

## Retail Space For Lease in Boulder

1645 FOLSOM STREET | BOULDER, CO 80302

Size: 975 SF

Rate: \$32/SF + NNN (\$18)

Available: Now



# FOND OF FOLSOM

Charming, convenient, and compact—what more could you want in a retail space? This 975 SF pint-size powerhouse on Folsom is in one of Boulder’s hottest locations. With easy access to downtown, CU campus, and 29th Street the time is right to claim this small space for a BIG opportunity. Whether you’re selling, serving, or just setting up shop, Folsom is the place to grow your retail business.

### PROPERTY HIGHLIGHTS:

- Open Layout
- Great local tenant mix
- Easy in and out access
- Large storefront windows
- Private restroom



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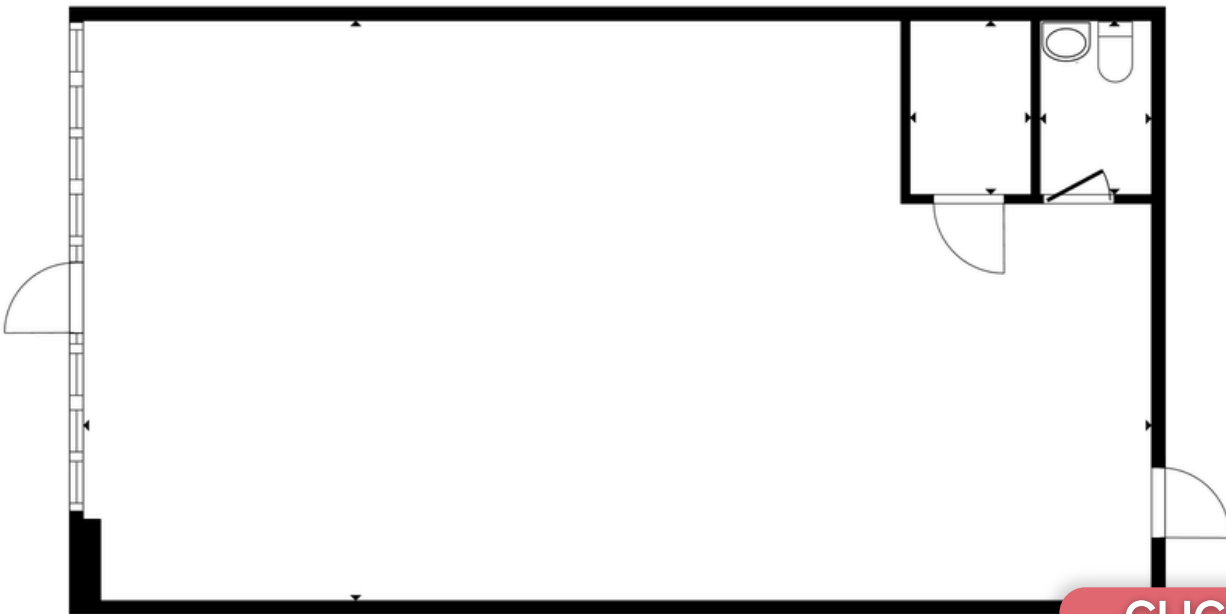


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# market

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Village Coffee Shop  
Watch Galaxy  
Larry's Boot Fitting  
THE BOULDER BARBER



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