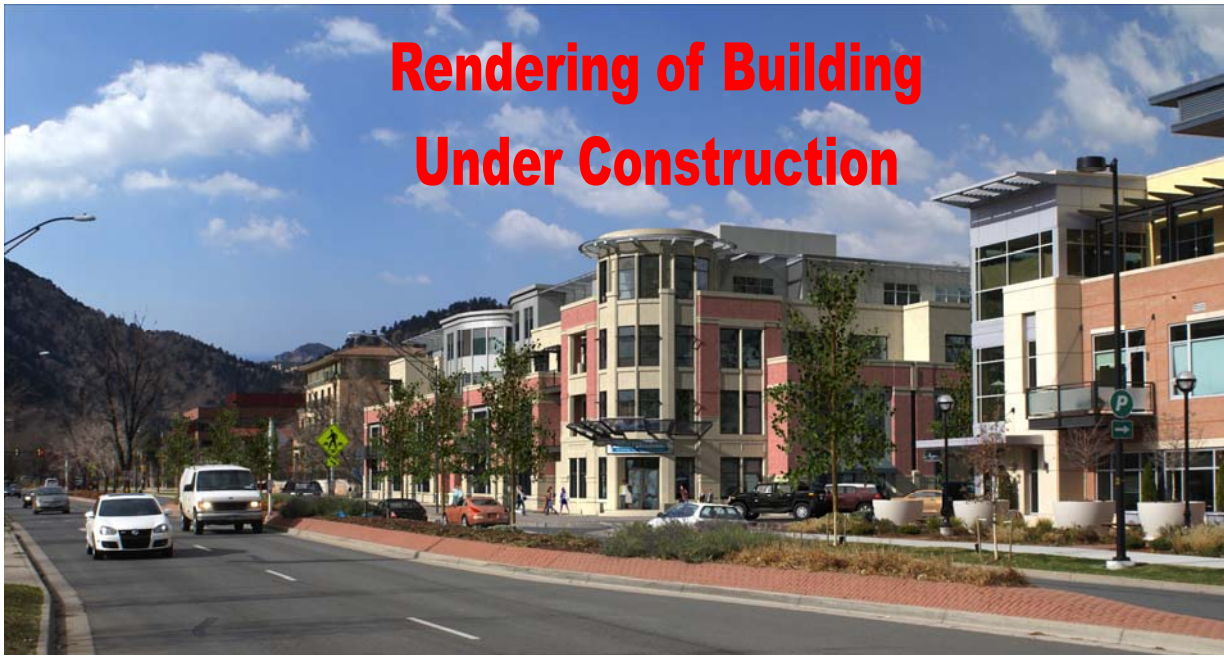




# High-End Street Level Bank / Retail / Restaurant Space Available In Boulder's Newest Development Project

## Rendering of Building Under Construction

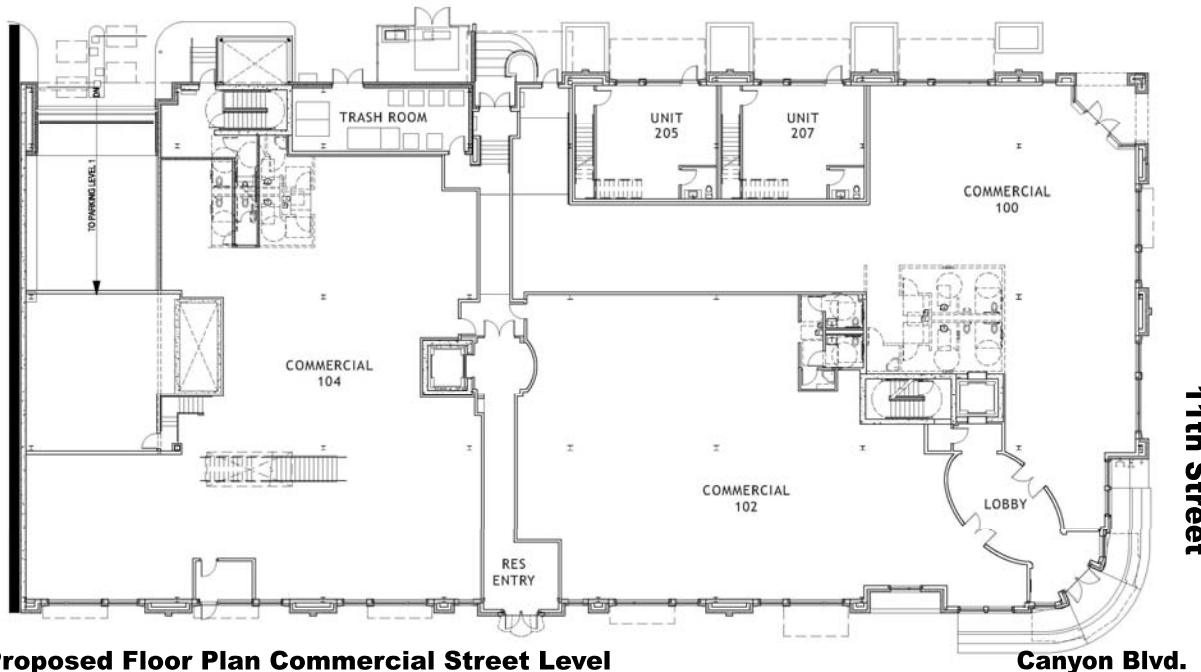


### 1095 Canyon Boulevard – Boulder, Co

Construction is underway for Tebo Development's new 78,000 SF mixed-use redevelopment project of three levels of residential condominiums above street-level commercial. This building has plenty of exposure and synergy in this prime downtown Boulder location at the prominent southeast corner of Canyon Blvd and 11<sup>th</sup> Street. This beautiful setting is in the vibrant downtown commercial district - only two blocks to the active Pearl Street Pedestrian Mall. The site adjoins the fashionable St. Julien Hotel and is across from Central Park and the Boulder Creek greenbelt pathways. The location gives access to a variety of shopping, restaurants, the lively night life of Boulder and the University of Colorado campus. The 225 feet of frontage along Canyon Blvd. and the alley entrance provide easy vehicle access to the two underground parking levels for the visitors and tenants.

**Street Level Commercial Space:** The circular lobby entrance on the corner of the street level provides a bright and attractive entrance and gives the building a perfect image for a fashionable bank lobby / high-end retail / upscale restaurant and office layouts. The commercial space will be warm shell and will hold to the quality building design criteria. Suite 102 is proposed for a bank lobby consisting of 4,893 SF. Suite 100 is allotted for a pulsating retail / restaurant space of 5,335 SF with bright windows to attract customers. The balance of 7,139 SF on the street level is available for retail or office use.

**Three Levels of Residential Units:** The second and third floor units will be sold as a very high quality finished space for a variety of office and residential condominium units ranging in various sizes and layouts. The top floor units will be core-shell only to provide owner selection of interior finish. What an impressive building with great views of the Colorado Rocky Mountains and the feel of the Boulder life-style.



Proposed Floor Plan Commercial Street Level

### Call Today to Discuss

Stephen Tebo, Owner  
Over 35 years Experience

### Tebo Development Co.

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# 1095 Canyon Blvd - Boulder Construction is Underway

## Boulder - The Best Shopping in Colorado:

- City of Boulder - 100,000 Population
- University of Colorado - 26,000 Students
- Tourist – 2.3 Million for 2005
- 2006 Retail Sales in Boulder - \$3,300,000,000
- Pearl Street Pedestrian Foot Traffic  
2,750 People per Hour
- Canyon Blvd. 2008 Vehicle Traffic Count  
19,200 Cars per Day

