5280 Spine
Unit 101
Boulder, CO

1,544 -3,088 SF

END CAP RETAIL SPACE FOR LEASE!

Prime End Cap Location:
Offering excellent frontage, strong visibility, and natural light

Ample On-Site Parking:
Easy, free, parking for customers and employees

Surrounding Residential Neighborhood:
Strong daytime and evening traffic

High Ceilings:
High open ceilings throughout

Natural Light:
Large panoramic windows open light into the space

Exceptional Access to Major Thoroughfares:
Quick connections to Boulder, Longmont, and surrounding communities

Walkable to Numerous Amenities:
Nearby King Soopers, Burger King, Subway, restaurants, cafés, fitness studios, and service retailers

Strong Retail Synergy:
Established neighboring businesses and employment centers drive consistent customer flow

Flexible Uses:
Open floor plan ideal for Retail, Service, or Customer-Facing Uses seeking visibility and convenience

High-Traffic, High-Demand Location:
Thousands of employees nearby in a growing





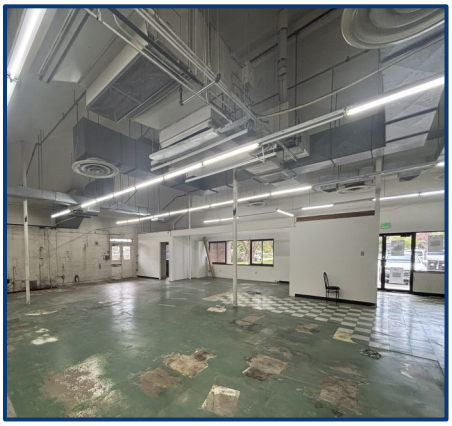
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PROPERTIES

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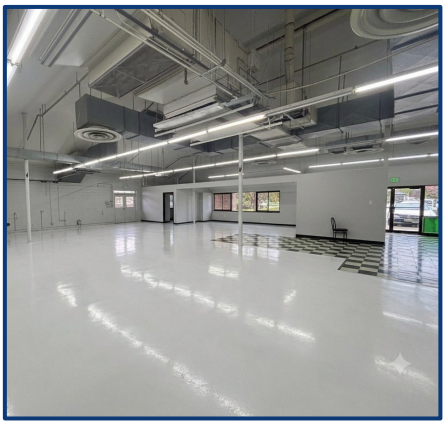
END CAP RETAIL SPACE FOR LEASE

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5280 Spine Road, Boulder, CO



Current Condition: Existing space (Green Floor)



Conceptual Rendering: Virtual Spacing (White Floor)



INTERIOR SPACE CONCEPT

Unit	Square Footage	Price (NNN as of 12/31/26)
100	1,544	$19.50/SF + $11.07(NNN)* = $3,933.00.MO
101	1,544	$19.50/SF + $11.07(NNN)* = $3,933.00.MO
100+101	3,088	$19.50/SF + $11.07(NNN)* = $7,867.00/MO



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