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DEAN CALLAN & COMPANY, INC.
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BRAND-NEW RETAIL/RESTAURANT SPACE FOR LEASE

THE ARMORY
4730-4790 BROADWAY
BOULDER, COLORADO 80304

Restaurants, cafés, health bars, convenience retail, personal services, fitness, and small office uses, you name it, we have the space for you. Be a part of the bustling North Boulder Art District (NoBo). Two retail spaces are now available at The Armory.

The Armory is a brand-new residential village located in the heart of NoBo Art District. The Armory is an upscale living experience for people looking for the ultimate North Boulder lifestyle.

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

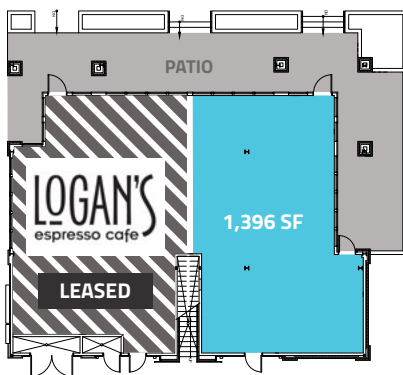
TERMS

Space Available:	1,396 - 2,809 SF
Lease Rate:	\$29.00 / SF / NNN
Expenses:	\$10.00 / SF
Available:	NOW
Parking:	Free street parking plus reserved tenant parking available on surface lot

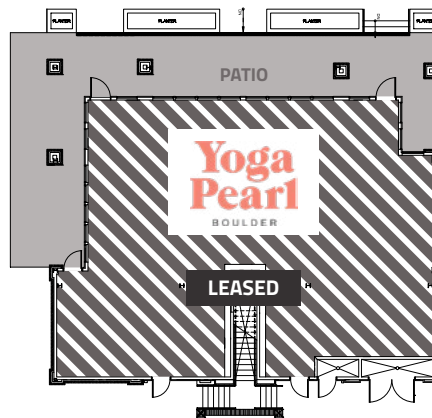
PROPERTY FEATURES

- Fantastic Broadway facing frontage
- Signage available
- Ample parking with additional street parking
- 3,500-gallon grease trap in buildings C & G
- Hood ventilation shafts are in place
- Usable patio space
- Easy RTD / bus access
- Flatiron mountain views

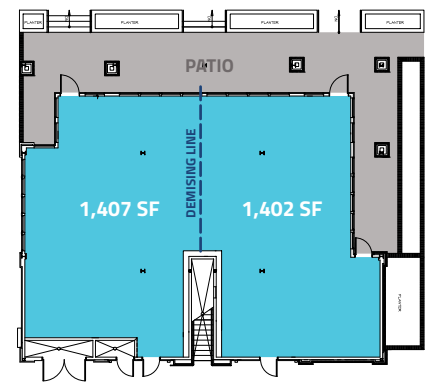
4790 BROADWAY, BUILDING A | 1,396 SF



4750 BROADWAY, BUILDING C



4730 BROADWAY, BUILDING G | 2,809 SF



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THE ARMORY

BOULDER, CO



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DEMOGRAPHICS

POPULATION

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
19,720	101,404	184,445

EMPLOYEES

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
5,093	110,583	143,727

HOUSEHOLDS

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
7,997	41,333	75,135

HOUSEHOLD INCOME

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
\$143,335	\$111,433	\$129,928

TRAFFIC COUNT

BROADWAY & LEE HILL DRIVE
12,791 VEHICLES PER DAY



NoBo Art District is continuously evolving as an inclusive, grassroots, community-focused Arts organization that enthusiastically supports all who work in creative disciplines. They build community with artists, businesses and the North Boulder neighborhood.

<https://noboartdistrict.org/>



The Armory is a brand-new residential village in the heart of Boulder's NoBo Art District. It features everything from studio apartments to six-bedroom townhomes with a sprinkling of available retail spaces.

<https://www.boulderarmory.com/>



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