

# 3280 28<sup>TH</sup> STREET

## NORTH BOULDER 28<sup>TH</sup> STREET RETAIL OPPORTUNITY

**CONTACT:**

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(303) 442-1040  
[WWW.GIBBONSWHITE.COM](http://WWW.GIBBONSWHITE.COM)

**UNIT 4:**

**2,280 SF**

**LEASE RATE:**

**\$14.00 NNN**

**AVAILABLE:**

**IMMEDIATELY**

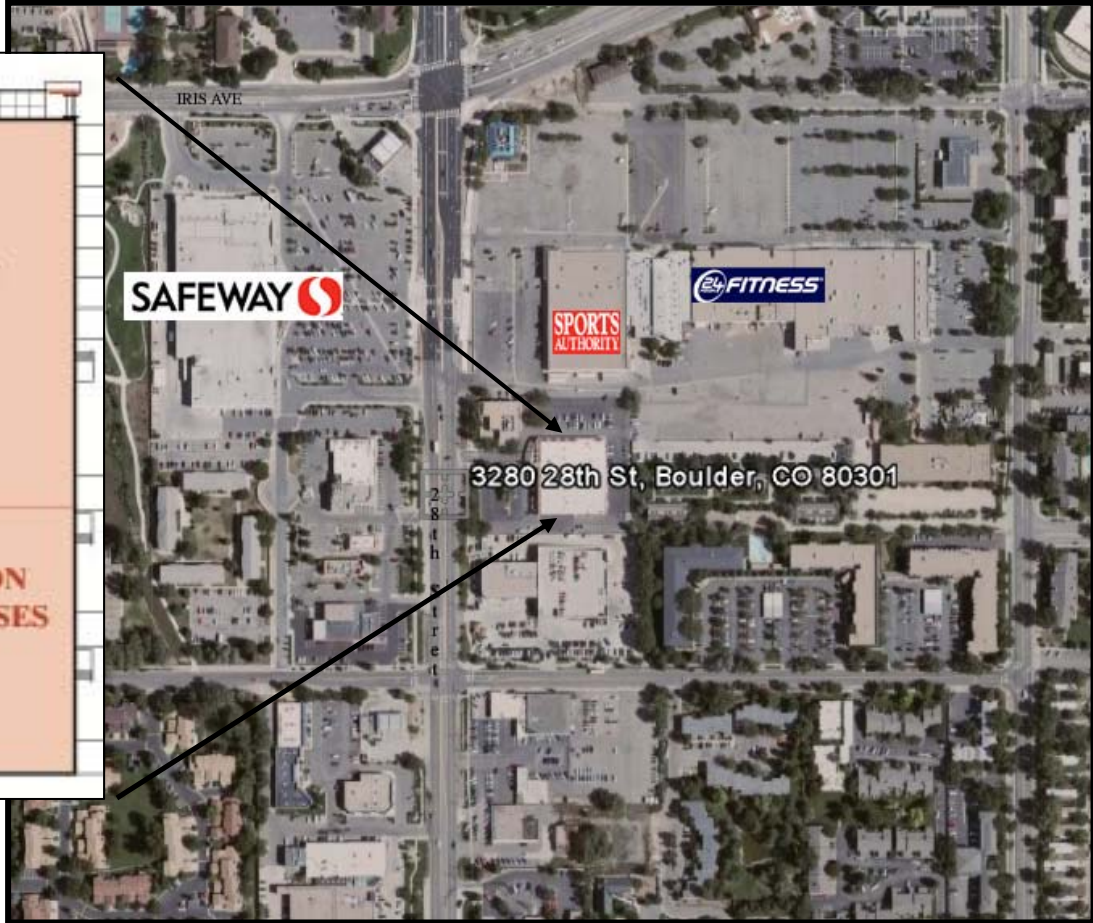
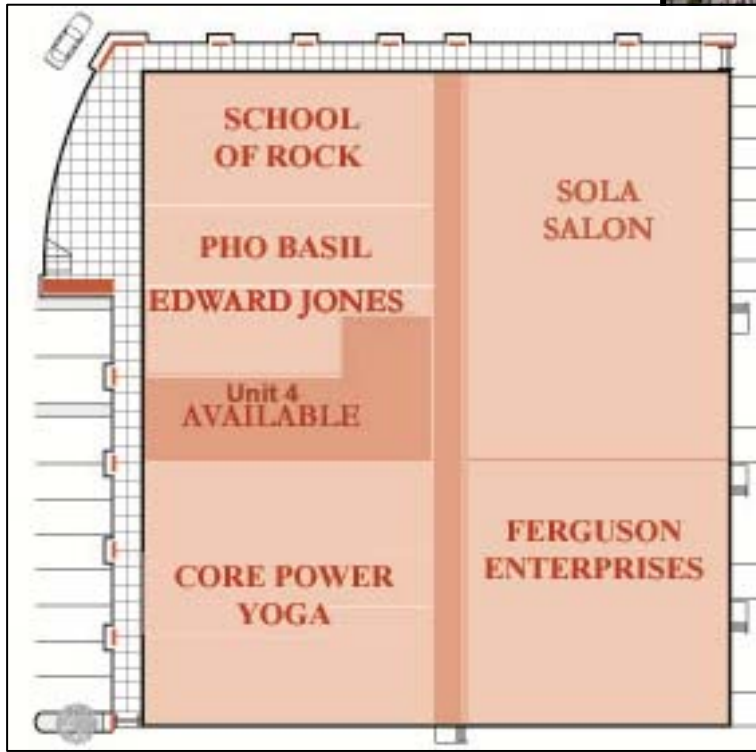


The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it.

- HIGH TRAFFIC COUNT AND SIGNAGE/EXPOSURE
- LOCATED NEAR SAFEWAY, SPORTS AUTHORITY, 24 HOUR FITNESS AND NEXT TO CORE POWER YOGA AND PHO BASIL
- ABUNDANT ON-SITE PARKING
- 2012 NNN ESTIMATE \$5.63/SF



2305 CANYON BLVD, SUITE 200  
BOULDER, CO 80302



	<u>DEMOGRAPHICS</u>		
	1 MI	3 MI	5 MI
POPULATION:	16,529	83,263	116,217
AVG. HOUSEHOLD INC.:	\$77,132	\$76,207	\$83,881
CAR VOLUME PER DAY:	28,318		

SOURCE: CoSTAR 2010 DEMOGRAPHICS