

# Available Commercial Space



UNIVERSITY HILL COMMUNITY DEVELOPMENT

FEBRUARY 6, 2020

Since the 1920s, the University Hill Commercial Area has enjoyed a strong customer base of University of Colorado at Boulder (CU) students. Until the 1970s, the district was also frequented by regional visitors to men's and women's clothiers and the Tulagi, Fox Theatre and Flatirons Theater entertainment venues. In recent decades, however, declining visits from non-student customers has reduced the number of traditional retailers and the district's commercial diversity.

In 2014, the City of Boulder initiated a "Hill Reinvestment Strategy" to pursue, among other objectives, a greater diversity of commercial tenants and additional parking and access improvements with the goal of year-round economic vitality. In the past five years, the city and the district have helped move toward this goal with zoning changes to promote office uses; the introduction of free regional bus passes for all full-time Hill employees; a comprehensive plan for public-private improvements to the commercial alleys; and a \$750,000 investment in a public gathering space, the "Hill Event Street" on Pennsylvania Avenue.

The following spaces are currently available:

|    | ADDRESS                            | SQ. FEET          | CONTACT                             |
|----|------------------------------------|-------------------|-------------------------------------|
| 1  | 1301 Broadway                      | 5,614 (divisible) | Doug Haffnieter: 303-589-1412       |
| 2  | 1301 Penn. Ave                     | 1,434 (2nd fl.)   | Valerie Johnson: 303-449-2131 x120  |
| 3  | 1159 13 <sup>th</sup> St           | 1200              | Steve Sims: 303-586-5932            |
| 4  | 1144 13 <sup>th</sup> St           | 300               | 303-722-4466                        |
| 5  | 1129 13 <sup>th</sup> St           | 2,475 (divisible) | Joe Herndon: 303-875-7399           |
| 6  | 1121 13 <sup>th</sup> St           | 2,251             | Greg Schultz: 303-956-2323          |
| 7  | 1313 & 1319 College Ave            | 2,500             | Jessica Cashmore: 303-449-2131 x146 |
| 8  | 1262 College Ave                   | 2,863             | Forrest Hunt: 303-597-6500          |
| 9  | 1087 13 <sup>th</sup> St           | 740               | Scott Crosbie: 303-881-2211         |
| 10 | 1310 College Ave #240 (food court) | 1,585             | Beau Gamble: 303-449-1420           |
| 11 | 1310 College Ave #270 (food court) | 1,892             | Beau Gamble: 303-449-1420           |

|   |                   |
|---|-------------------|
| ● | Retail/Office     |
| ● | Retail/Restaurant |

