

# CENTRAL BOULDER RETAIL SPACES FOR LEASE

2868 & 2870 BLUFF STREET, BOULDER, COLORADO 80301



2868



2870

DEAN CALLAN

& COMPANY INC

CHRISTIAN SMITH  
Senior Broker Associate  
720.530.0174  
christian@deancallan.com

CRAIG DAVID  
Broker Associate  
720.614.5954  
craig@deancallan.com

DEAN CALLAN & COMPANY, INC.  
1510 28th Street, Suite 200  
Boulder, Colorado 80303  
303.449.1420 | [www.deancallan.com](http://www.deancallan.com)

## UNDER NEW MANAGEMENT!!

OFFERING A \$1,500 TENANT BROKER  
BONUS ON ANY LEASE SIGNED BY AUG 31ST

Secure your space in the heart of Boulder's bustling 28th Street Corridor! This property offers an affordable opportunity for businesses seeking high visibility and a great location, situated just one block east of 28th Street and one block south of Valmont Road.

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

### TERMS

Unit 2868: 1,220 SF | \$19.00 / SF / NNN

Unit 2870: 2,310 SF | \$17.00 / SF / NNN

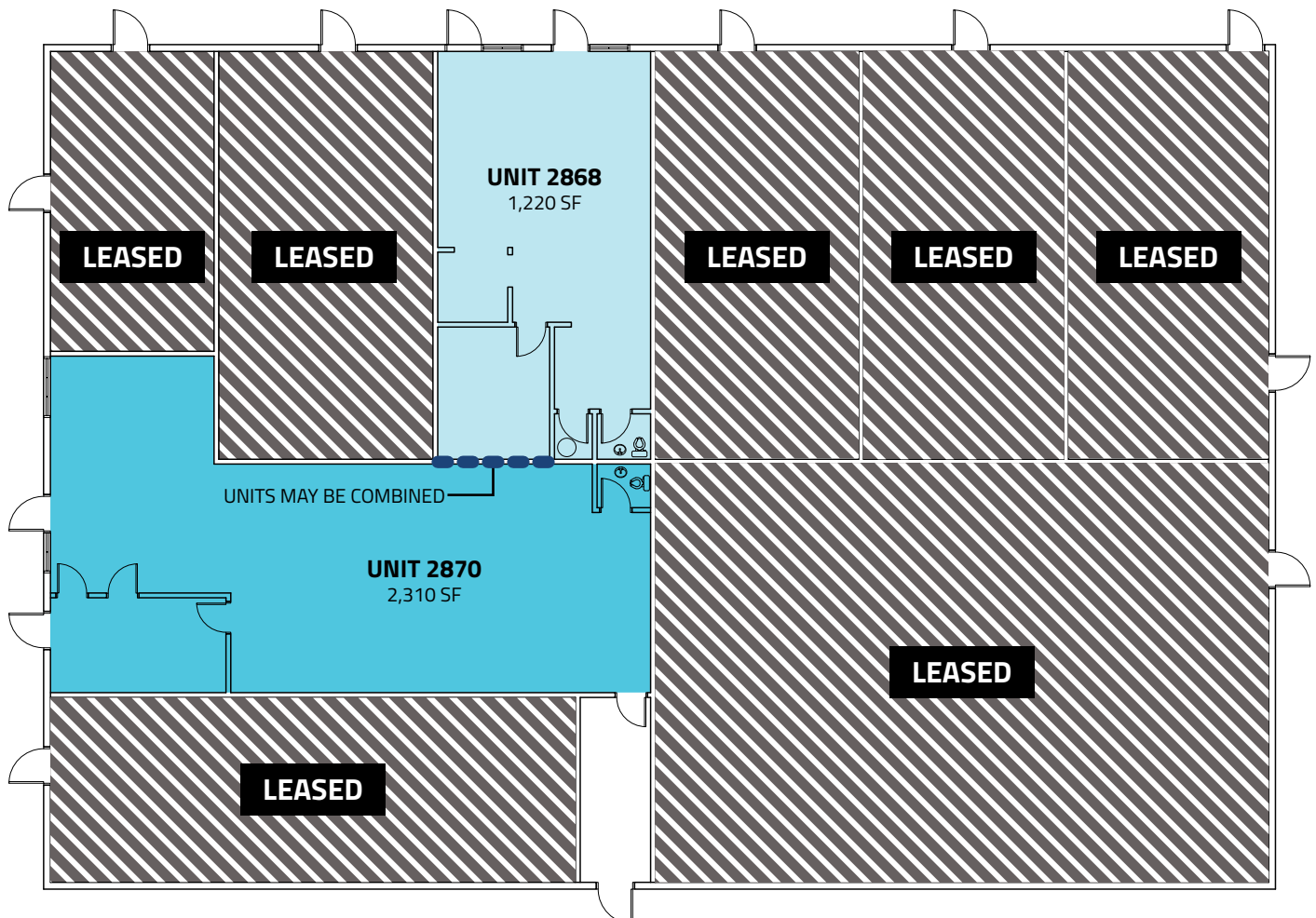
Expenses: \$9.90 / SF NNN (Est. 2026)

## PROPERTY FEATURES

- **Retail/Flex Opportunity:** You need space that works, and you need it now. This is flexible, affordable retail perfect for services, boutiques, or specialty shops.
- **The Salon Shortcut:** Forget demo and expensive plumbing. Unit 2868 is a former salon —it already has the sinks and the street exposure. A quick paint update and you'll be ready to go.
- **Parking Plus Visibility:** Unit 2870 gives you a spacious, west-facing entrance with dedicated parking directly in front. Make it easy for customers, and they will come. The 28th Street corridor is one of the most trafficked retail areas in Boulder, not to mention 28th Street and the east-west Valmont/Bluff connector traffic right in front of your new space.
- **Strong Tenant Mix:** Join Joint Flow, Front Range Judo, Onyx Healing, Boulder Bicycle Works, and Rags Consignments.
- **Proximity to High-Density Employment:** The property is situated very near major commercial clusters and business parks along the 28th and Arapahoe/Valmont lines. Your business will be perfectly positioned to serve the lunch crowd, after-work shoppers, and office workers from nearby companies and retail operations. This isn't just a building; it's a service station for the locals.
- **The Perfect Pair:** Maximize your efficiency by leasing BOTH spaces together. Establish your showroom, café, or boutique out front to capture the store front traffic, while keeping production, storage, and administrative access completely separate next door (the ability to aggregate both suites for contiguous access).

### FLOOR PLAN

#### BLUFF STREET





2868 | Year 1 Rate: \$2,939/MO (base + NNN)



2868



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CONCEPTUAL PLANS - UNIT 2868



HAIR SALON



CAFE

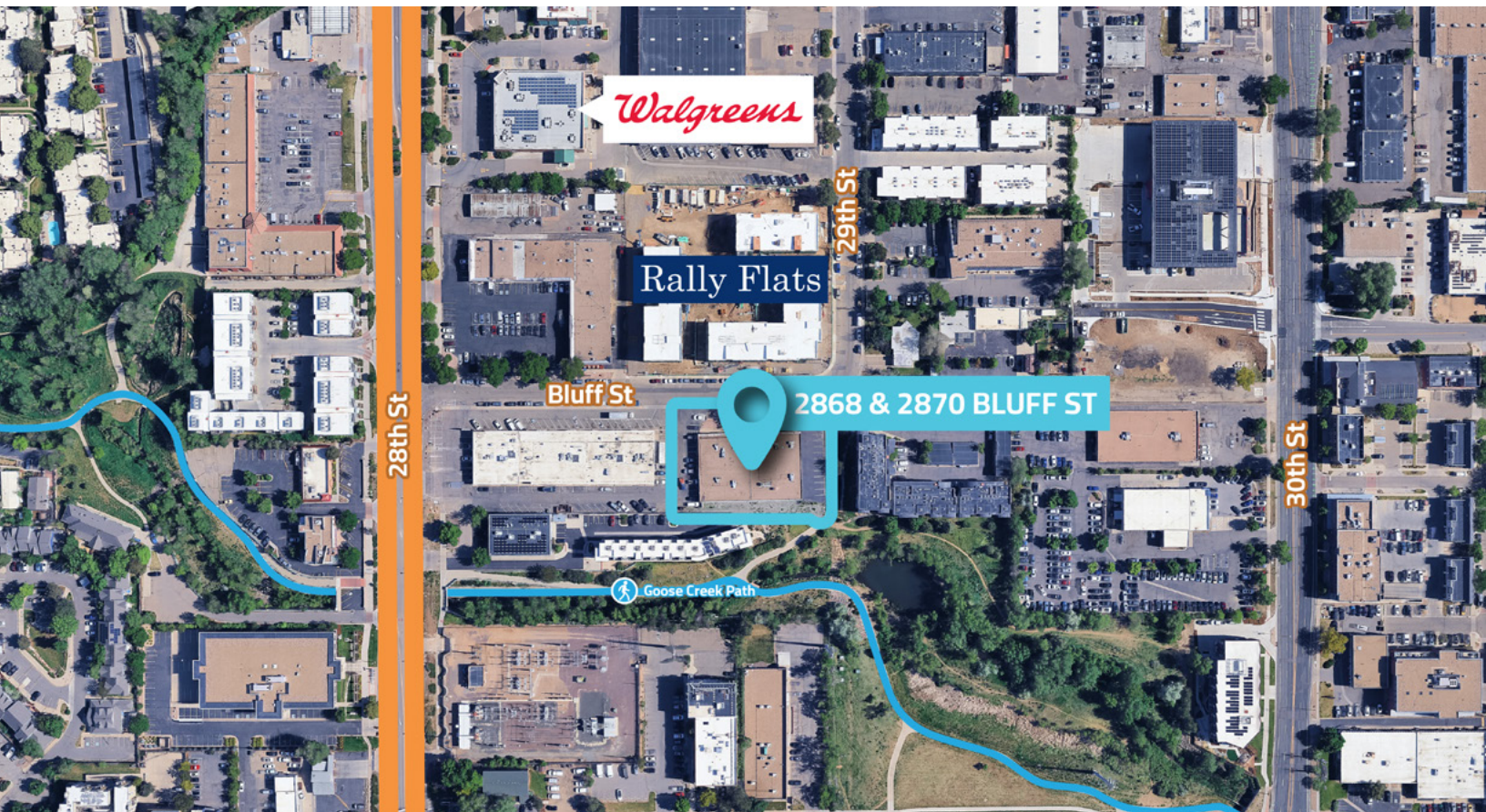
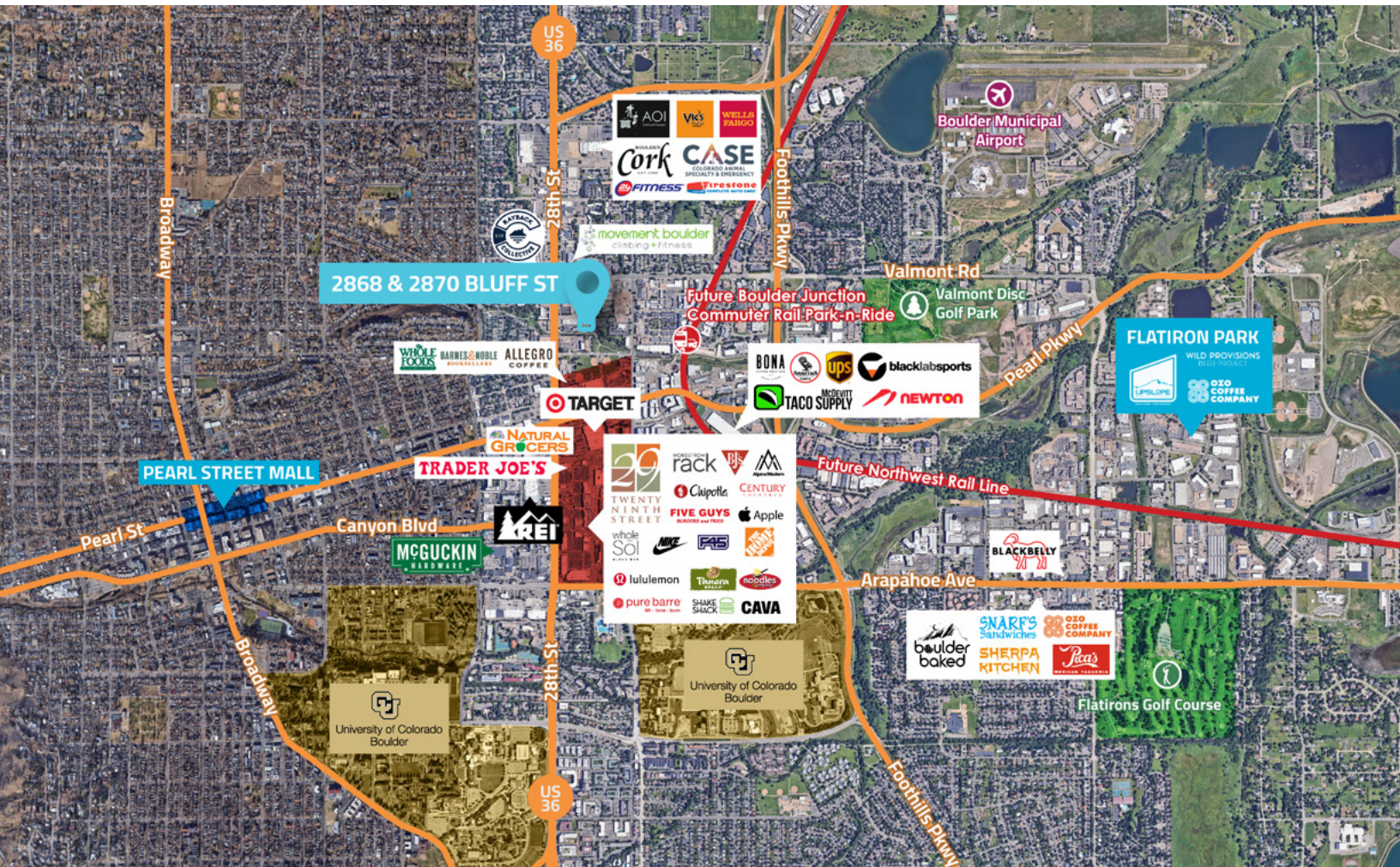
Conceptual plans shown for illustrative purposes only. Tenant to verify specific use and zoning compliance with the City of Boulder.



CONCEPTUAL PLANS - UNIT 2870



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