

PREMIER BOULDER HILL RETAIL

13th Street & College Avenue, Boulder, CO



PROPERTY OVERVIEW:

- 3,217 RSF premier retail for lease
- Hard corner
- Located on Boulder Hill
- Pedestrian friendly district with a unique mix of dining, shops and entertainment
- Adjacent to University of Colorado

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DEMOGRAPHICS

POPULATION

1 Mile:	24,658
2 Mile:	60,009
3 Mile:	95,354

EMPLOYEES

1 Mile:	21,548
2 Mile:	42,730
3 Mile:	67,573

AVG. HH INCOME

1 Mile:	\$121,281
2 Mile:	\$138,376
3 Mile:	\$152,643

HOUSEHOLDS

1 Mile:	7,962
2 Mile:	23,014
3 Mile:	38,674

TRAFFIC COUNTS

On Broadway north of College Ave:	30,433 vpd
On Broadway south of College Ave:	32,037 vpd

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