SUITE 100
Size: 1,554 SF
Rate: $40/SF NNN ($11.83)
Available: Now

LOWER LEVEL
Size: 1,554 SF
Rate: $15/SF NNN ($11.83)
Available: March 1, 2027

market
REAL ESTATE

High-Visibility Retail Spaces For Lease on the Hill

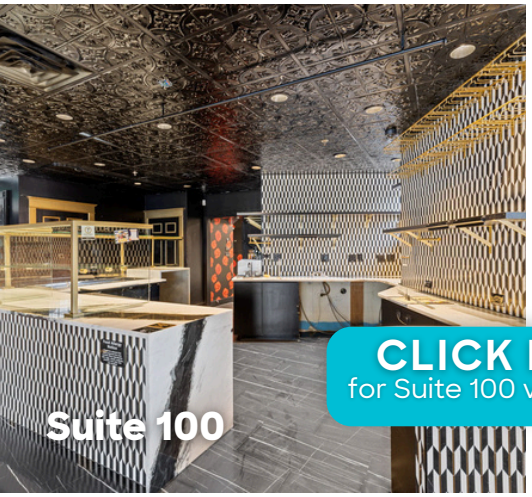
1301 PENNSYLVANIA AVE
BOULDER, CO 80302

CATTY CORNER

Just steps from the university, the new Hill Hotel, the Fox Theatre, and The Sink, this corner on the Hill is seen by over 26,000 vehicles a day. Suite 100 offers a kitchen build-out, dining room, and patio, while the Lower Level Suite is a simple, hidden-gem space for a business that values location over frills. With Sundance arriving in January 2027, the foot traffic is only getting better. Upstairs or underground, it's time to corner the market!

PROPERTY HIGHLIGHTS

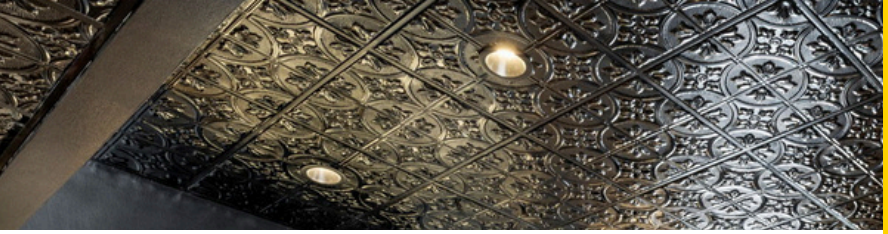
- First-floor retail space available with private patio & kitchen build-out with Type II hood
- Lower-level retail available with open layout & plenty of storage
- Amazing visibility from Broadway with 26,000 VPD and steps from CU Campus
- Brick detail and large storefront windows





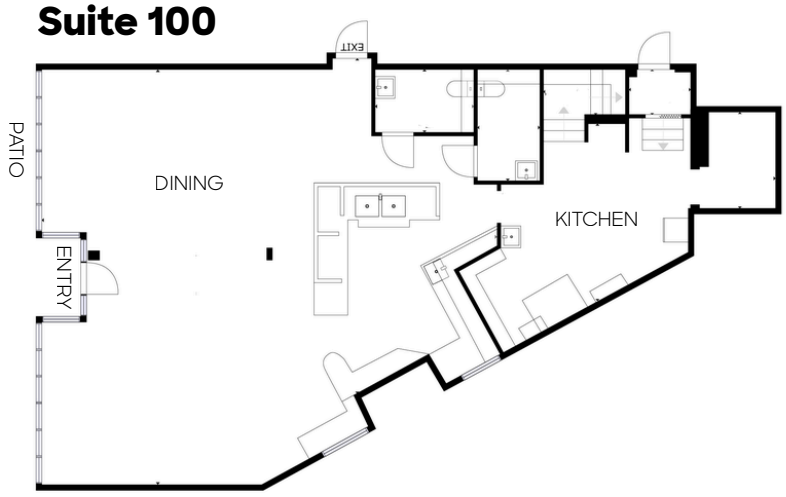


LEARN MORE ABOUT THIS PROPERTY
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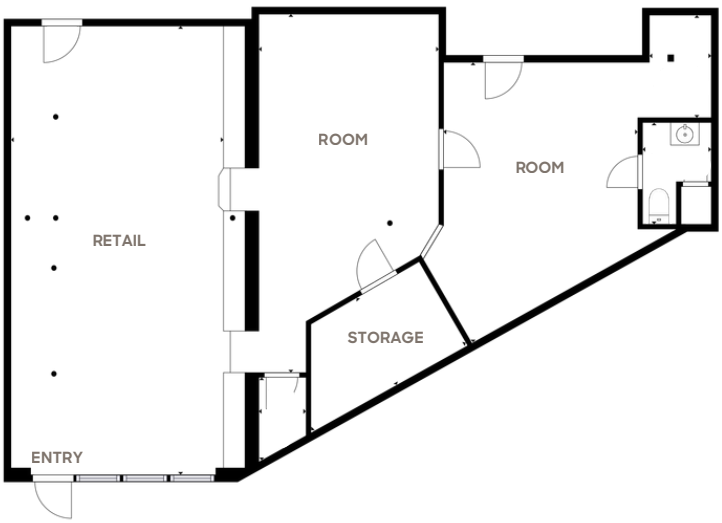
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Suite 100



CLICK HERE
for Suite 100 tour

Lower Level





LEARN MORE ABOUT THIS PROPERTY
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