

market
REAL ESTATE

High Visibility Retail For Lease on the Hill

1301 PENNSYLVANIA AVE
BOULDER, CO 80302
SUITE 100

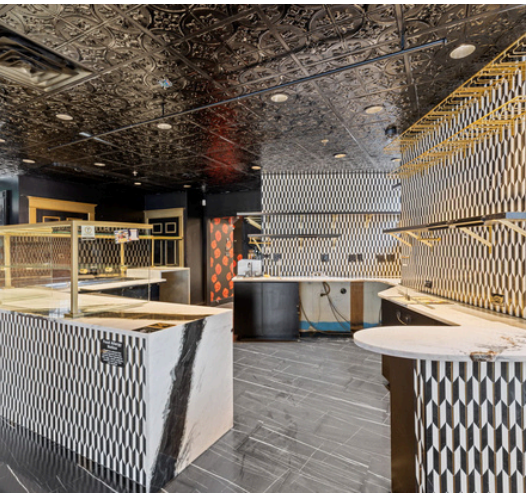
Size: 1,554 SF
Rate: $40/SF NNN ($11.83)
Date Available: Now

CATTY CORNER

This charming spot on the Hill is just steps from the university, the new Hill Hotel, and hotspots like the Fox Theatre and The Sink. Outside, it's hardly a "corner-of-your-eye" offering – it gets views from over 26,000 vehicles per day. Suite 100 has a kitchen build-out, dining room, and patio. And with Sundance Film Festival heading to Boulder starting January 2027, this location stands to benefit from a fresh wave of visibility and foot traffic. Looks like it's time to corner the market!

PROPERTY HIGHLIGHTS

- First-floor retail space available for lease
- Amazing visibility from Broadway with 26,000 VPD and steps from CU Campus
- Kitchen build-out with Type II hood
- Brick detail and large storefront windows
- Iconic location on The Hill with private patio

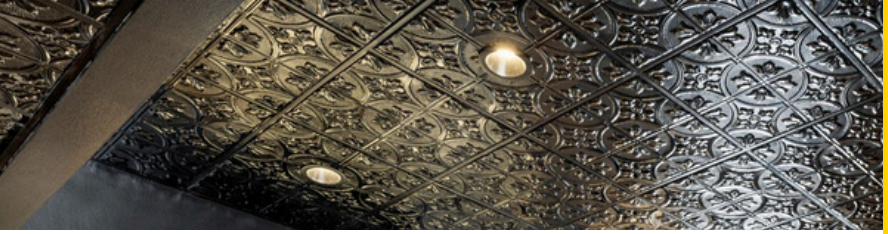






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