

SOUTH BOULDER RETAIL END CAP FOR LEASE

637U&V South Broadway, Boulder, CO 80305

TABLE MESA SHOPPING CENTER



ABOUT THE CENTER

As one of South Boulder's most visited retail centers, Table Mesa Shopping Center is packed with a wide variety of restaurants, grocery, and specialty retail. Tenants benefit from heavy daily foot traffic, excellent visibility, Flatiron views, and ample parking year round.

- End cap retail space available for lease
- Excellent opportunity for signage
- Great visibility and location within the center
- Ample, free parking

Drew Weiman
drew@wwreynolds.com

THE
W.W. Reynolds
COMPANIES

P. 303-442-8687
www.wwreynolds.com

635U&V S. BROADWAY, BOULDER, CO 80305

DETAILS



SIZE
4,204 SF



RENT
\$25 NNN



AVAILABLE
February 1, 2027



EST. OP EX
\$10.50 / SF (not including utilities)

SPACE NOTES

Retail end cap available for lease in Table Mesa Shopping Center. Reap the benefits of this corner space, featuring multiple points of entry, large storefront windows and ample parking.



Drew Weiman
drew@wwreynolds.com

WWW.WWREYNOLDS.COM
P. 303-442-8687



635U&V S. BROADWAY, BOULDER, CO 80305

CENTER PHOTOS

THE
W.W. Reynolds
COMPANIES



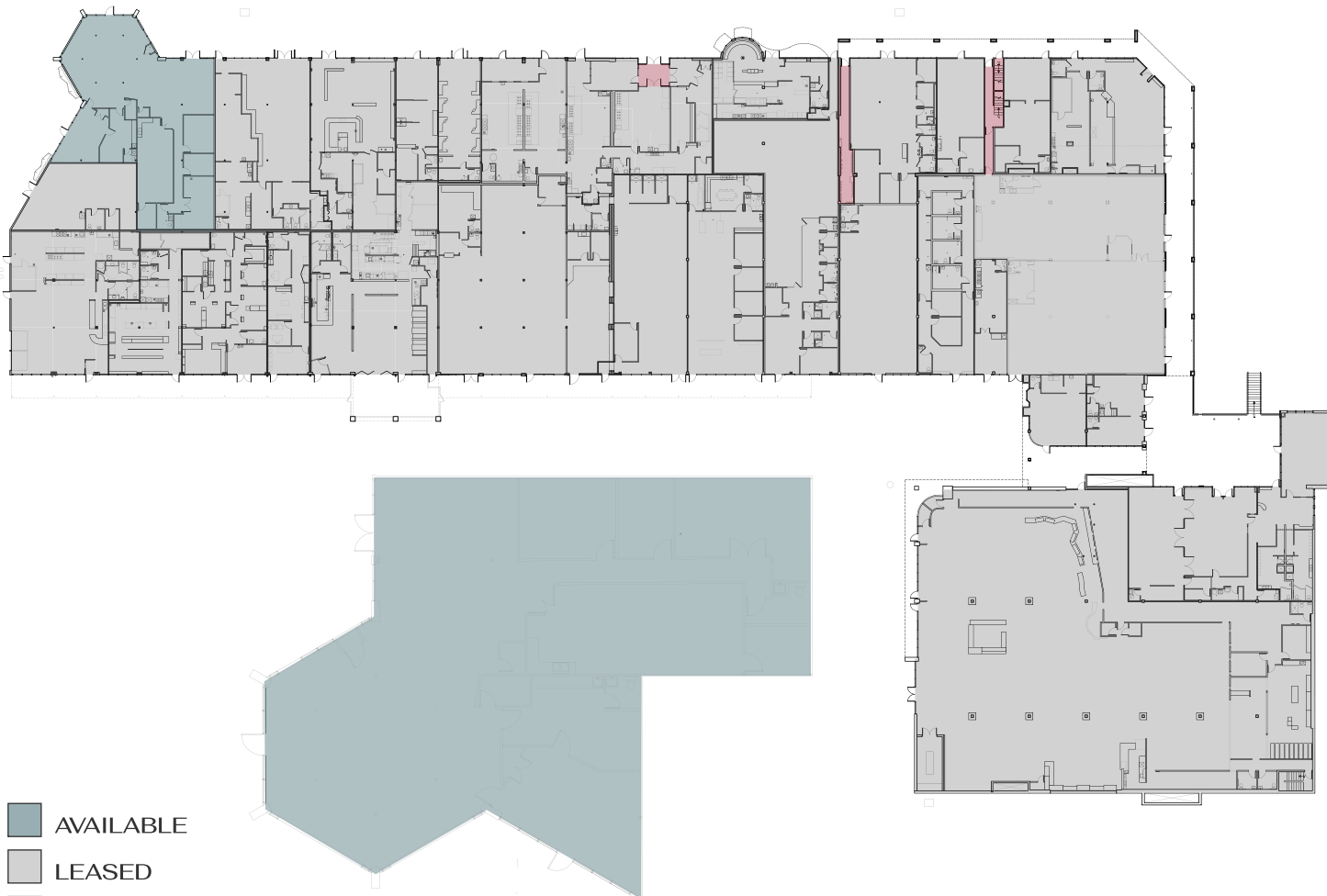
Drew Weiman
drew@wwreynolds.com

WWW.WWREYNOLDS.COM
P. 303-442-8687

THE
W.W. Reynolds
COMPANIES

635U&V S. BROADWAY, BOULDER, CO 80305

FLOOR PLAN



- AVAILABLE
- LEASED
- COMMON AREA



SIZE
4,204 SF



RENT
\$25 NNN



AVAILABLE
February 1, 2027



EST. OP EX
\$10.50 / SF (not including utilities)

ADDITIONAL NOTES

Prime retail end cap space located on the southwest corner of Table Mesa Shopping Center. The space features a prominent front entrance that enhances visibility along the building's frontage as well as a front vestibule / atrium area with skylights creating an open, inviting atmosphere filled with natural light.

Drew Weiman
drew@wwreynolds.com

635U&V S. BROADWAY, BOULDER, CO 80305
TABLE MESA CENTER



LOCATION NOTES

South Boulder's premiere retail shopping center is home to a wide variety of shopping, grocery, specialty retail and restaurants. Well situated on the signalized corner of Broadway & Table Mesa Drive providing high traffic and pedestrian counts as well as excellent visibility.

Drew Weiman
drew@wwreynolds.com

WWW.WWREYNOLDS.COM
P. 303-442-8687

