











## & COMPANY INC

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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**

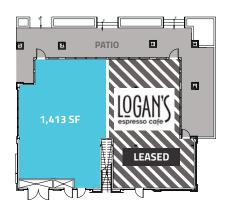
Space Available:	1,402 - 2,809 SF	
Lease Rate:	\$29.00 / SF / NNN	
Expenses:	\$10.00 / SF	
Available:	NOW	
Parking:	Free street parking plus reserved tenant parking available on surface lot	

# **PROPERTY FEATURES**

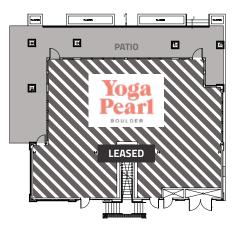
- Fantastic Broadway facing frontage
- Signage available
- Ample parking with additional street parking
- 3,500-gallon grease trap in buildings C & G

- Hood ventilation shafts are in place
- Usable patio space
- Easy RTD / bus access
- Flatiron mountain views

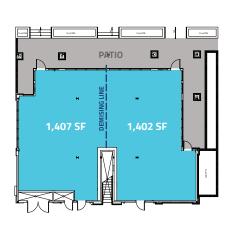
## 4790 BROADWAY, BUILDING A | 1,413 SF



## 4750 BROADWAY, BUILDING C



## 4730 BROADWAY, BUILDING G | 2,809 SF







# ARMORY







# **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 7,997	5 MILE RADIUS 41,333	10 MILE RADIUS 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/

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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