



2550 Broadway

Boulder, CO

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Video Tour

View Map

Bank or Retail with Rare Drive-Through

Available Space	2,060 sq. ft.
Lease Rate / sq. ft.	\$37.00 NNN
Expenses / sq. ft.	\$25.46*

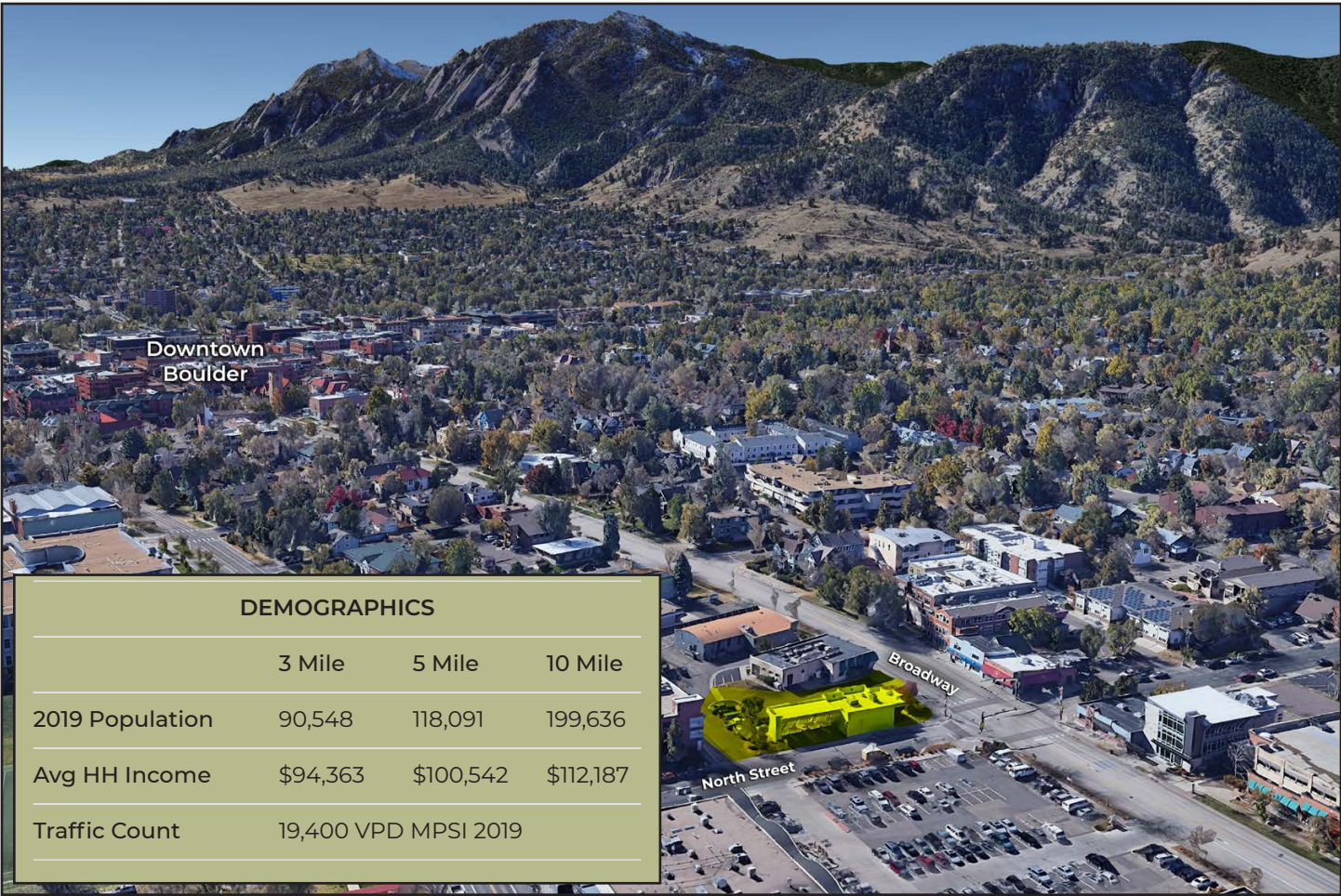
*Not Including Utilities

- Flexible Space Built Out for a Bank or Easy Conversion for a Retail User
- Ready for All Drive-Up Users with 4 Existing Lanes - Perfect for Coffee, Liquor, Bank, Pharmacy or Other Uses
- Fronting on Broadway Adjacent to the Popular North Boulder Ideal Market & Community Plaza Shopping Center
- Great Boulder Location with Many Amenities Nearby
- Abundance of Parking Available
- Available Now

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



2305 Canyon Blvd, Suite 200, Boulder, CO 80302 - (303) 442-1040

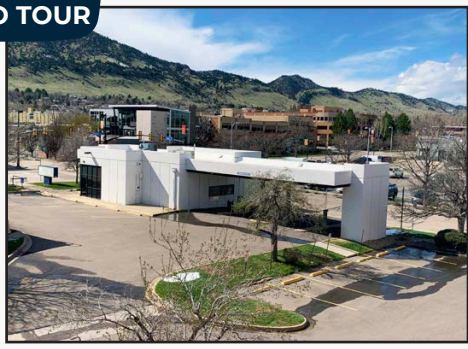


Downtown Boulder

DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
2019 Population	90,548	118,091	199,636
Avg HH Income	\$94,363	\$100,542	\$112,187
Traffic Count	19,400 VPD MPSI 2019		

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