

**1 YEAR FREE  
BASE RENT**

1546 28th Street  
Boulder, Colorado

**RARE SMALL RETAIL SPACE AVAILABLE ON 28TH STREET!**

**BUILDING HIGHLIGHTS**

SPACE AVAILABLE 924 RSF

LEASE RATE \$23.00 / RSF / NNN

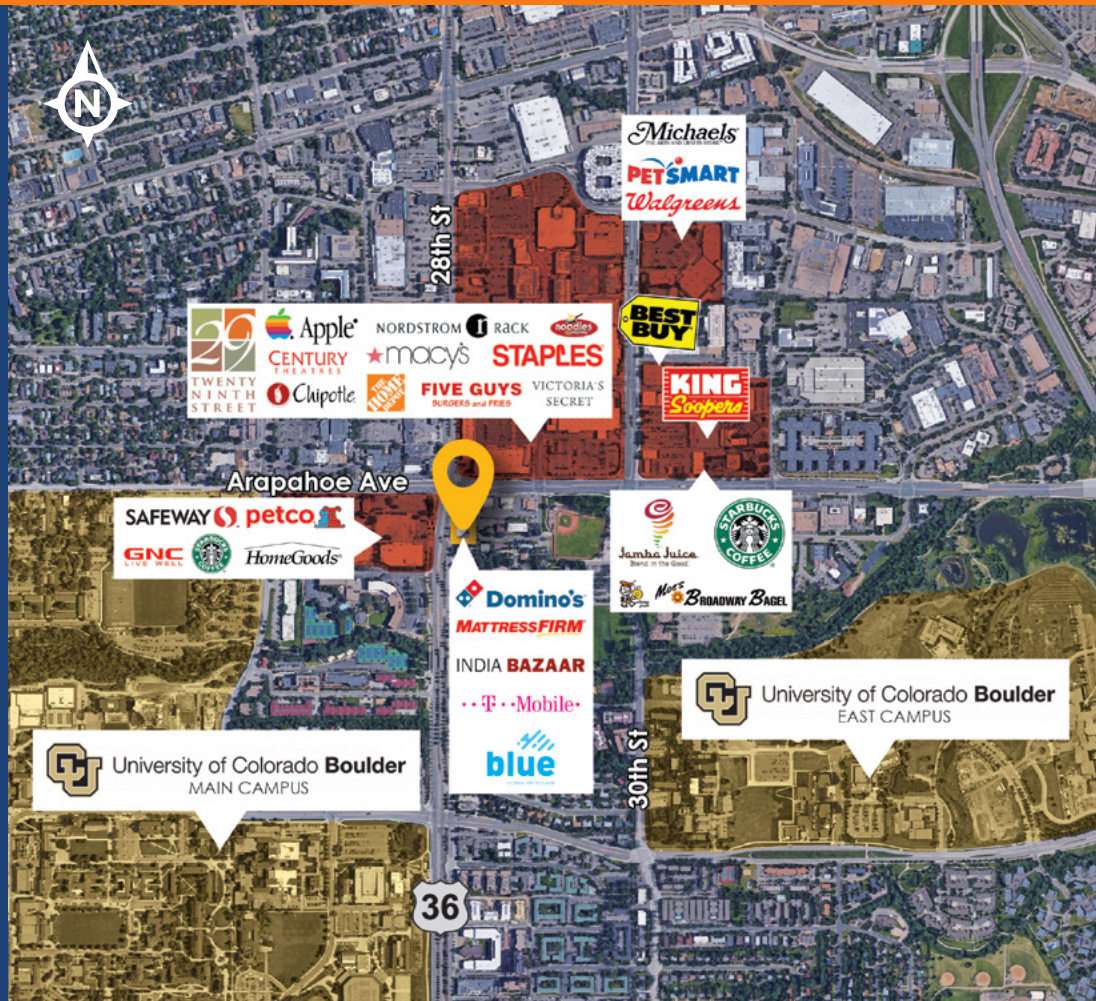
EXPENSES \$14.38 / RSF + UTILITIES

**PROPERTY FEATURES**

- Fantastic location between 29th Street Mall and the University of Colorado with visibility from 28th Street, the gateway to Boulder.
- Traffic Counts:  
45,000 VPD along 28th street  
35,000 VPD along Arapahoe Street
- Other tenants that share the retail center include; Domino's Pizza, Fitness Gallery (Coming Soon!), India Bazaar, and T-Mobile

**WALK SCORE®**

- 89** *Very Walkable*  
Most errands can be accomplished on foot.
- 54** *Good Transit*  
Many nearby public transportation options.
- 100** *Biker's Paradise*  
Daily errands can be accomplished on a bike.



FOR MORE INFORMATION CONTACT:

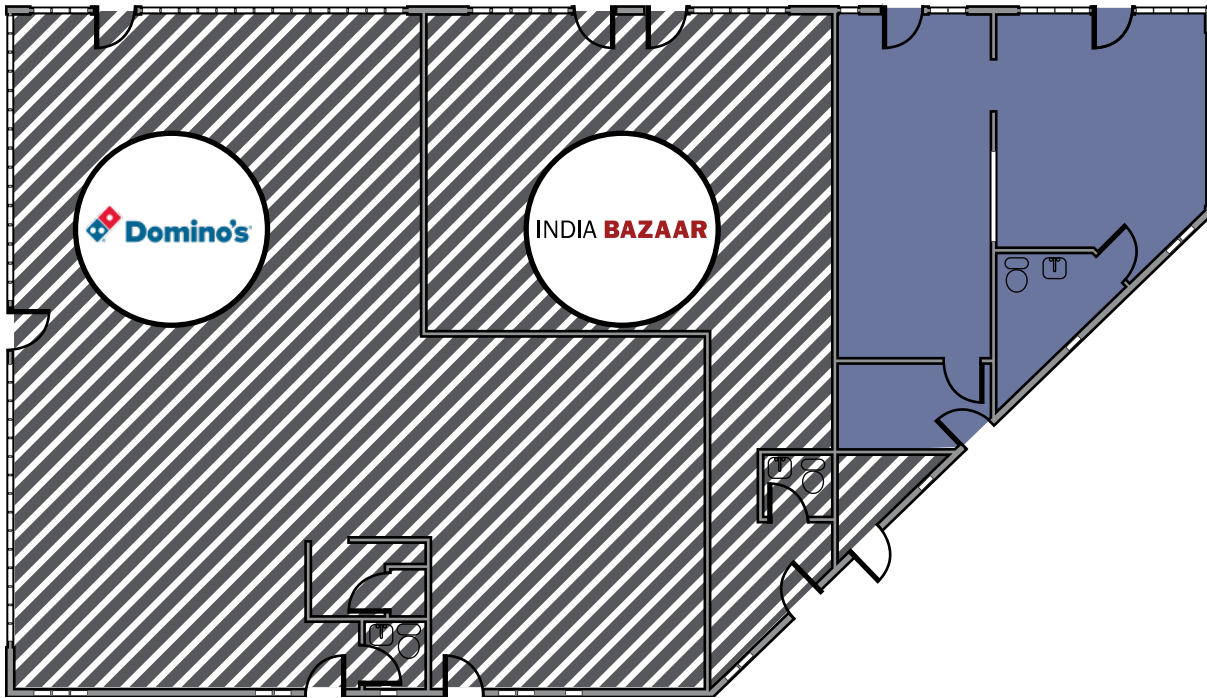
**DEAN CALLAN & COMPANY**  
1510 28th Street, Suite 200  
Boulder, Colorado 80303  
303.449.1420  
www.deancallan.com



**BEAU GAMBLE**  
303.945.2028  
beaugamble@deancallan.com





FLOOR PLAN



available space   
leased 



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