

DIAGONAL CROSSING

UNIQUE RETAIL/RESTAURANT SPACE FOR SALE/LEASE IN GATEWAY TO BOULDER MIXED-USE

3700 CANFIELD STREET | BOULDER, COLORADO



TCR
TRAMMELL CROW RESIDENTIAL



INFORMATION

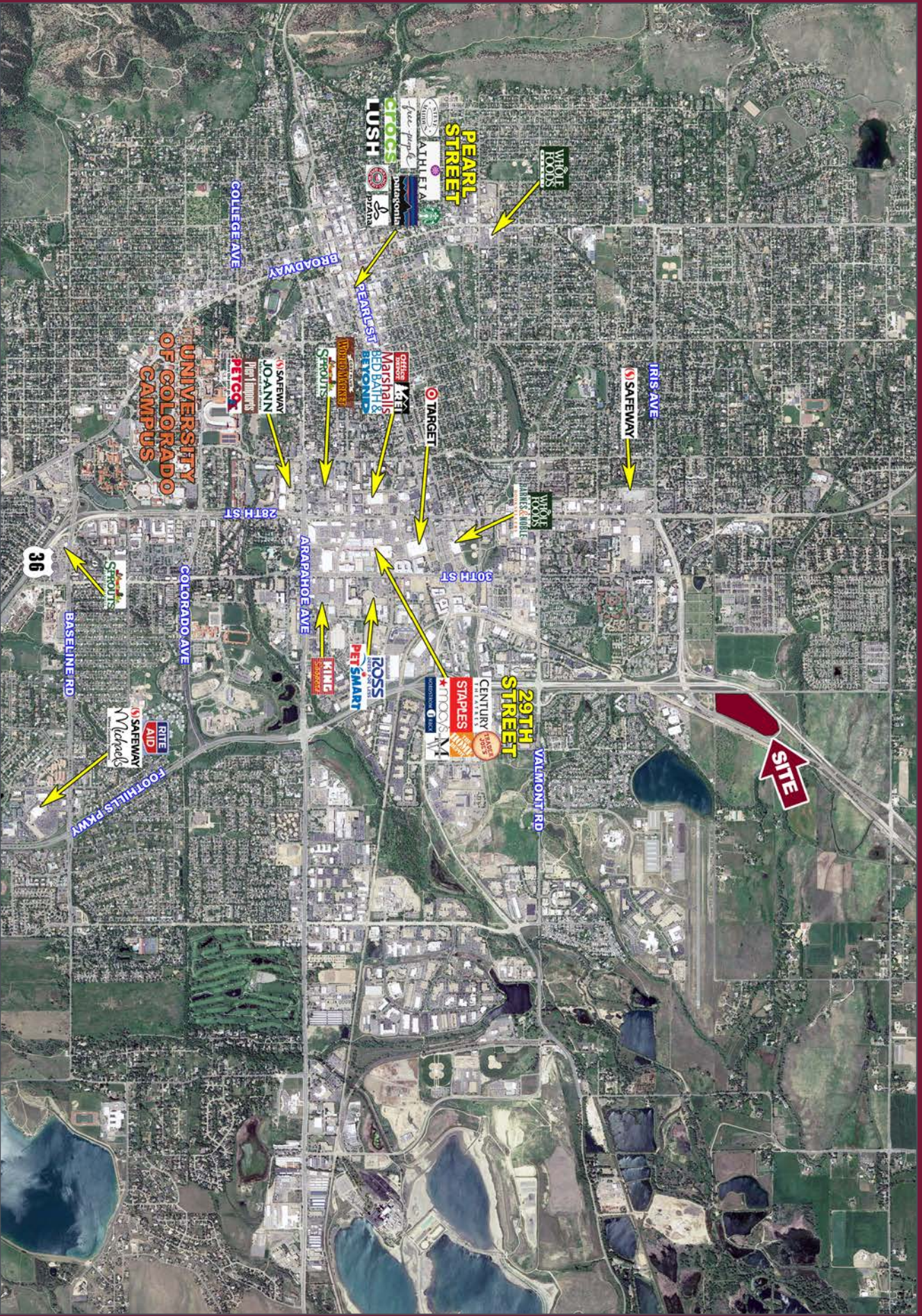
- 2,683 SF retail/restaurant space available for sale/lease
- 937 SF rooftop patio available as well
- Over 350 apartment units on site
- Fantastic traffic counts at the gateway to Boulder

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B R O K E R A G E

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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Est. Population	12,959	87,232	126,623
Avg Household Inc	\$111,490	\$104,895	\$118,105
Employees	13,071	98,731	117,644
Businesses	1,308	8,486	10,608

Source: Applied Geographic Solutions 2018

TRAFFIC COUNTS

On Hwy 119 north of Independence Rd	11,000 cars/day
On Hwy 119 south of Independence Rd	12,000 cars/day
On Hwy 157 south of Jay Rd	46,000 cars/day
On Hwy 157 south of Hwy 119	45,105 cars day*

Source: CDOT 2017, *DRCOG 2018

