



RETAIL/RESTAURANT SPACE AVAILABLE FOR LEASE

COMMUNITY PLAZA
2644 BROADWAY
BOULDER, COLORADO 80304

Boulder, Colorado's premier neighborhood retail center! Uniquely Boulder and highly visible, this retro-inspired shopping center on Broadway offers one-stop convenience in a vibrant, sought-after location. Situated in Old North Boulder, the 8,475 RSF retail/restaurant space boasts prime visibility from Broadway and North Street, attracting a steady stream of visitors from the surrounding community. With over 10,000 households within a one-mile radius, this center is a cornerstone of local shopping and dining. Iconic tenants include Sweet Cow, Jacque Michelle Boutique, KT's BBQ, Boulder Wine Merchant, Audrey Jane's Pizza Garage, Moe's Bagels, Beleza Coffee, and more, making it a dynamic hub for residents and visitors alike.

[Call us for more information and to set up a tour.](#)

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TERMS

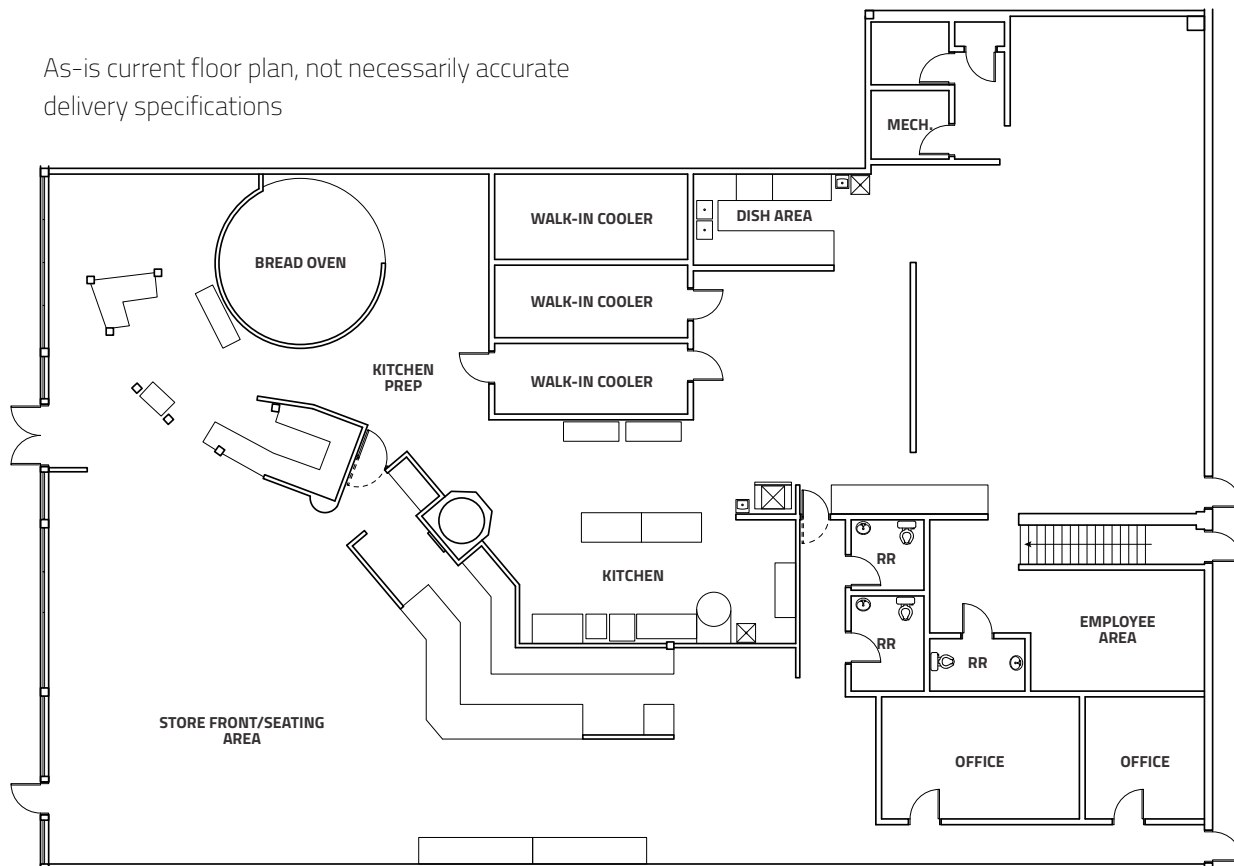
Size:	Up to 8,457 SF (Potentially Demisable)
Lease Rate:	Negotiable
Expenses:	\$16.00/SF (Est. 2026)

PROPERTY FEATURES

- Prime location with excellent visibility along Broadway
- Building signage available for increased exposure
- Abundant free parking for customers and employees
- Quick access to public transportation options
- Short drive to Downtown Boulder and Pearl Street Mall
- Currently no alcohol permitted; however, Landlord is willing to support the approval process with the City
- Space equipped with large bread and pizza ovens, perfect for restaurant use
- High ceilings, great for a wide variety of potential uses
- Ideal for retail or restaurant businesses seeking a vibrant, high-traffic location

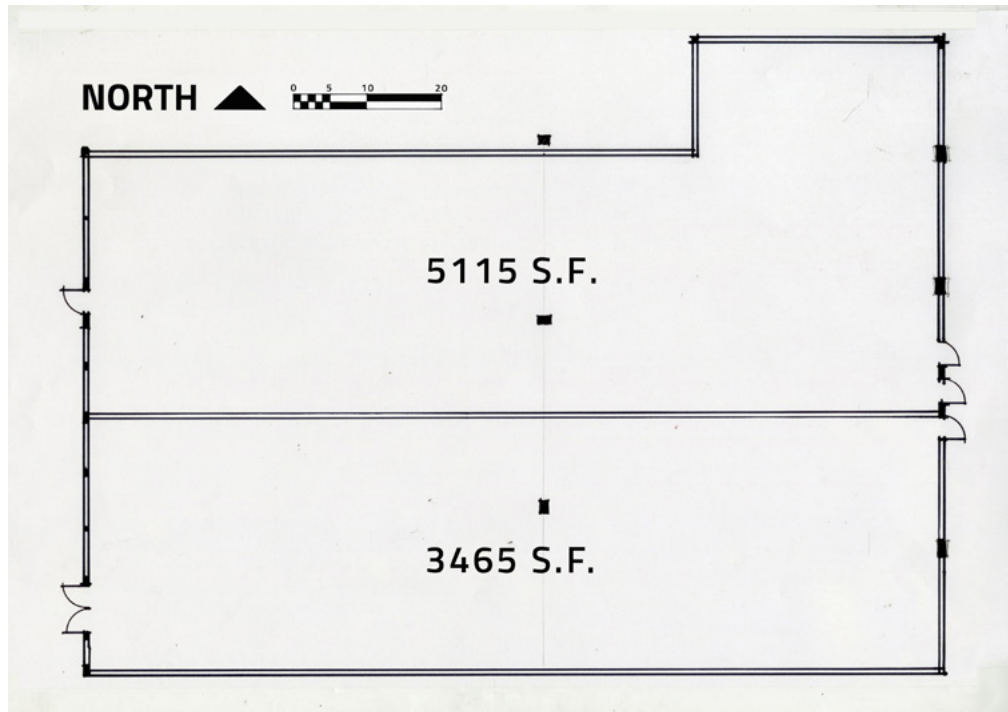
FLOOR PLAN

As-is current floor plan, not necessarily accurate
delivery specifications

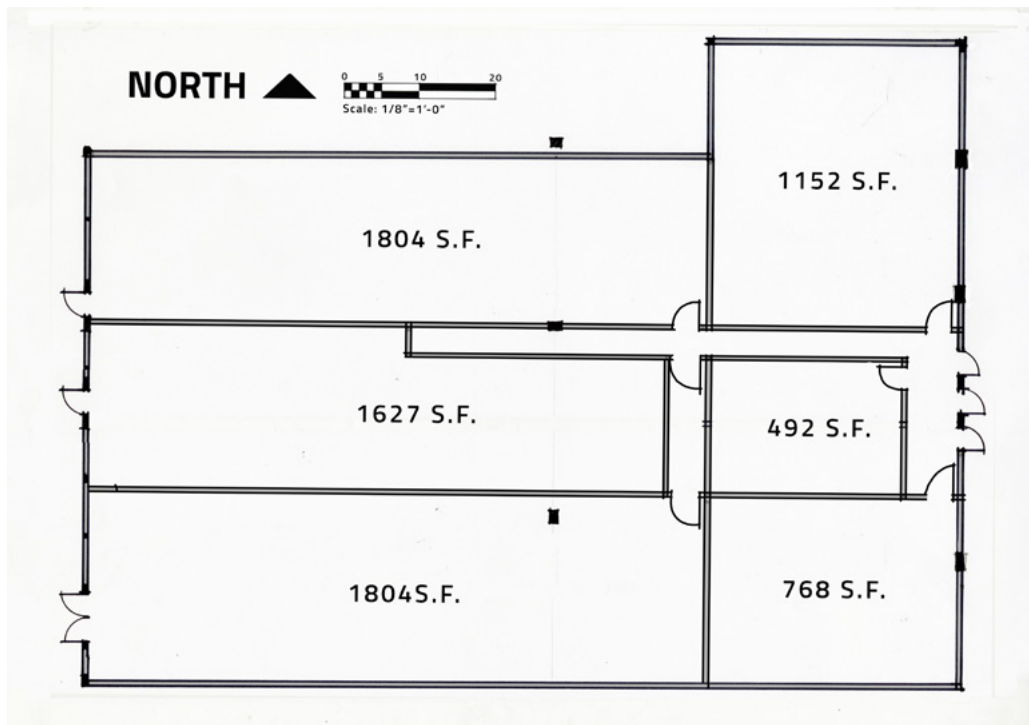


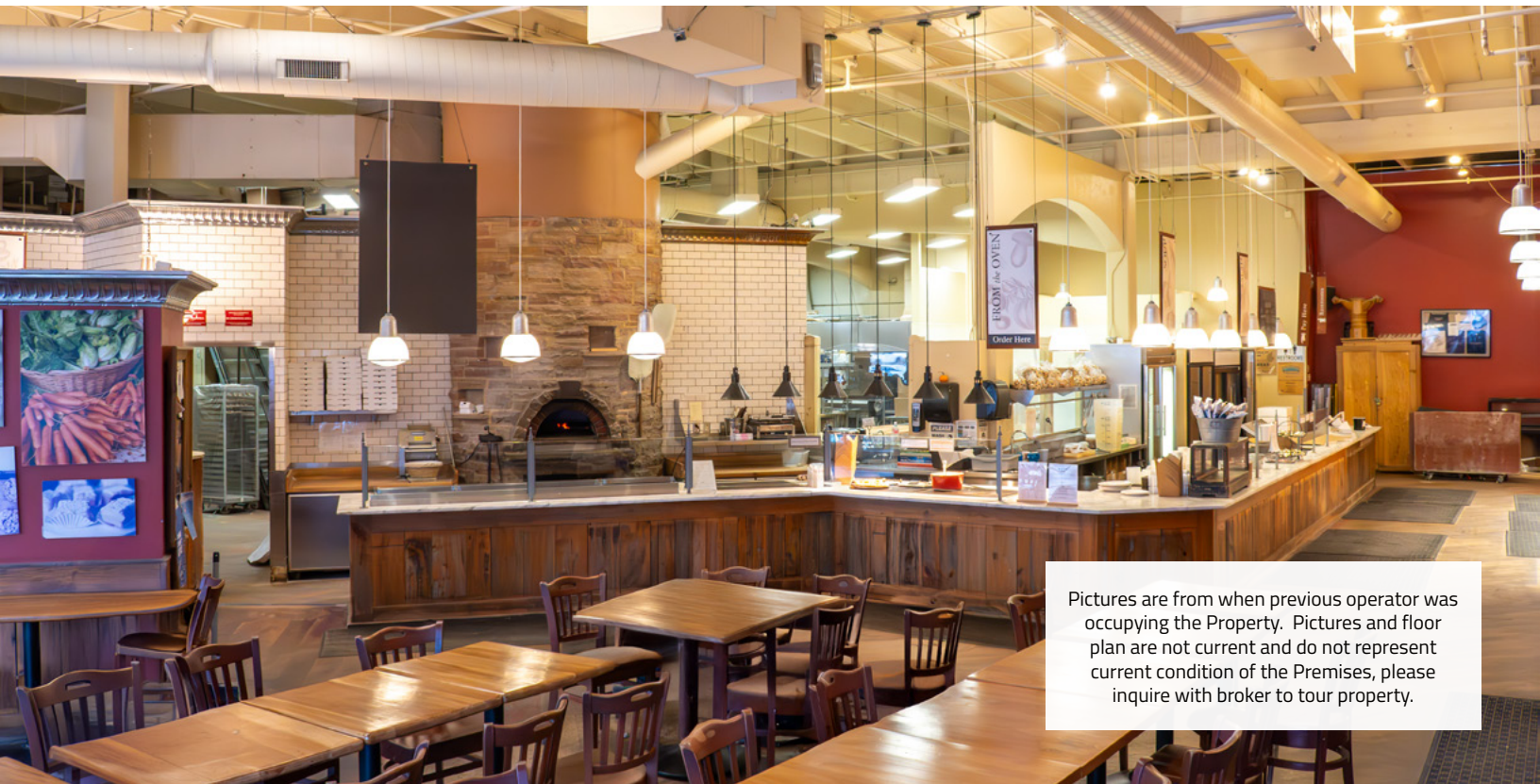
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FLOOR PLAN - DEMISING OPTION 1

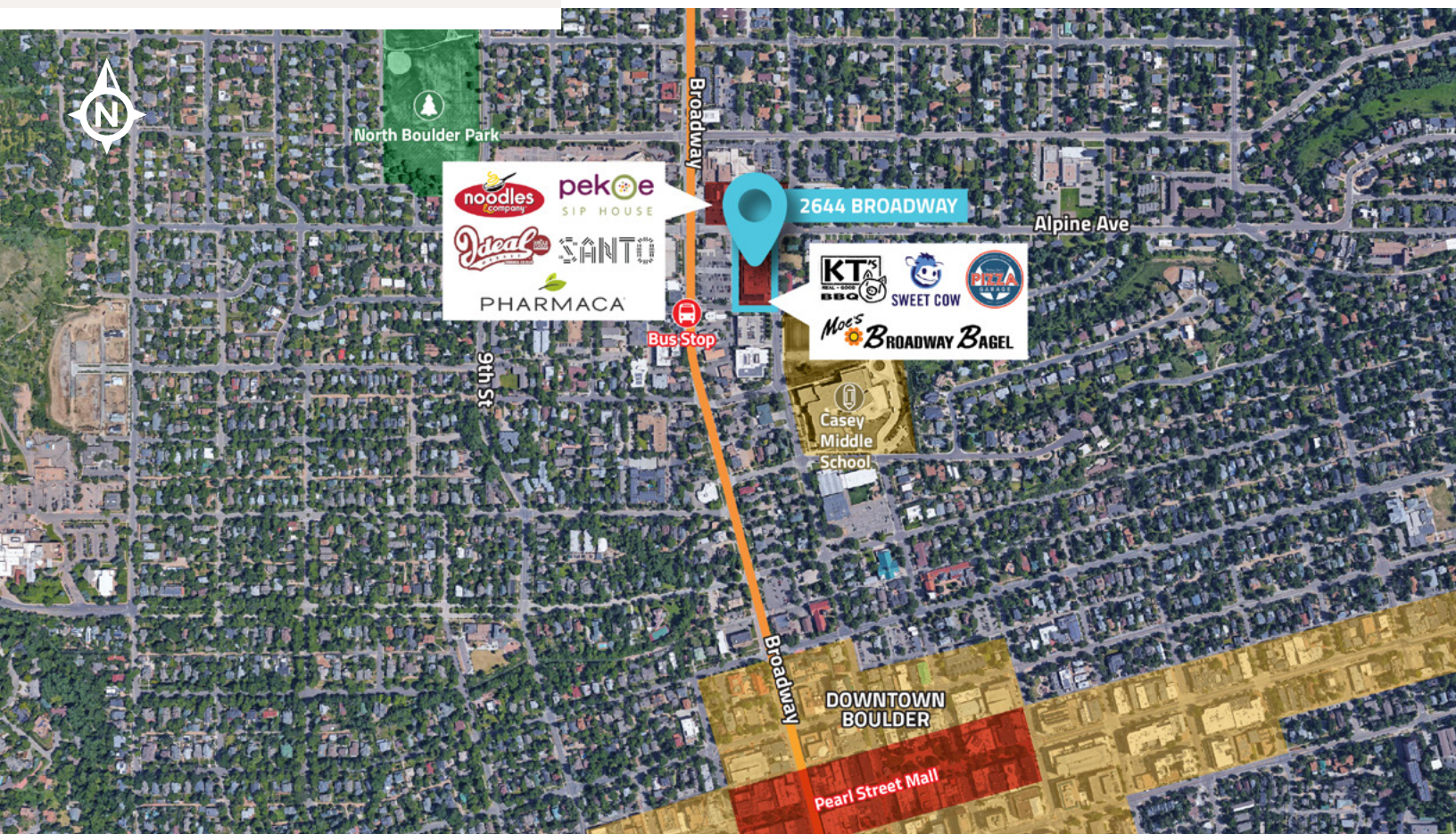


FLOOR PLAN - DEMISING OPTION 2





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