

1100

# Spruce Street

Boulder, CO

885 SF OF RETAIL SPACE  
1,023 SF OF OFFICE SPACE

SEEKING  
SMALL, LOCAL,  
INDEPENDENT,  
MINORITY- OR  
WOMEN-OWNED  
BUSINESSES

DISCOUNTED  
RENT  
OPPORTUNITIES  
AVAILABLE



# Property Highlights



CORNER OF  
SPRUCE & 11TH



EXCELLENT  
VISIBILITY



1 BLOCK FROM  
PEARL STREET



RETAIL  
SPACE  
AVAILABLE

# Available Retail Suite

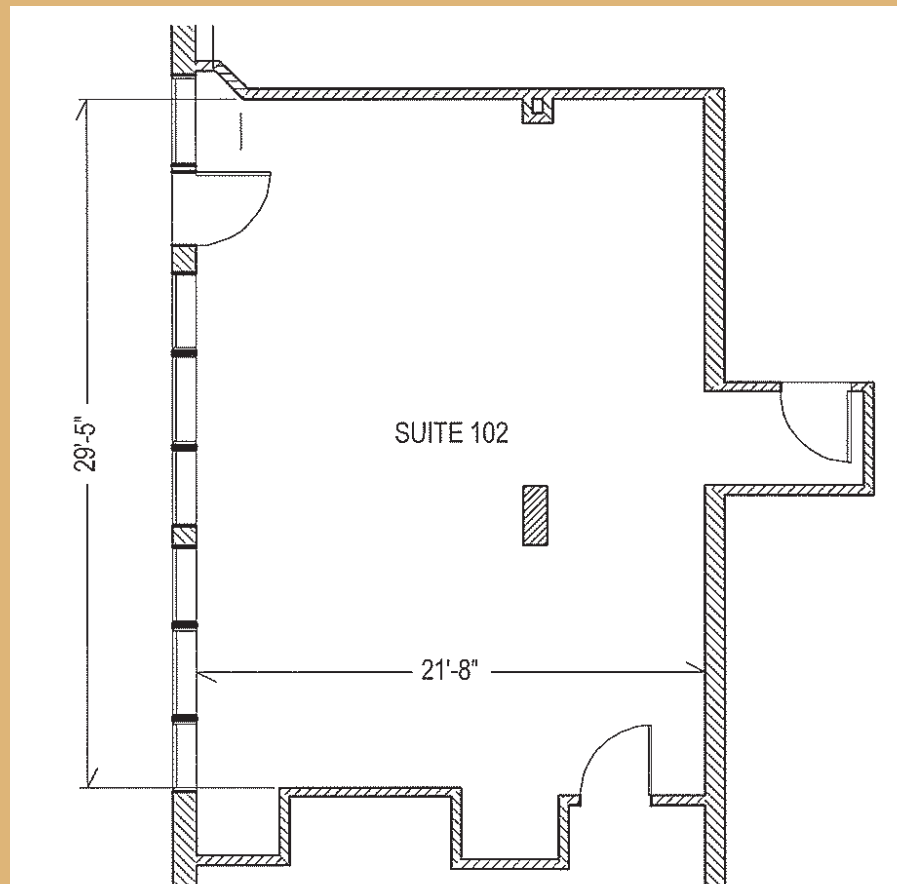
Suite 102

885 SF  
OF FIRST FLOOR  
RETAIL SPACE



# Retail Floor Plan

Suite 102 - 885 SF of First Floor Retail Space



Suite 201

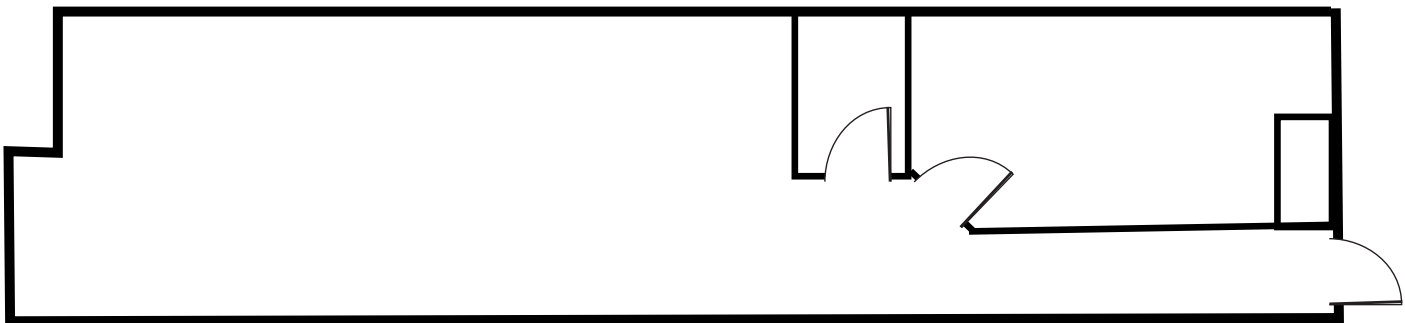
1,023 SF  
OF SECOND  
FLOOR OFFICE  
SPACE



**Available  
Office Suite**

**Office Floor Plan**

Suite 201 - 1,023 SF of Second Floor Office Space



# Location Highlights

## Downtown Boulder & Pearl Street Mall

A beautiful, historic city located just 30 miles from Denver, Boulder is surrounded by the gorgeous Flatiron Mountains and just moments away from Boulder Creek. Boulder's Pearl Street Mall is brimming with wonderful shopping, dining, and entertainment opportunities — there is truly something for everyone. Downtown Boulder is well-kept, with over 1,000 businesses and a welcoming atmosphere. The Pearl Street Mall, a marvelously captivating four-block-long pedestrian mall in the heart of Downtown Boulder and sees more than 1.2 million visitors annually.

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
2023 Population - Current Year Estimate	22,848	92,812	116,829
<b>HOUSEHOLD INCOME</b>			
2023 Average Household Income	\$120,215	\$131,817	\$138,781
<b>PLACE OF WORK</b>			
2023 Employees	33,721	93,239	108,846





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Boulder, CO



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