

FOR SUBLEASE

2582 Baseline Rd, Boulder CO 80305

Former Grocery Store for Lease

Sublease Available in Basemar Center

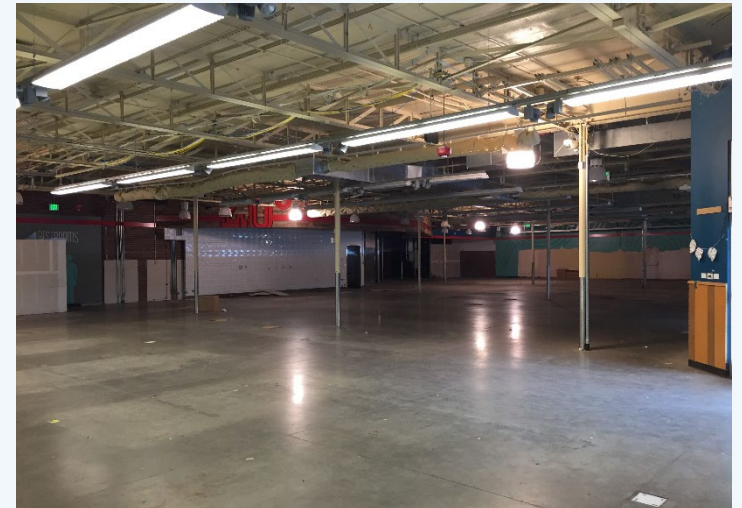


HIGHLIGHTS

- Join Starbuck's, Wendy's, Taco Bell, Einstein's, CorePower Yoga and Oregano's
- Rare Box Space in Boulder
- Across the street from University of Colorado

PROPERTY FEATURES

- Space Available: 14,500 SF
- Lease Rate: Negotiable
- County: Boulder



2021 DEMOGRAPHICS



**RESIDENTIAL
POPULATION**

1 MILE	22,352
3 MILE	90,811
5 MILE	113,234



**DAYTIME
EMPLOYEES**

1 MILE	25,741
3 MILE	92,714
5 MILE	100,539



**TOTAL
HOUSEHOLDS**

1 MILE	9,706
3 MILE	38,565
5 MILE	47,484



**AVERAGE
HH INCOME**

1 MILE	\$63,718
3 MILE	\$101,451
5 MILE	\$109,825

CONTACT INFORMATION

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Vice President

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Broad Street Realty, Inc.

1479 Wynkoop Street | Denver, CO 80202

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Washington, DC | Maryland | Virginia | Colorado

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BROAD STREET

TRAFFIC COUNTS

Broadway at Baseline Rd
25,071 VPD (2020)

Baseline Rd at 27th Way
27,229 VPD (2020)

US 36 at Baseline Rd
44,000 VPD (2018)

*source: Costar



Google Earth

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