

# ONE OF BOULDER'S BEST CORNERS IN TOWN

EXCEPTIONAL OPPORTUNITY FOR RETAIL, OFFICE, OR SHOWROOM



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FOR LEASE



# 1651

B R O A D W A Y

## PROPERTY OVERVIEW

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.

### ADDRESS

1651 Broadway, Boulder, CO 80302

### LOCATION

SWC Broadway & Arapahoe Avenue

### BUILT|RENOVATED

1960|2010

### BUILDING SF

36,576 RSF

### LOT SIZE

1.88 Acres

### ZONING

BC-1 (Business Community 1)

### LEASE RATE

\$28.00 NNN

### OPERATING EXPENSES (2023 EST.)

\$12.20/SF

### AVAILABLE SF

Combined: 25,438 RSF

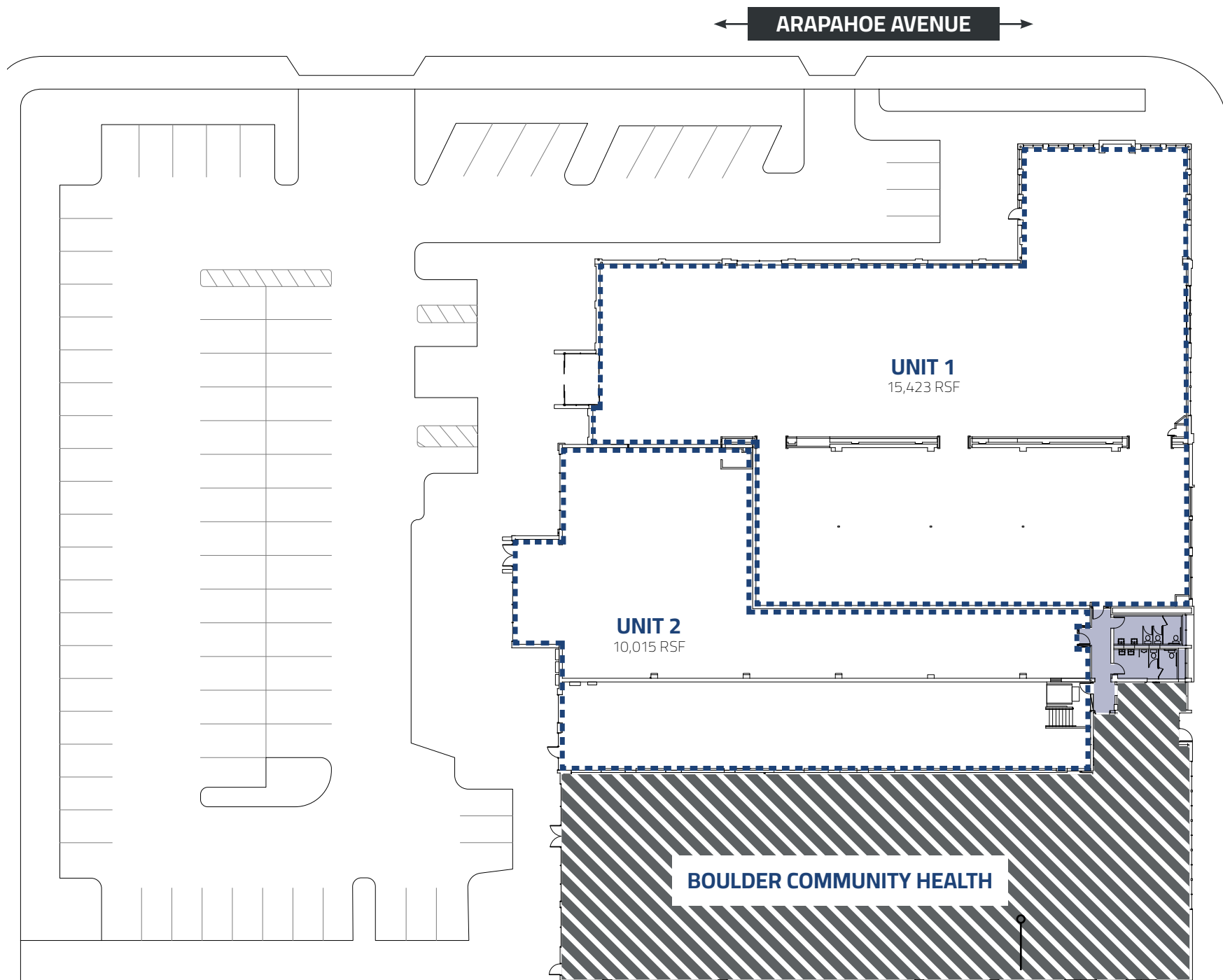
Unit 1: 15,423 RSF

Unit 2: 10,015 RSF





# FLOOR PLAN



COMBINED SQUARE FOOTAGE:  
25,438 RSF

# PROPOSED RENDERINGS



1651  
B R O A D W A Y

# GET TO KNOW THE NEIGHBORHOOD

## DOWNTOWN BOULDER & THE PEARL STREET MALL

- Spruce Confections

Lolita's Market & Deli

The Bitter Bar

My Neighbor Felix

The Kitchen - American Bistro

Bartaco

Attic Bar & Bistro

St. Julien Hotel & Spa
- Supermoon

Sherpa

Nick-N-Willy's Pizza

University Bicycles

Jungle

Corrida

Rosetta Hall

Rio Grande
- Pearl Street Pub & Cellar

Japango

Hapa Sushi Grill & Sake Bar

Boulder Book Store

Ku Cha House of Tea

Wells Fargo

Avanti Food & Beverage

Oak
- OZO Coffee

Snooze

Blo Blow Dry Bar

Leaf

The Laughing Goat

Pizzeria Locale

Boxcar Coffee Roasters

Dish Gourmet



## DEMOGRAPHICS

POPULATION			HOUSEHOLDS		
1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
29,112	60,724	96,360	10,309	24,967	39,783
EMPLOYEES			HOUSEHOLD INCOME		
1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
47,095	125,337	148,693	\$92,204	\$90,353	\$108,774

## TRAFFIC & ACCESS

BROADWAY @ CANYON BLVD  
29,118 VPD

ARAPAHOE AVE @ BROADWAY  
14,004 VPD



WALK SCORE  
96 WALKER'S PARADISE



BIKE SCORE  
97 BIKER'S PARADISE

