

1640 Broadway

Boulder, CO

2,200 Square Feet

Retail Space Available!

- **Prime Retail Location:** 2,200 SF standalone building in the heart of Boulder, ideal for high-visibility retail or service-oriented businesses
- **Unmatched Walkability:** Just steps from the iconic Pearl Street Mall, CU Boulder campus, and The Hill
- **High Traffic Exposure:** Benefit from 24,000 vehicles per day (2023 City of Boulder data)—excellent visibility for signage and branding
- **Standalone Presence:** Distinct building identity with no shared walls— maximize control over customer experience and design
- **Affluent Demographics:** Surrounded by one of Boulder's most valuable residential areas and a built-in student market
- **Versatile Space:** Open floor plan ready for retail, wellness, boutique fitness, and more



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Contact us for more information:

leasing@teboproperties.com

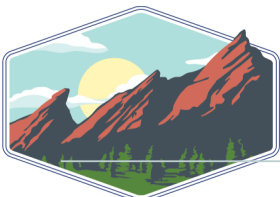
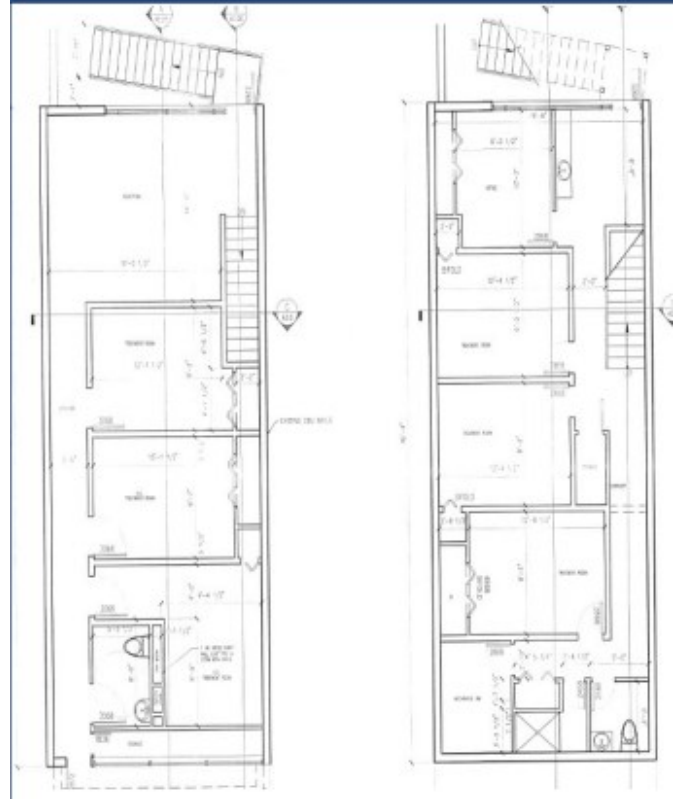
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1640 Broadway, Boulder, CO

Unit	Square Footage	Price (NNNs as of 12/31/26)
1640	2,200	\$12.00/SF + \$13.98 NNN



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