

## NOBO RETAIL/RESTAURANT SPACE FOR LEASE AT THE ARMORY

4750 BROADWAY STREET, BOULDER, CO 80304



### PROPERTY HIGHLIGHTS

**Calling all restaurateurs, baristas, bakers, juicers or anyone with a passion for running a booming [insert your craft] shop!** Bustlin' North Boulder is preparing to cut the ribbon on premier retail space in its newest development, The Armory! The Armory is a brand new multi-block mixed-use development with almost 300 residential units and three retail buildings. Each of the ground floor retail spaces faces busy Broadway and offers 1,400 to 2,800 square feet. Get in on the action early so you can start pulling permits now to create your dream space!

- All retail spaces available now!
- North side Building G is 1,400 SF and already built out. Available for a tenant October 2022
- Entire Development: Estimated completion Fall/Winter 2022
- 3,500 gallon grease trap in Buildings C & G
- Hood ventilation shafts in place
- Excellent signage opportunity on Broadway

<b>Available SF:</b>	1,400 - 8,400 RSF (approximately)*
<b>Lease Rate:</b>	Negotiable
<b>Expenses (Est.):</b>	\$13.00/RSF
<b>Parking:</b>	53 total spaces + on-street parking

\* 3 Separate Units of ~2,800 RSF each. Divisible to ~1,400 RSF

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. Licensed in the State of Colorado.

### CONTACT US

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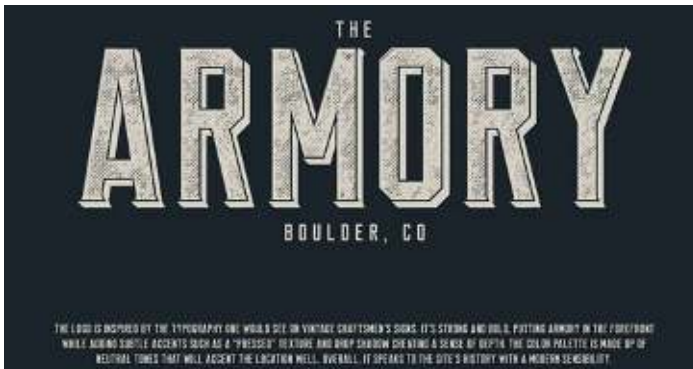
**The Colorado Group, Inc**  
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Boulder, CO 80301  
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## PROPERTY DEVELOPMENT



As part of the project, the historic 9,500 square-foot Armory Mess Hall and smokestack will be preserved and restored to function as an activity center for residents. Originally built in 1949, this repurposed landmark will feature yoga and fitness classes, a kitchen and bar area, clubroom, outdoor pool deck and leasing office.



Located at 4750 Broadway amidst the NoBo Art District, the development is a village of 23 buildings clustered along tree-lined streets that blend into the scale and grid of the existing North Boulder neighborhood. The Armory is a mix of two-story apartment buildings, 18 three-story townhomes, 8,427 square feet of retail storefronts along Broadway and two pocket parks that will be open to the public.



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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## AREA **DEMOGRAPHICS AND TRAFFIC COUNTS**

### NOBO

The current population in North Boulder is estimated to be around 12,000.

Starting at the area around Wonderland Lake you'll find Lucky's Market, Lucky's Café, Lucky's Bakehouse and Creamery, Logan's Espresso Café and China Gourmet – all of which draw from North Boulder and further South and East.

Except for Frutería El Valle, Lucky's Market is the only grocery retailer in the North Boulder area, leaving this as an underserved opportunity in the market.

Further north of Violet Avenue in the NoBo Arts District are fine art studios and professional photography studios with over 220 artists and creative industries.

Great cafes like Amante and Spruce Confections also serve as pit stops for cyclists on their treks north/south. The current restaurant offerings in the area are Proto's Pizza, Little Tibet, La Choza, The North End at 4580, Bacco Trattoria & Mozzarella Bar, BookCliff Vineyards Winery and Upslope Brewing.

### TRAFFIC COUNTS

- 14,000 average daily traffic count at Route 36 at Broadway \* Per CDOT
- 8,200 average daily traffic count on Broadway at Lee Hill Drive (including 111 Bicycles) \* Per City of Boulder



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## PROPERTY SITE PLAN

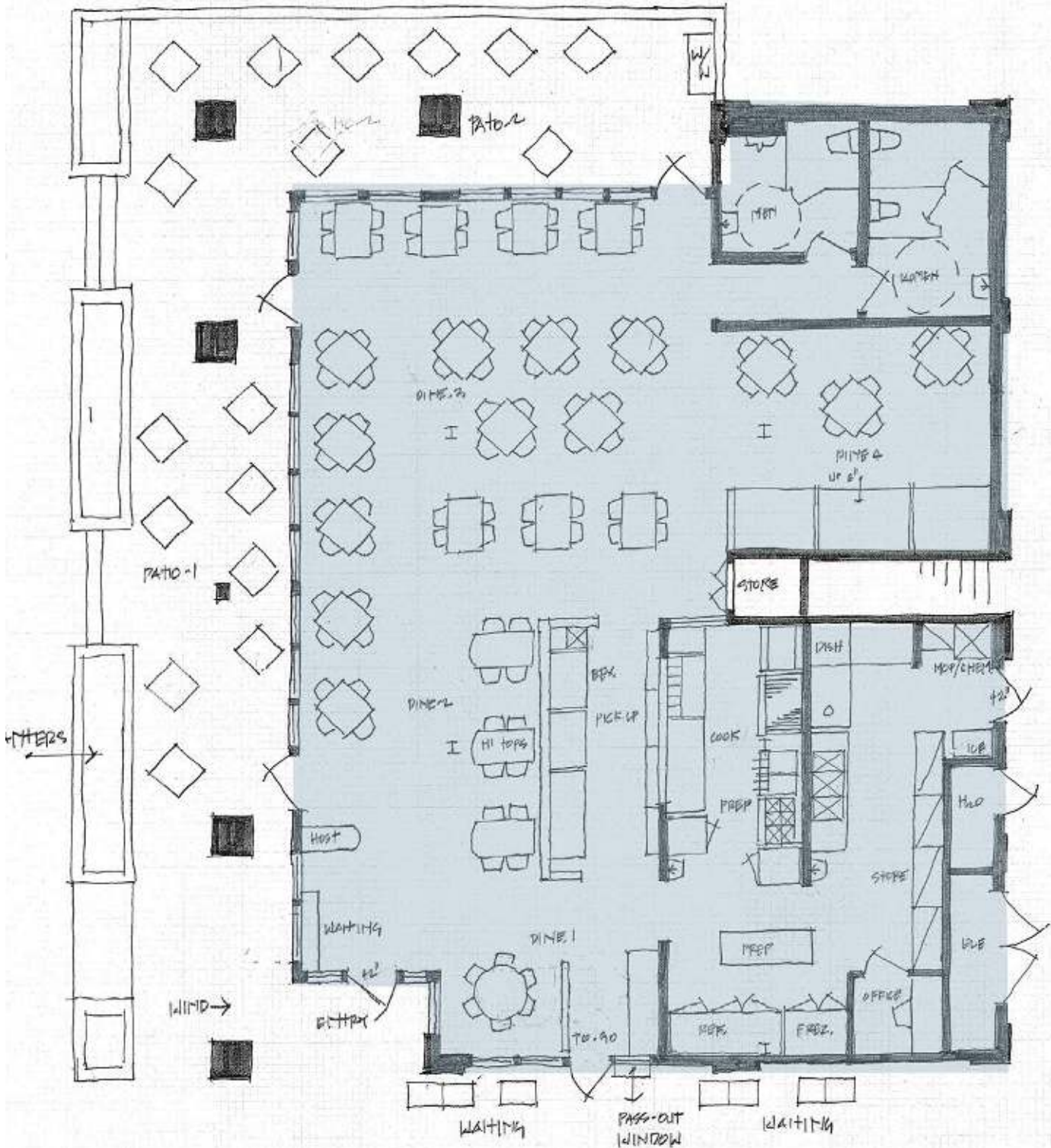


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## CONCEPTUAL FLOOR PLAN

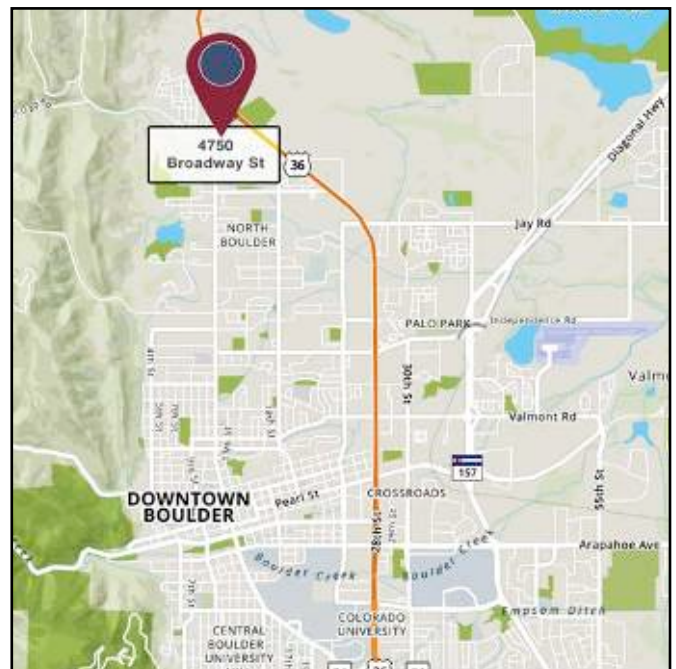
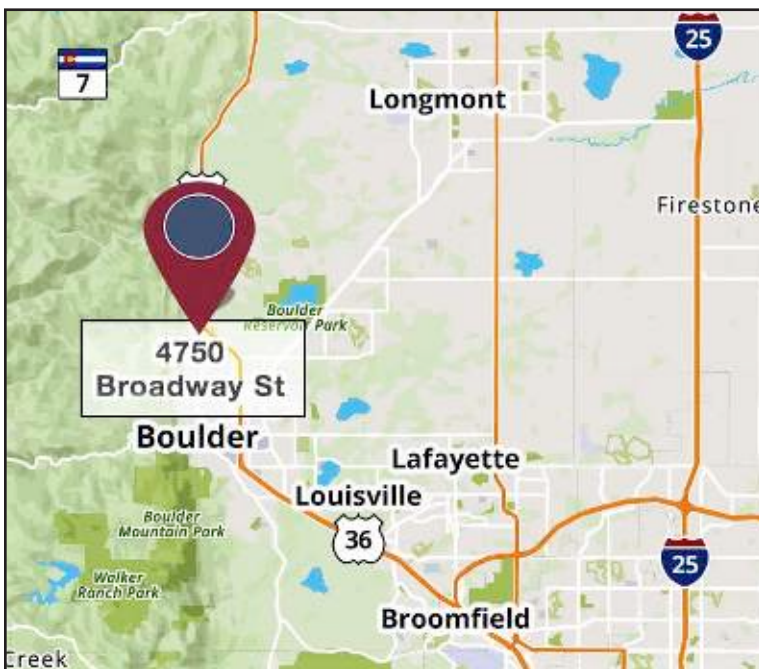


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## PROPERTY LOCATION



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