

Dynamic Diagonal Plaza Retail Leases

2850 IRIS AVE | BOULDER, CO 80301

Suite B: 1,690 SF, \$19.00 NNN

Suite E2N: 308 SF, \$15.00 NNN

Suite I3: 814 SF, \$12.00 NNN

Suite M: 3,574 SF, \$19.00 NNN

Restaurant (Suite H) : 2,948 SF, \$19.00 NNN

Operating Expenses: \$9.42/ SF

THE MALL LIVES ON

Shopping malls aren't dying. They're changing. And your business can be at the forefront of this retail revolution. Diagonal Plaza is home to some hot commodities, which means mega exposure for whoever moves in. The DMV is here (give people somewhere to shop while they wait), 24-Hour Fitness is next door (people get hungry after they work out) and the whole building is being updated to give it a whole new lease on life.

PROPERTY HIGHLIGHTS

- Great visibility with 60,000 cars per day
- Makeover in progress, including signage, flooring, landscaping and aesthetics
- Front-facing anchor spaces available
- Steps from high-traffic neighbors including 24 HR Fitness, Wells Fargo



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market

REAL ESTATE



SUITE B
virtual tour

SUITE M
virtual tour



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