

FOR LEASE

Baseline Crossing

SEC Hwy 36 & Baseline Rd | Boulder, CO



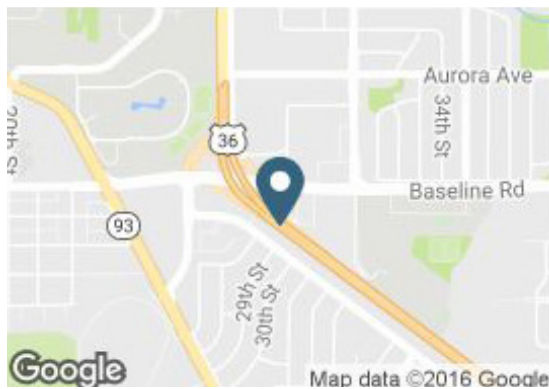
Overview

AVAILABLE 1,406 - 3,151 SF

RATE Contact Broker for Pricing

Description

- Join xFinity/Comcast, Cafe Mexicali, Amante Coffee and Club Pilates (coming soon)
- Adjacent to University of Colorado student housing
- Excellent visibility from Hwy 36
- Adjacent to Sprouts grocery store
- Perfect space for restaurant tenant - restaurant infrastructure included



Demographics

	1 MILE	3 MILE	5 MILE
Current Population	26,212	92,284	115,442
Household Estimate	9,454	38,916	48,441
Average HH Income	\$51,923	\$82,589	\$91,673
Daytime Population	24,097	105,210	119,486

Year: 2016 | Source: Esri

Contact

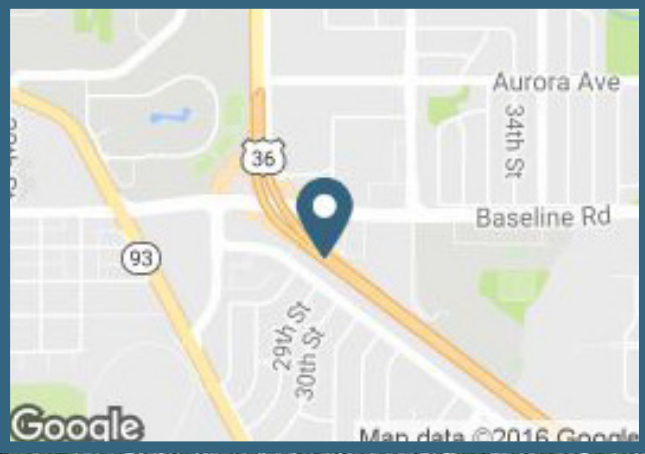
JIM HOFFMAN
303.390.5238 | jim.hoffman@srsre.com

MOLLY BAYER
303.295.4833 | molly.bayer@srsre.com

Traffic Counts

Baseline Rd: East of US 36	27,294 VPD
US 36: North of Baseline Rd	48,238 VPD
Baseline Rd: West of US 36	34,273 VPD

Year: 2015 | Source: DRCOG



SITE

University of Colorado at Boulder
(32,191 Students)

Dorms - 4,100 Beds

Williams Village / Bear Creek Student Housing
Dorms - 3,800 Beds

NIST, NTI & NOAA Campus
(2,150 Employees & Daily Visitors)

Base Mar Shopping Center

- Whole Foods Market
- Starbucks
- The Egg & I
- Arby's
- Subway
- Taco Bell
- Goodwill

- nordstrom Back
- LOFT
- ARHAUS
- ★ macys
- THE HOME DEPOT
- SEPHORA
- lululemon
- athletica
- 29 TWENTY NINTH STREET
- CENTURY THEATRES
- ANTHROPOLOGIE
- THE NORTH FACE
- US bank
- STAPLES
- Vitamin Shoppe
- elite SPORTS AUTHORITY
- WHITE BLACK
- Garbanzo
- noodles company
- california PIZZA KITCHEN

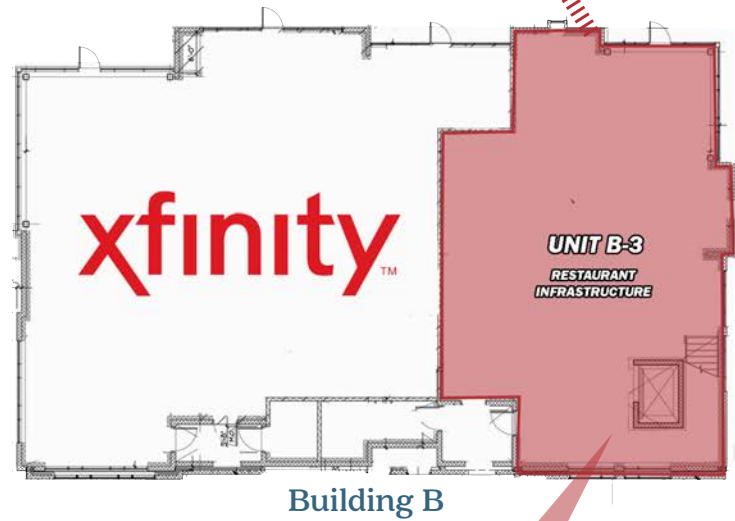
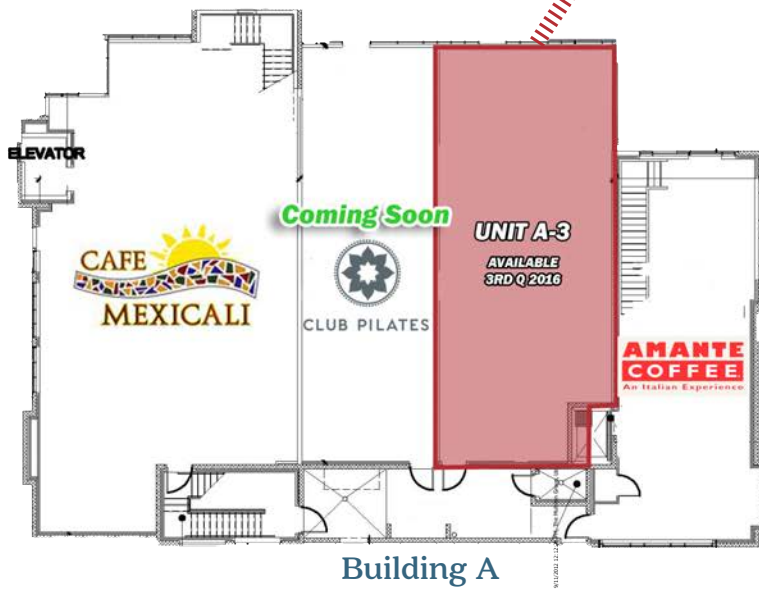
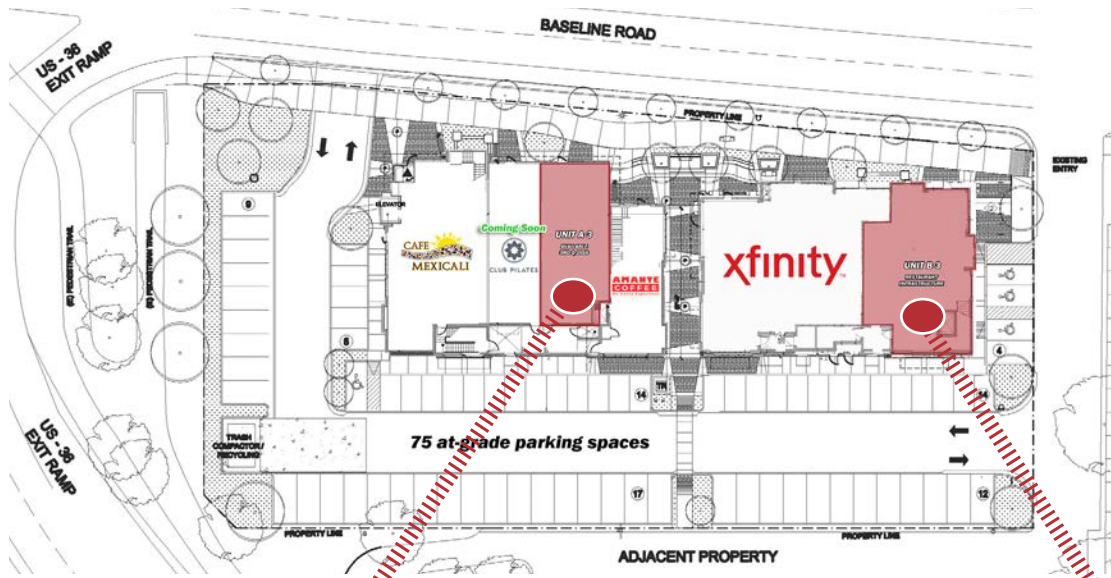
Tuesday Morning

- Subway
- Papa Murphy's
- Quiznos Sub
- DOLLAR TREE
- PLAY IT AGAIN SPORTS



Baseline Crossing

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Building A		
Unit	Tenant	SF
A - 1	Café Mexicali	4,172 SF
A - 2	Club Pilates (Coming Soon)	1,495 SF
A - 3	Available	1,406 SF
A - 4	Amante Coffee	1,980 SF
Building B		
Unit	Tenant	SF
B - 2	xFinity	3,586 SF
B - 3	Available	3,151 SF

- Modern Restaurant - Less than 3 years old
- Turn-key restaurant build out
- Full compliment of FF&E
- High ceilings, large patio and mezzanine
- Active, transferable liquor license

	1 mile	3 miles	5 miles
Population			
2000 Population	22,493	85,742	105,953
2010 Population	23,786	86,665	108,134
2016 Population	26,212	92,284	115,442
2021 Population	27,521	96,861	121,604
2000-2010 Annual Rate	0.56%	0.11%	0.20%
2010-2016 Annual Rate	1.57%	1.01%	1.05%
2016-2021 Annual Rate	0.98%	0.97%	1.05%
2016 Male Population	53.5%	51.7%	51.4%
2016 Female Population	46.5%	48.3%	48.6%
2016 Median Age	22.4	28.4	30.5
Households			
2000 Households	7,906	36,181	44,215
2010 Households	8,793	37,080	45,984
2016 Total Households	9,454	38,916	48,441
2021 Total Households	10,079	40,987	51,136
2000-2010 Annual Rate	1.07%	0.25%	0.39%
2010-2016 Annual Rate	1.17%	0.78%	0.84%
2016-2021 Annual Rate	1.29%	1.04%	1.09%
2016 Average Household Size	2.03	2.14	2.19
Housing Units			
2016 Total Housing Units	9,916	40,806	50,908
2016 Owner Occupied Housing Units	2,060	15,811	22,969
2016 Renter Occupied Housing Units	7,394	23,105	25,472
2016 Vacant Housing Units	462	1,890	2,467
Race and Ethnicity			
2016 White Alone	84.5%	86.7%	86.8%
2016 Black Alone	1.5%	1.2%	1.1%
2016 American Indian/Alaska Native Alone	0.4%	0.4%	0.5%
2016 Asian Alone	7.1%	5.3%	5.0%
2016 Pacific Islander Alone	0.1%	0.1%	0.1%
2016 Hispanic Origin (Any Race)	8.3%	9.0%	9.4%
Income			
2016 Median Household Income	\$28,539	\$50,821	\$57,074
2016 Average	\$51,923	\$82,589	\$91,673
Per Capita Income	\$20,722	\$36,143	\$39,637
2016 Population 25+ by Educational Attainment			
Total	8,578	52,424	69,053
High School Graduate	8.0%	5.9%	6.3%
GED/Alternative Credential	1.9%	1.2%	1.2%
Some College, No Degree	14.5%	12.9%	12.9%
Associate Degree	4.4%	3.6%	3.7%
Bachelor's Degree	28.8%	34.0%	34.4%
Graduate/Professional Degree	39.6%	38.1%	37.5%
Data for all businesses in area			
Total Businesses:	691	7,491	8,742
Total Employees:	24,097	105,210	119,486
Total Residential Population:	26,212	92,284	115,442
Employee/Residential Population Ratio:	0.92:1	1.14:1	1.04:1