilities. Adjacent is Suite 330, a 980 SF space, presenting additional retail potential. The strategic positioning on a prominent corner caters to high foot traffic, making it ideal for businesses seeking a dynamic and bustling environment. Consider combining these spaces for a comprehensive retail or office experience, perfectly positioned to cater to the diverse needs of "The Hill" community.

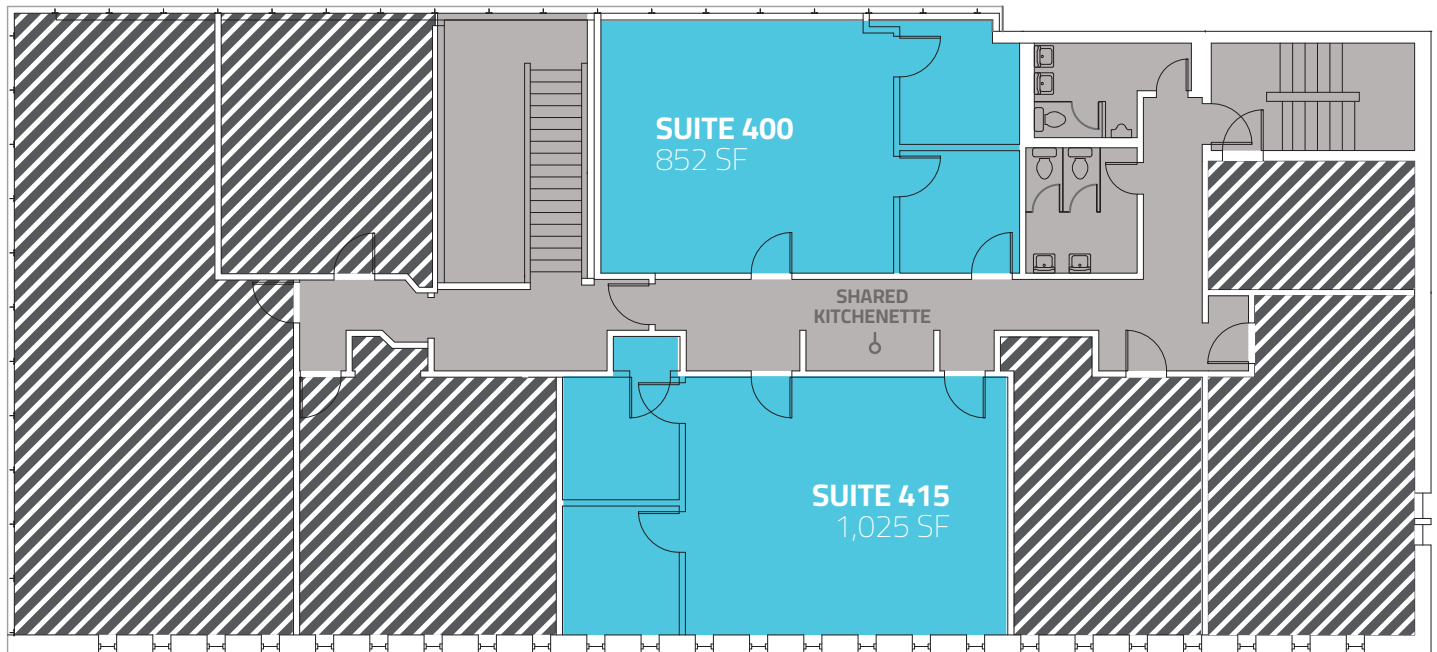
- Prime Corner Location on 13th and College Avenue
- High foot traffic with excellent visibility
- Adaptable retail or office space
- Flexibility for Combination: Consider combining both spaces for a comprehensive retail or office experience tailored to the vibrant community.

2ND FLOOR - FOOD COURT



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.

4TH FLOOR - OFFICE SPACE



Suite 400:	852 SF
Suite 415:	1,025 SF
Combined Size:	1,877 SF
Lease Rate:	\$15.00 / SF / NNN
Expenses:	\$12.04 / SF

The 4th floor is secure and dedicated to office space only. Suites 400 & 415 are large open office areas with two private offices in each suite. Access to the 4th level shared kitchenette and restrooms with the convenience of the main floor food court.

Don't miss out on these attractive office suites!

- Suite 400 and 415 are large open office areas with two private offices.
- Access to a shared kitchenette and restrooms.
- The 3rd & 4th levels are secure with key card access.
- Building signage is available
- Direct access to food court located on main floor.



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DEMOGRAPHICS

POPULATION

2 MILE RADIUS

59,085

5 MILE RADIUS

112,156

10 MILE RADIUS

199,988

EMPLOYEES

2 MILE RADIUS

65,691

5 MILE RADIUS

98,241

10 MILE RADIUS

142,089

HOUSEHOLDS

2 MILE RADIUS

24,578

5 MILE RADIUS

47,075

10 MILE RADIUS

83,650

HOUSEHOLD INCOME

2 MILE RADIUS

\$54,934

5 MILE RADIUS

\$74,945

10 MILE RADIUS

\$91,319

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