

DOWNTOWN BOULDER RETAIL SPACE

1401 Walnut Street, Boulder, CO



DEMOGRAPHICS

POPULATION



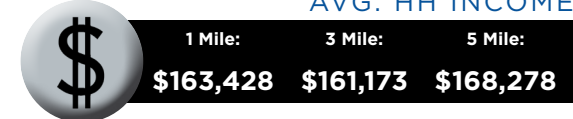
DAYTIME POPULATION



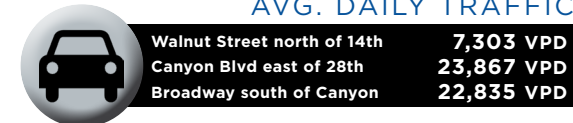
HOUSEHOLDS



AVG. HH INCOME



AVG. DAILY TRAFFIC



For more information, contact:

Mike DePalma

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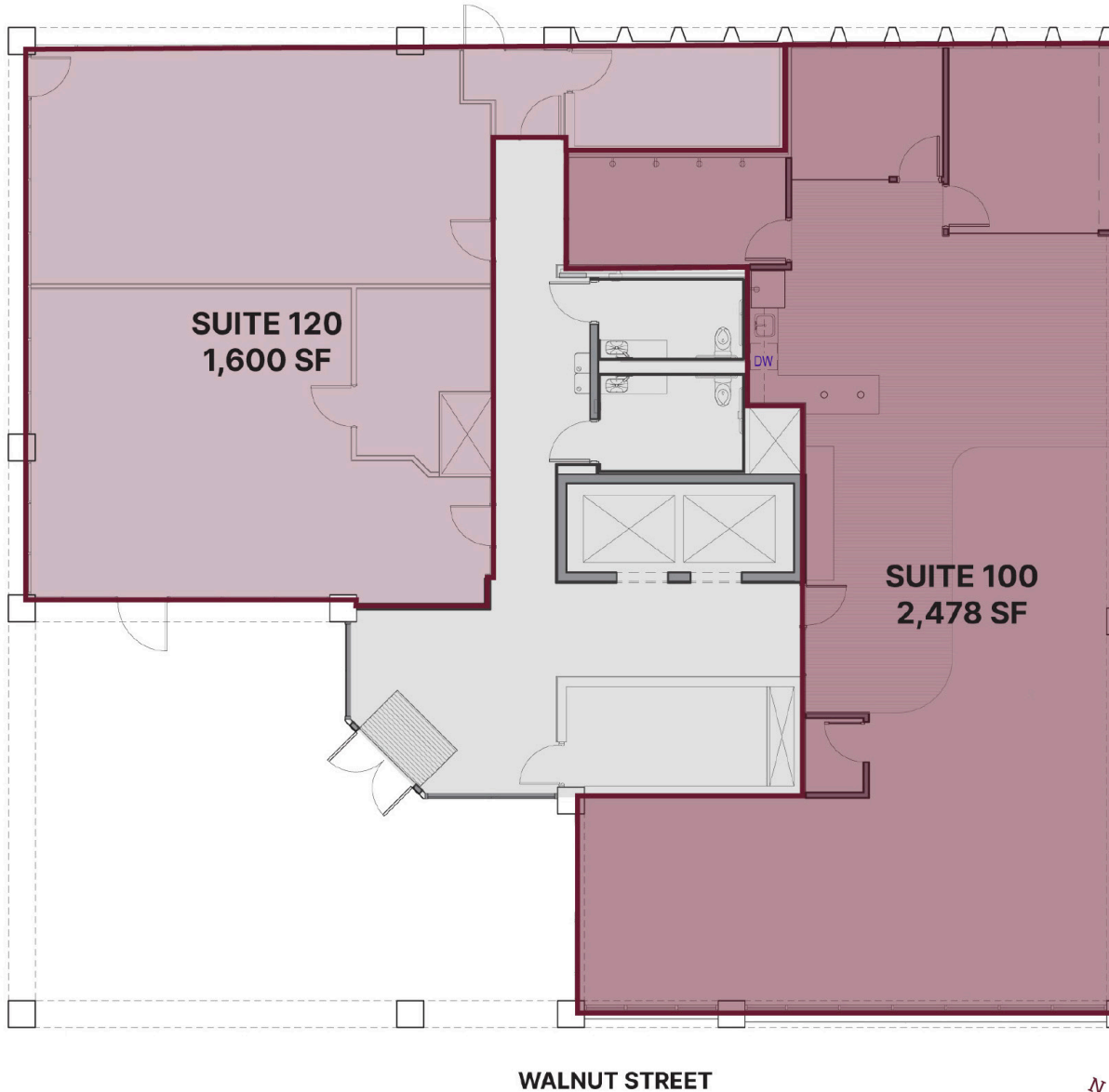
PROPERTY OVERVIEW:

- 1,600 SF - 2,478 SF hard corner retail space available
- Fantastic patio opportunities including rooftop
- Strong demographics



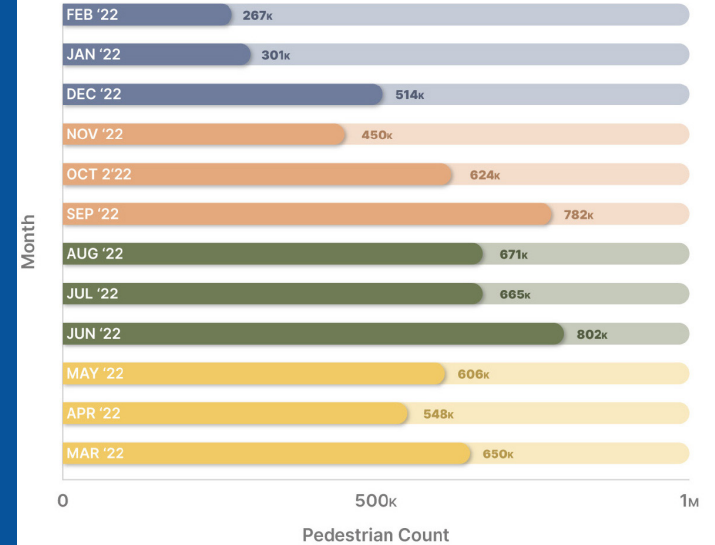
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PEDESTRIAN COUNTS

Footfall in Downtown Boulder: On Pearl St between 11th St and 15th St

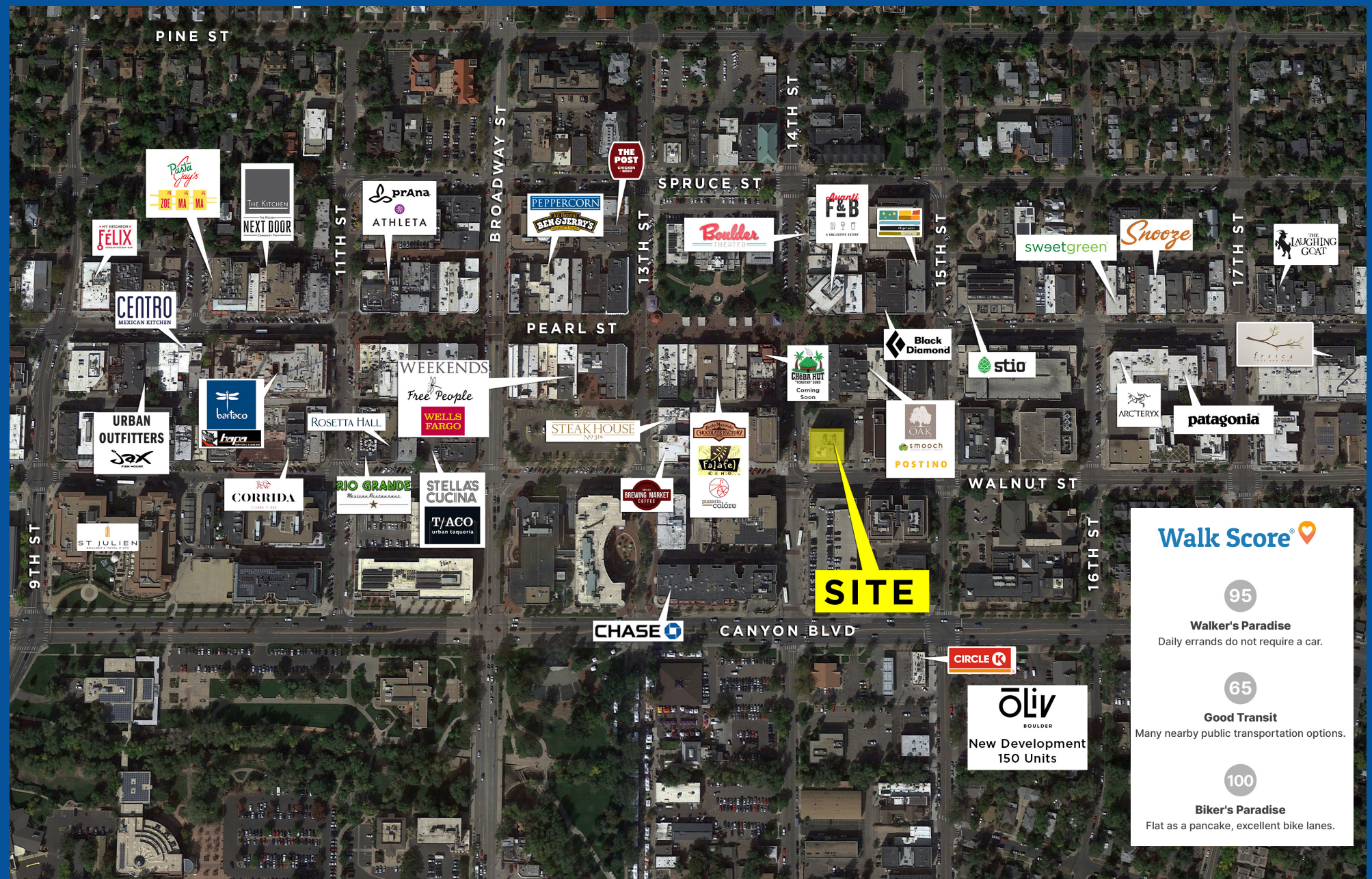


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Walk Score

95
Walker's Paradise
Daily errands do not require a car.

65
Good Transit
Many nearby public transportation options.

100
Biker's Paradise
Flat as a pancake, excellent bike lanes.

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SITE:
1401 Walnut Street

BOULDER
HIGH SCHOOL

UNIVERSITY of COLORADO
at BOULDER
30,000+ Students

THE HILL

CU BOULDER
EAST CAMPUS

ARAPAHOE AVE

28TH ST MALL

PEARL ST MALL

Google
NEW CAMPUS
330,000 SF
1,500 Employees

TARGET
C.M. & B.K.
1.800.344.3121

MACYS
TRADER JOE'S

Office
DEPOT
Marshalls

McGUCKIN
HARDWARE
WORLD MARKET
SPROUTS
FRESH MARKET

SAFeway
JO-ANN

Michaels

ROSS
PETS
SMART
Walgreens

KING
Supplies
BEST BUY

NORDSTROM
STAPLES
THE HOME DEPOT

WHOLE
FOODS

VALMONT RD

WHOLE
FOODS
BARNES
& NOBLE

28TH ST

PEARL ST

30TH ST

FOOTHILLS PKWY

FOLSOM ST

20TH ST

PEARL ST

CANYON BLVD

28TH ST

COLORADO AVE

BROADWAY ST

