



# Diagonal Plaza Shopping Center

2850 Iris Avenue, Boulder, CO

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[View Map](#)

## High Exposure Retail For Lease

Available Space	814 - 8,497 sq. ft.
Lease Rate / sq. ft.	\$12.00 - \$19.00 NNN*
Expenses / sq. ft.	\$8.85**

\*See Floor Plan for Suites & Rates

\*\*Not Including Utilities

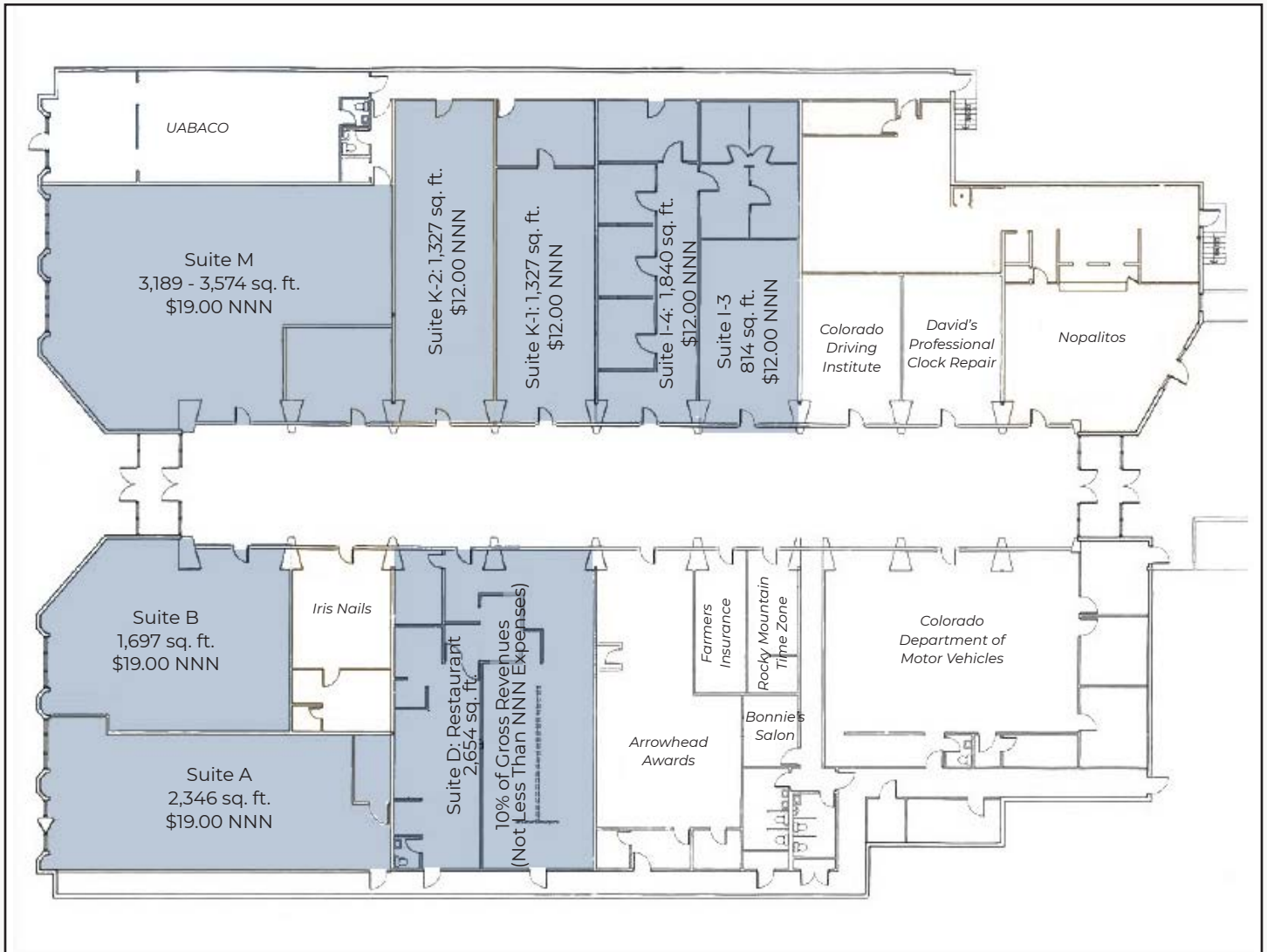
- Great Visibility to Over 60,000 Cars Per Day
- New Building Updates in Progress, Including Signage, Flooring, Landscaping & Overall Aesthetics
- Join Walgreens, Nopalitos, DMV, 24 Hour Fitness, Wells Fargo & Vic's Coffee
- Front-Facing Anchor Spaces Available
- Suite D is a Former Restaurant Space with Grease Trap & Abundant Power

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.



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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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