

High Visibility Retail Space on the Hill

1301 PENNSYLVANIA AVE | BOULDER, CO 80302
LOWER LEVEL

Size: 1,554 SF
Rate: \$20/SF Gross
Date Available: Now

UNDERGROUND HQ

Unearth a hidden treasure at 1301 Pennsylvania Avenue, mere steps from the university, the chic Hill Hotel, and vibrant venues like the Fox Theatre and The Sink. This isn't your typical 'underground' retail space; it's an opportunity to return to the fundamentals. With high visibility, seen by over 26,000 vehicles daily, this straightforward space is ideal for businesses seeking simplicity and a prime location. Don't miss your chance to shine in this unique underground setting.

PROPERTY HIGHLIGHTS

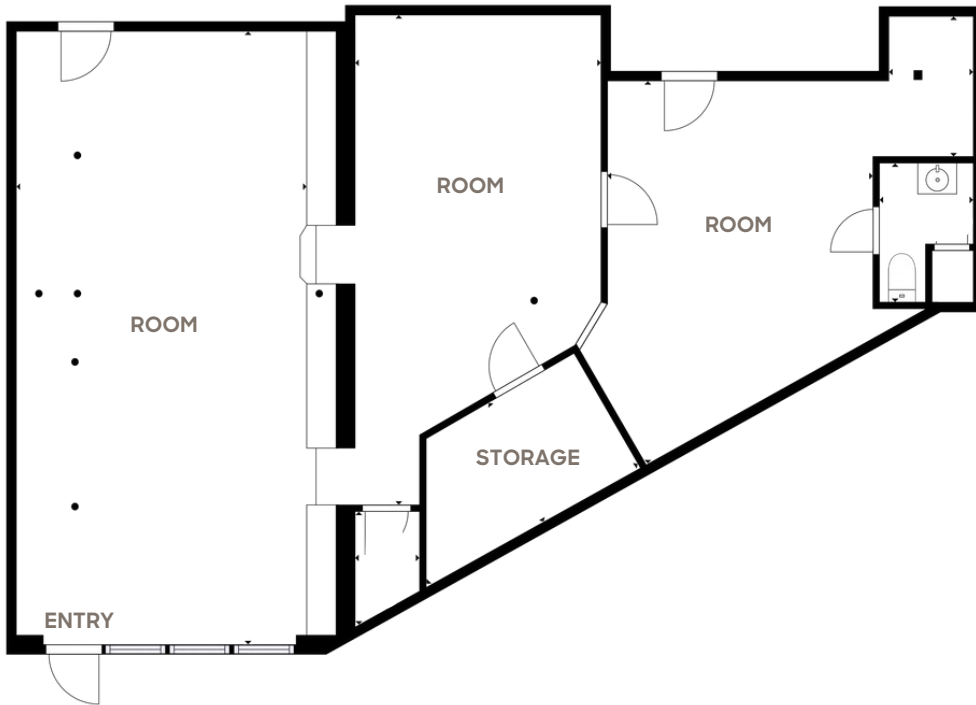
- Iconic location on The Hill
- Amazing visibility from Broadway with 26,000 VPD
- Steps from CU Boulder Campus
- Building Signage on Broadway



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