



### PROPERTY HIGHLIGHTS

**Excellent location with high visibility on "The Hill".** Former coffee shop space available with outdoor patio seating, private restrooms, ample indoor seating area and rear production area with sinks and floor drain. High foot traffic location on the corner of 13th and Pennsylvania, directly across from the City parking lot.

- Close to CU Campus & Downtown
- High traffic location
- On-building signage available
- Patio seating
- Near bus route
- Near bike path

**Suite 100:** 1,652 RSF  
**Available:** Immediately  
**Lease Rate:** \$5,500/month Gross  
**Parking:** On-street  
**Zoning:** BMS

DISCLAIMER: The information contained in this brochure has been obtained from sources we believe to be reliable. However, while we have no reason to doubt the accuracy of the information, it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein. The tenant, buyer, seller and/or landlord should not rely on the information contained in this brochure but instead should independently verify the permitted use and zoning of the property him or herself. The zoning link is for initial informational purposes only.

### CONTACT US

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# RETAIL SPACE FOR LEASE ON THE HILL

Colorado  
Group

1301 PENNSYLVANIA AVENUE, SUITE 100, BOULDER, CO

## PROPERTY PHOTOS



The Colorado Group, Inc. | 3434 47th St, Suite 220, Boulder, CO 80301 | 303-449-2131 | [www.coloradogroup.com](http://www.coloradogroup.com)

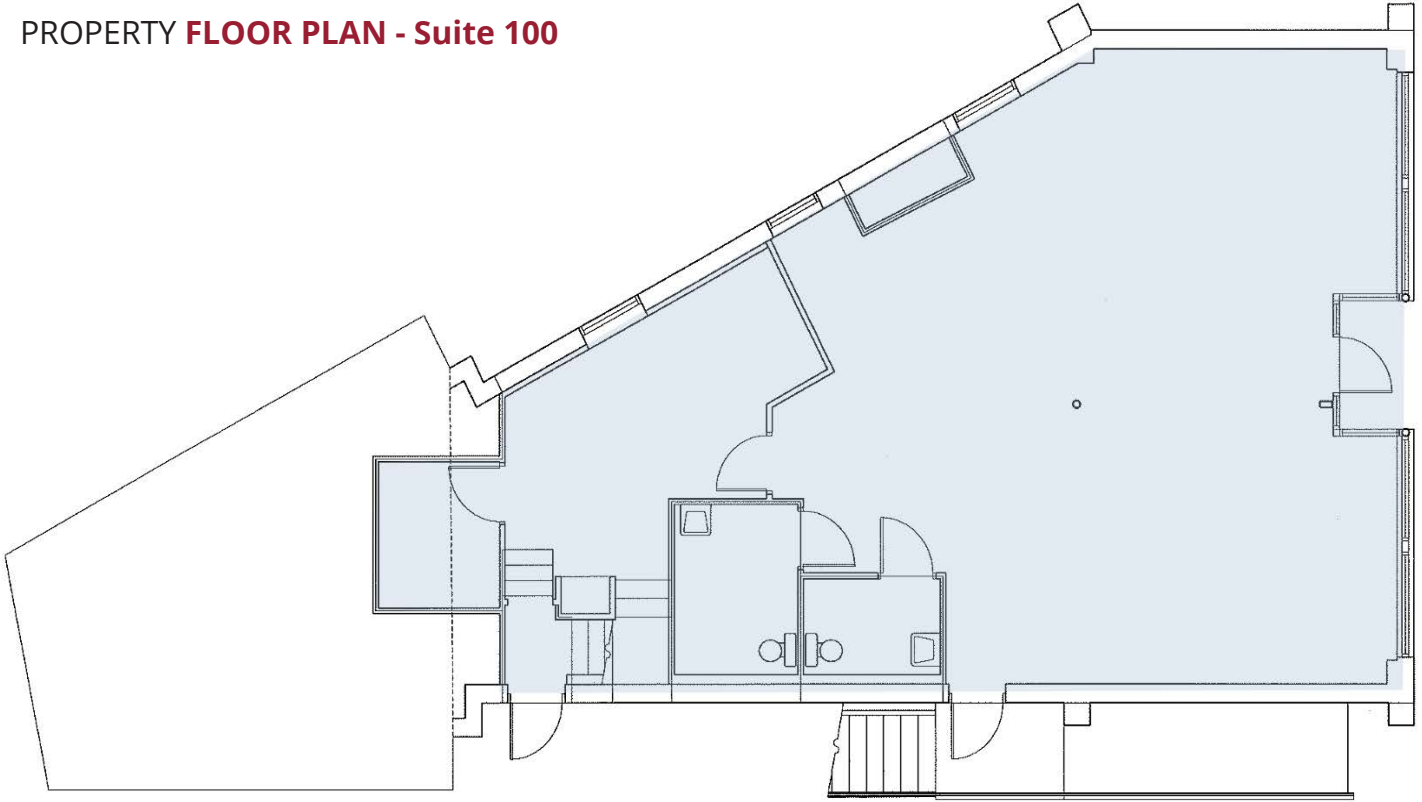
\* For a complete disclaimer, please see page one of this brochure.

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1301 PENNSYLVANIA AVENUE, SUITE 100, BOULDER, CO

PROPERTY **FLOOR PLAN** - Suite 100



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# RETAIL SPACE FOR LEASE ON THE HILL

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1301 PENNSYLVANIA AVENUE, SUITE 100, BOULDER, CO

## PROPERTY LOCATION

**ALFALFAS**

**BMOCA**

**BOULDER DUSHANBE TEAHOUSE**

**FARMERS MARKETS**  
BOULDER COUNTY  
EST 1987

**1301 Pennsylvania Avenue**

**PEARL STREET PEDESTRIAN MALL**

**COLORADO UNIVERSITY**

**illegal pete's**

**HALF FAST SUBS**

**the Sink**  
ON THE HILL SINCE 1923

**FOX**

**W**

**STARBUCKS COFFEE**

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