

# market

REAL ESTATE

## Downtown Retail Space for Sublease

1909 9TH STREET | BOULDER, CO 80302  
SUITE 125

Size: 1,315 SF

Rate: \$32.45/SF + NNN (\$25.00)

Sublease Term through 6/2027

# GOOD KARMA

Or karma, that is. At 1909 9th Street, you will find not only 1,315 square feet of rare small retail but heaps of good vibes left behind by the charming and good-natured former retailer Kama. Every precious square foot of this ground-level retail is mercifully functional and adorable, from the ADA ramp and bathroom to the studio lighting, ceramic ceiling tiles, handcrafted steel pipe shelving, and convenient storage room in the back. Draw from nearby downtown tourists, St. Julien Hotel guests, or local regulars via 9th Street. What goes around so cash in on the good vibes and check out 1909 9th Street before it's gone!

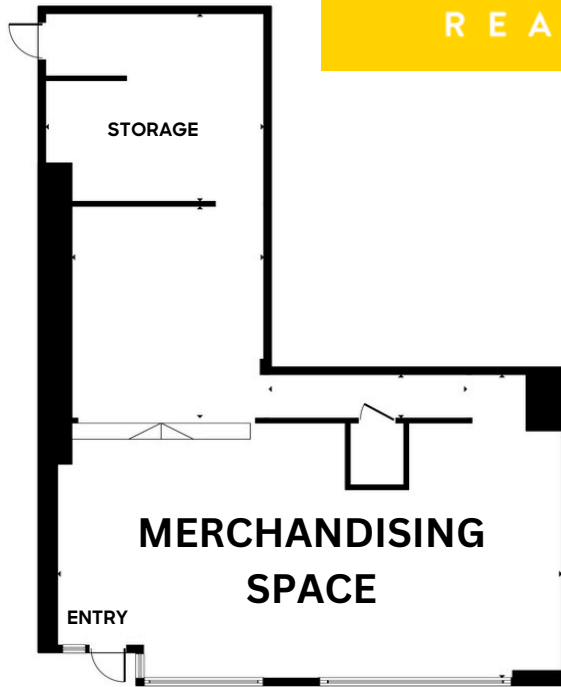
### PROPERTY DETAILS:

- Adorable retail shop or office
- Hard to find small retail in Downtown Boulder
- Ceramic ceiling tiles
- Loads of natural light
- Street parking plus city lots close by



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