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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.**

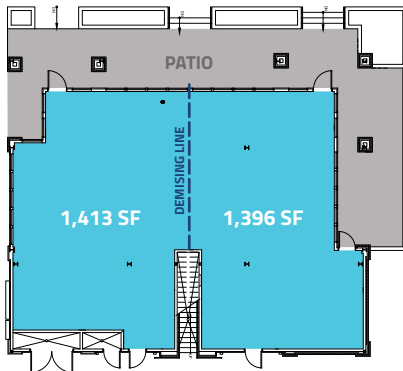
## TERMS

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

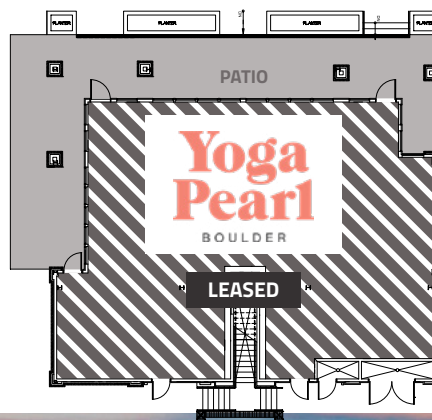
## PROPERTY FEATURES

- 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

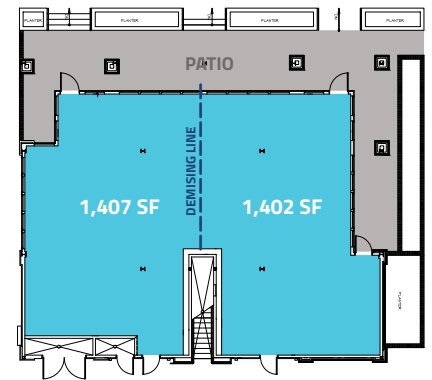
4790 BROADWAY, BUILDING A | 2,809 SF



4750 BROADWAY, BUILDING C



4730 BROADWAY, BUILDING G | 2,809 SF



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.



# THE ARMORY

BOULDER, CO



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## DEMOGRAPHICS

### POPULATION

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
20,022	98,855	176,440

### EMPLOYEES

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
4,437	100,369	127,991

### HOUSEHOLDS

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
7,997	41,627	73,176

### HOUSEHOLD INCOME

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
\$148,558	\$107,312	\$122,737

### 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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