



Diagonal Plaza Shopping Center

2850 Iris Avenue, Boulder CO

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High Exposure Retail For Lease

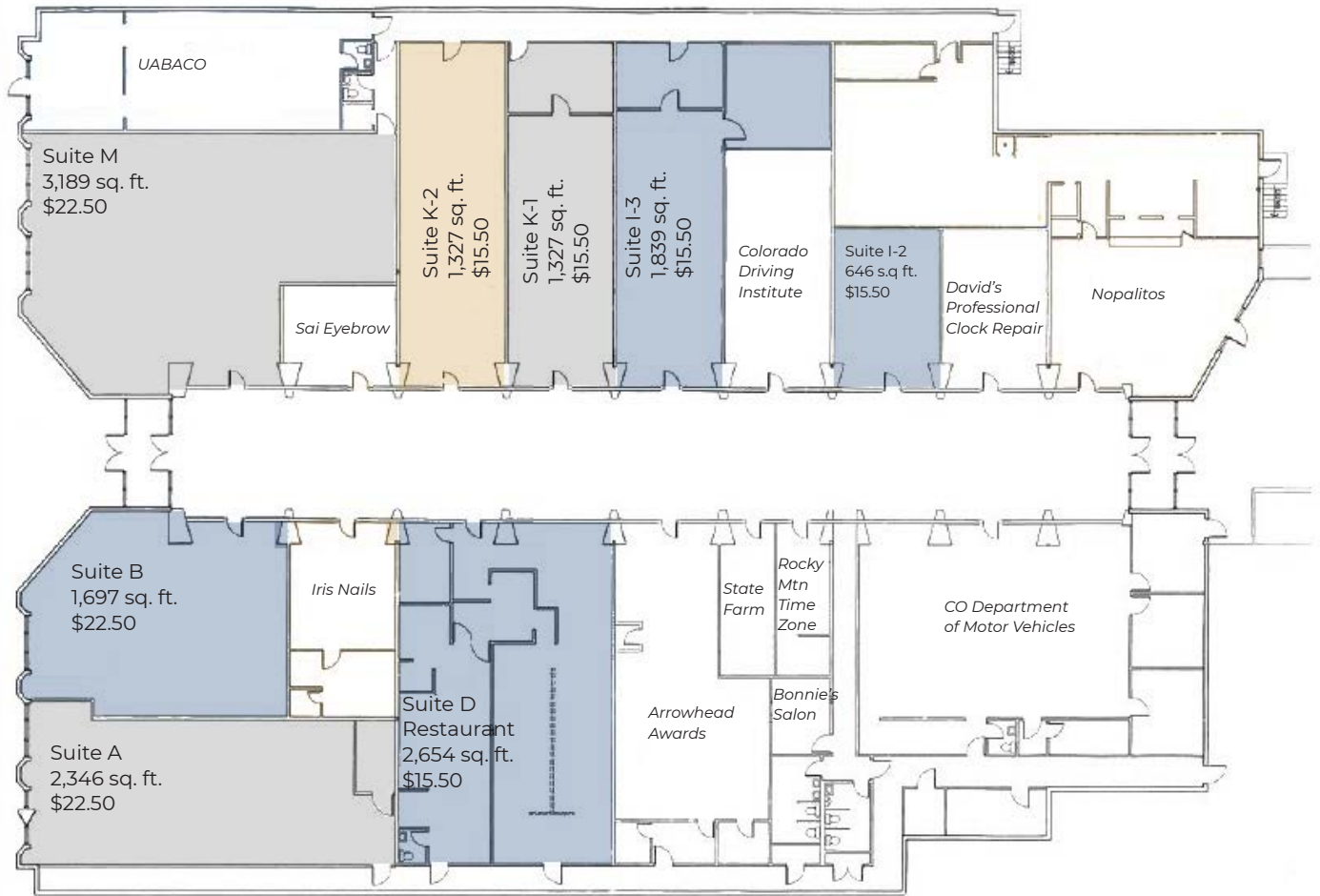
Available Space	646 - 15,025 sq. ft.
Lease Rate / sq. ft.	\$15.50 - \$22.50 NNN*
Expenses / sq. ft.	\$7.50**

*See Floor Plan for Suites & Rates

**Not Including Utilities

- Join Walgreens, 24 Hour Fitness, Wells Fargo, and Vic's Coffee
- Visible to Over 60,000 Cars Per Day
- Signage on Both 28th Street & 30th Street
- Suite D is Built-Out for a Restaurant with Grease Trap and Abundant Power
- Suite I-3 Built-Out with Multiple Offices
- Other Suites are Generally Open Floor Plan with Some Partitioned Areas

The information included has been obtained from sources believed reliable. While we do not doubt the accuracy of the information, it has not been verified and no guarantee, warranty, or representation is being made.



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	16,756	94,659	127,525
Avg HH Income	\$99,442	\$92,928	\$101,172
Daytime Employees	11,084	95,683	116,573

(Information Obtained from CoStar 2018)



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