



PRIME RETAIL & RESTAURANT 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, Thai Avenue, Bento-Ria Sushi, Playa Bowls, 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.



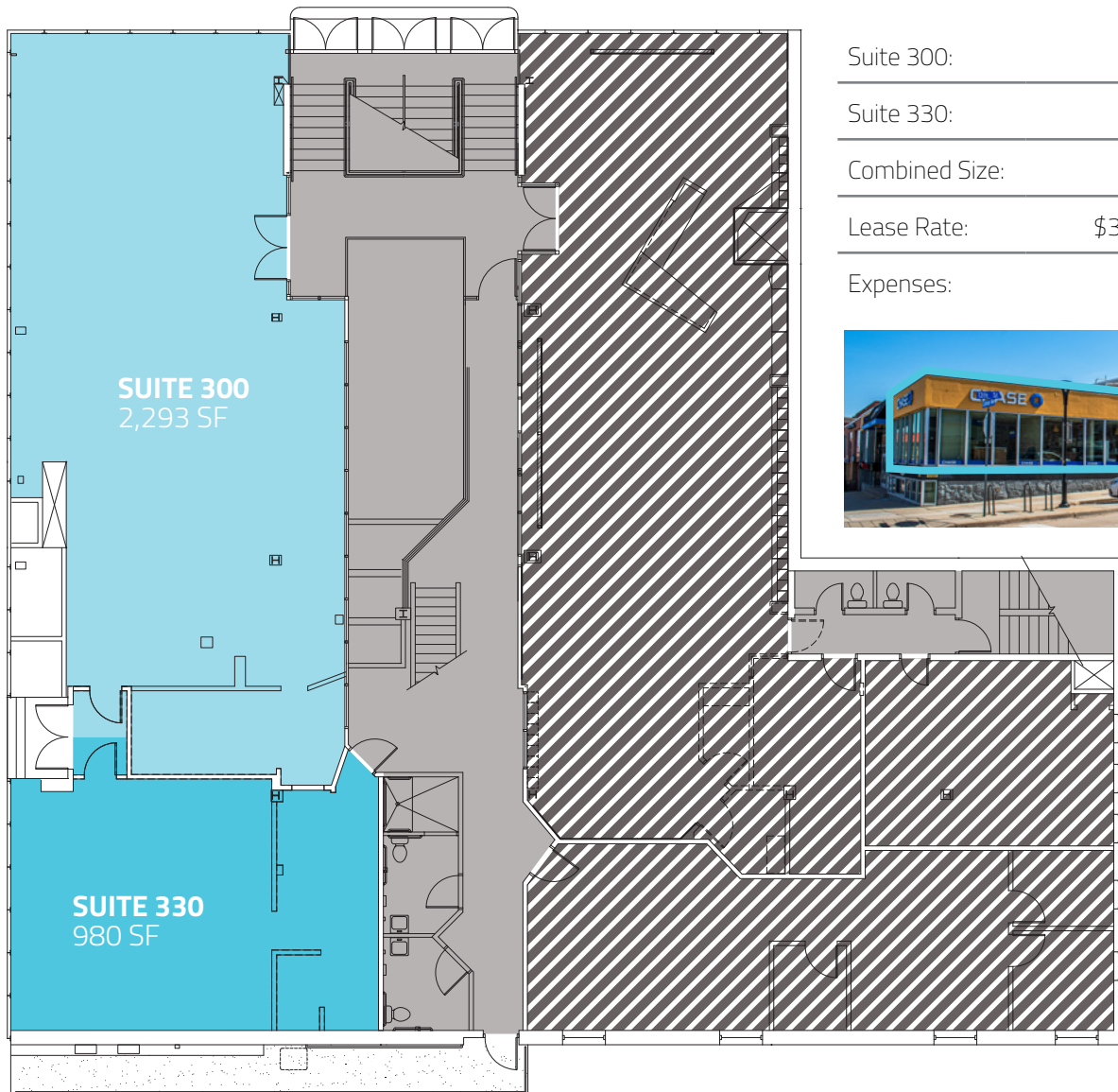
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3RD FLOOR - RETAIL/OFFICE SPACE



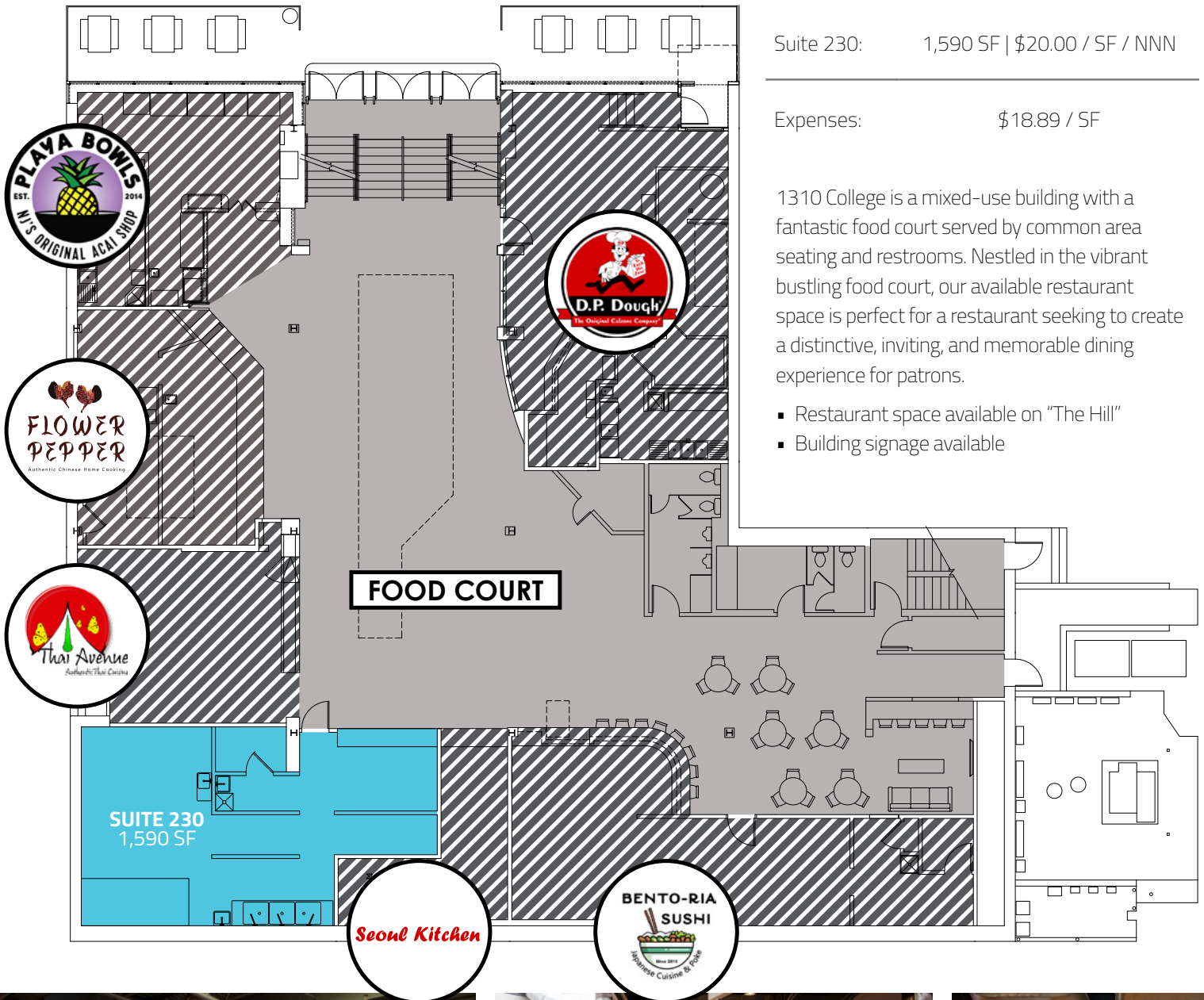
Suite 300:	2,293 SF
Suite 330:	980 SF
Combined Size:	3,273 SF
Lease Rate:	\$30.00 / SF / NNN
Expenses:	\$13.08 / SF



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



Suite 230: 1,590 SF | \$20.00 / SF / NNN

Expenses: \$18.89 / SF

1310 College is a mixed-use building with a fantastic food court served by common area seating and restrooms. Nestled in the vibrant bustling food court, our available restaurant space is perfect for a restaurant seeking to create a distinctive, inviting, and memorable dining experience for patrons.

- Restaurant space available on "The Hill"
- Building signage available



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.



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