



DIAGONAL PLAZA LONG-TERM SUBLEASE

2972 IRIS AVENUE
BOULDER, CO 80301

PROPERTY HIGHLIGHTS

Be on the leading edge of the Diagonal Plaza redevelopment. In May 2022, Boulder City Council approved the Site Plan for mixed use redevelopment of the surrounding 9-acre site to feature retail stores along 28th Street, community space, and 282 residential units. Sublease space is adjacent to the Colorado Animal Specialty and Emergency (CASE) hospital, along with other tenants Wells Fargo, Vic's Coffee, and 24 Hour Fitness. Good signage, visibility, and regional access via the Diagonal Highway and nearby Foothills Parkway. Long-term sublease possible through December 31, 2030.

- Strong local demographics
- Abundant parking
- High Traffic Counts
- Good regional access
- Monument signage
- Dock-high doors possible

Available SF	15,700 RSF
Available	Immediately
Lease Rate	\$16.00/RSF NNN
Expenses (Est)	\$7.40/RSF
Zoning	Business Community (BC-1)

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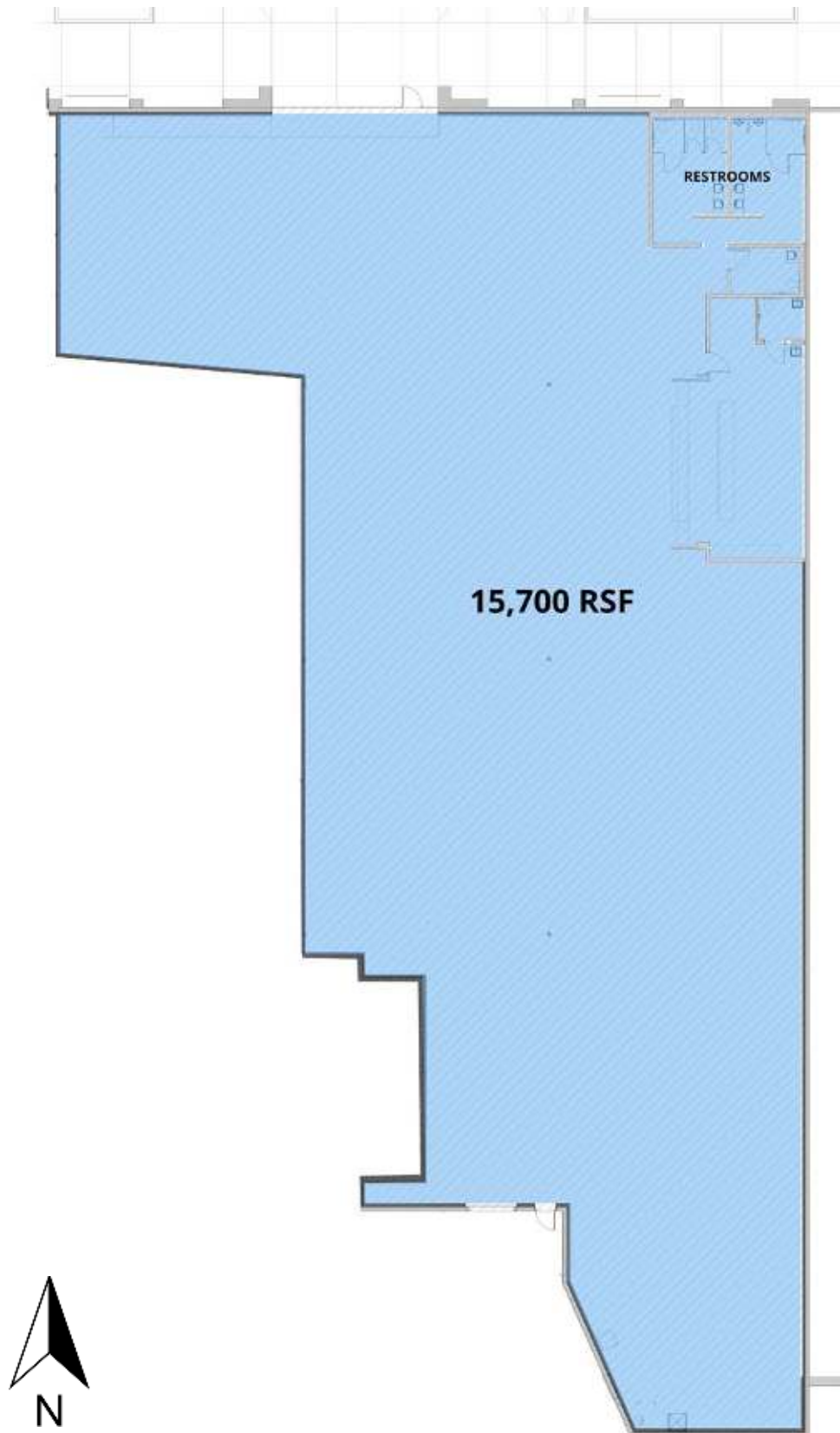
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[CLICK HERE TO SEE THE
DIAGONAL PLAZA
DEVELOPMENT PROJECT](#)

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PROPERTY **FLOOR PLAN**



RETAIL SUBLEASE OPPORTUNITY
2972 IRIS AVENUE, BOULDER, CO 80301

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PROPERTY LOCATION



Trade Area Demographics			
	1 Mile	3 Mile	5 Mile
Population*	17,082	95,317	123,304
# of HH	8,251	39,954	52,910
2020 Average HH Income	\$111,249	\$104,491	\$112,608

***2027 Projection. Source: CoStar Demographic Reports, June 2022**

Area Traffic Counts	
Diagonal Highway	30,324/day
28th Street	30,512/day
30th Street	15,440/day

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