



29 TWENTY NINTH STREET

BOULDER, CO

MARKET PROFILE 2025

MAJOR RETAILERS alo yoga, Anthropologie, Apple, Arhaus, Carhartt, EVEREVE, Faherty, gorjana, Johnny Was, lululemon, Madewell, Nordstrom Rack, Sephora, Trader Joe's, Vuori, Warby Parker, West Elm

RESTAURANTS & ENTERTAINMENT Birdcall, CAVA, Kura Sushi Bar, Shake Shack, Sunlife Organics, True Food Kitchen, Cinemark Century Boulder

WELLNESS F45 Training, Life Time, M. Vince Nail Salon, Orangetheory Fitness, Pure Barre

OFFICE TENANTS Informa, Juwi, Scout Green Technologies, Zayo

PROPERTY TYPE Outdoor Mixed-use Lifestyle Center | **TOTAL SQUARE FEET** 683,000 | **BUILT** 2006

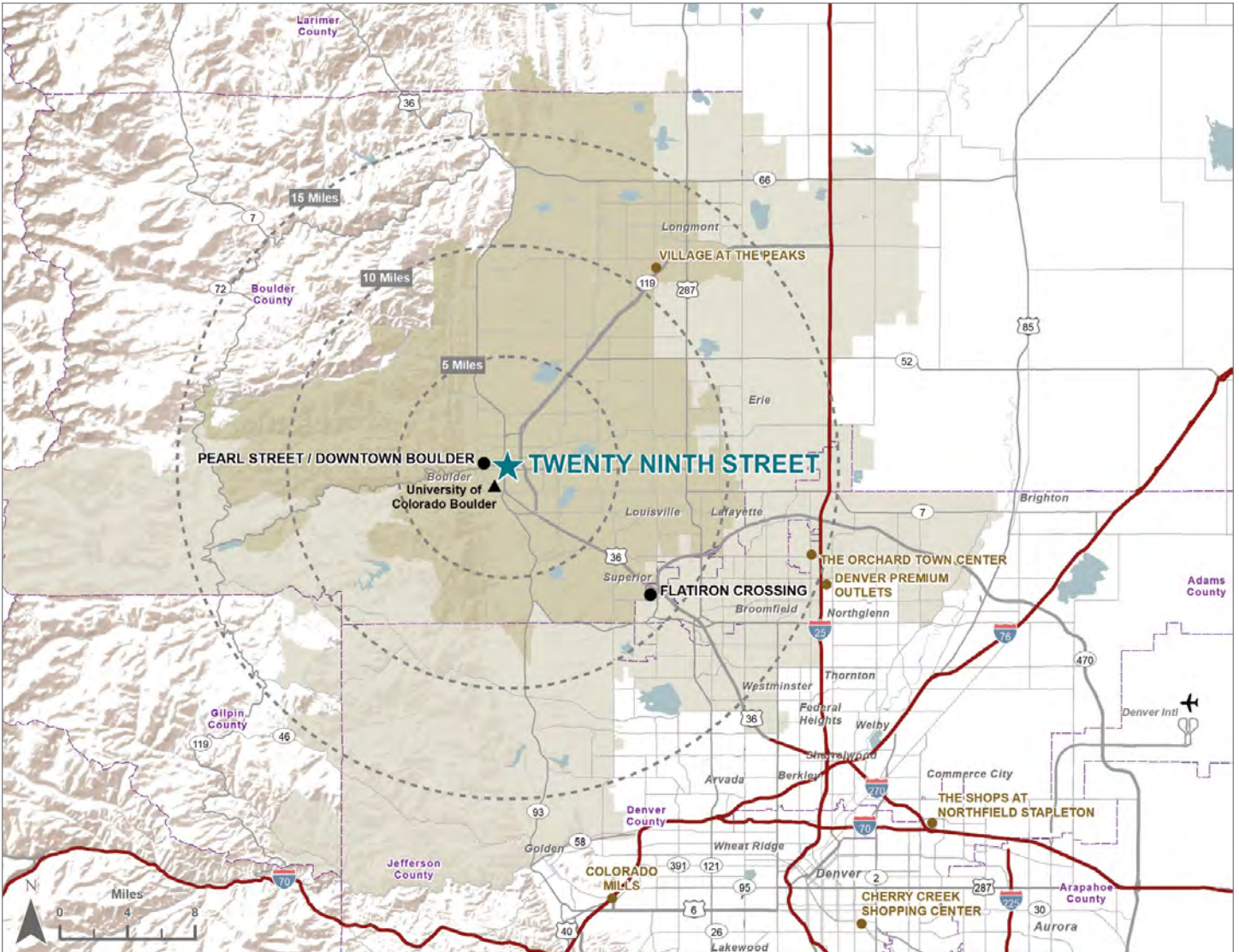
FOR MORE INFORMATION 720-887-9900 | Macerich.com



DEMOGRAPHIC SUMMARY

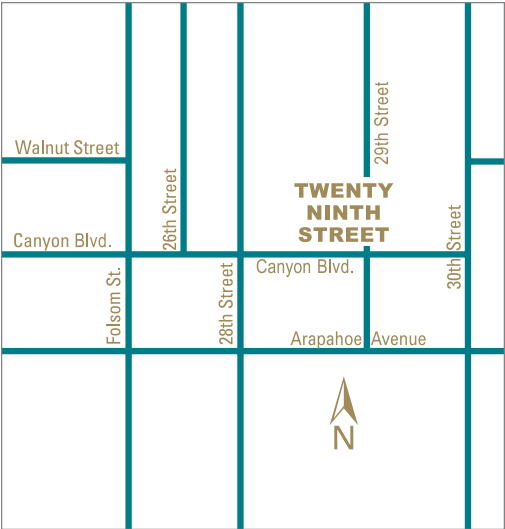
POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		BOULDER, CO [MSA]	
2024 Total Population	278,381		671,019		334,690	
2029 Total Population	279,914		687,455		337,949	
% Population Change 2024 to 2029	0.6%		2.4%		1.0%	
HOUSEHOLDS						
2024 Total Households	114,301		262,408		135,740	
2029 Total Households	116,516		272,344		139,019	
% Household Change 2024 to 2029	1.9%		3.8%		2.4%	
INCOME						
Average Household Income	\$152,562		\$160,573		\$153,416	
Median Household Income	\$103,225		\$116,283		\$106,217	
Per Capita Income	\$62,824		\$62,844		\$62,397	
HOUSEHOLD INCOME RANGES						
Household Income \$50,000 +	85,465	74.8%	212,486	81.0%	103,407	76.2%
Household Income \$75,000 +	72,977	63.9%	184,467	70.3%	89,027	65.6%
Household Income \$100,000 +	58,980	51.6%	152,356	58.1%	72,155	53.2%
Household Income \$150,000 +	39,434	34.5%	101,950	38.9%	47,811	35.2%
AGE						
Median Age	37.3		38.2		38.3	
EDUCATION / OCCUPATION						
Bachelor's Degree +	129,692	68.2%	276,619	59.7%	153,446	66.7%
White Collar	120,485	75.7%	279,227	74.0%	143,065	75.6%
RACE/ETHNICITY						
White	212,520	76.3%	500,430	74.6%	255,149	76.2%
Black	3,244	1.2%	8,325	1.2%	3,719	1.1%
American Indian	2,062	0.7%	5,549	0.8%	2,577	0.8%
Asian	15,532	5.6%	38,963	5.8%	17,865	5.3%
Pacific Islander	256	0.1%	646	0.1%	284	0.1%
Other Race	16,446	5.9%	39,338	5.9%	20,397	6.1%
2 + Races	28,321	10.2%	77,768	11.6%	34,699	10.4%
Hispanic Population	40,868	14.7%	114,606	17.1%	51,047	15.3%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	2,277		7,133		8,207	
Total Employees	36,278		99,378		112,361	
Total Daytime Population	41,769		155,773		178,878	

TRADE AREA MAP



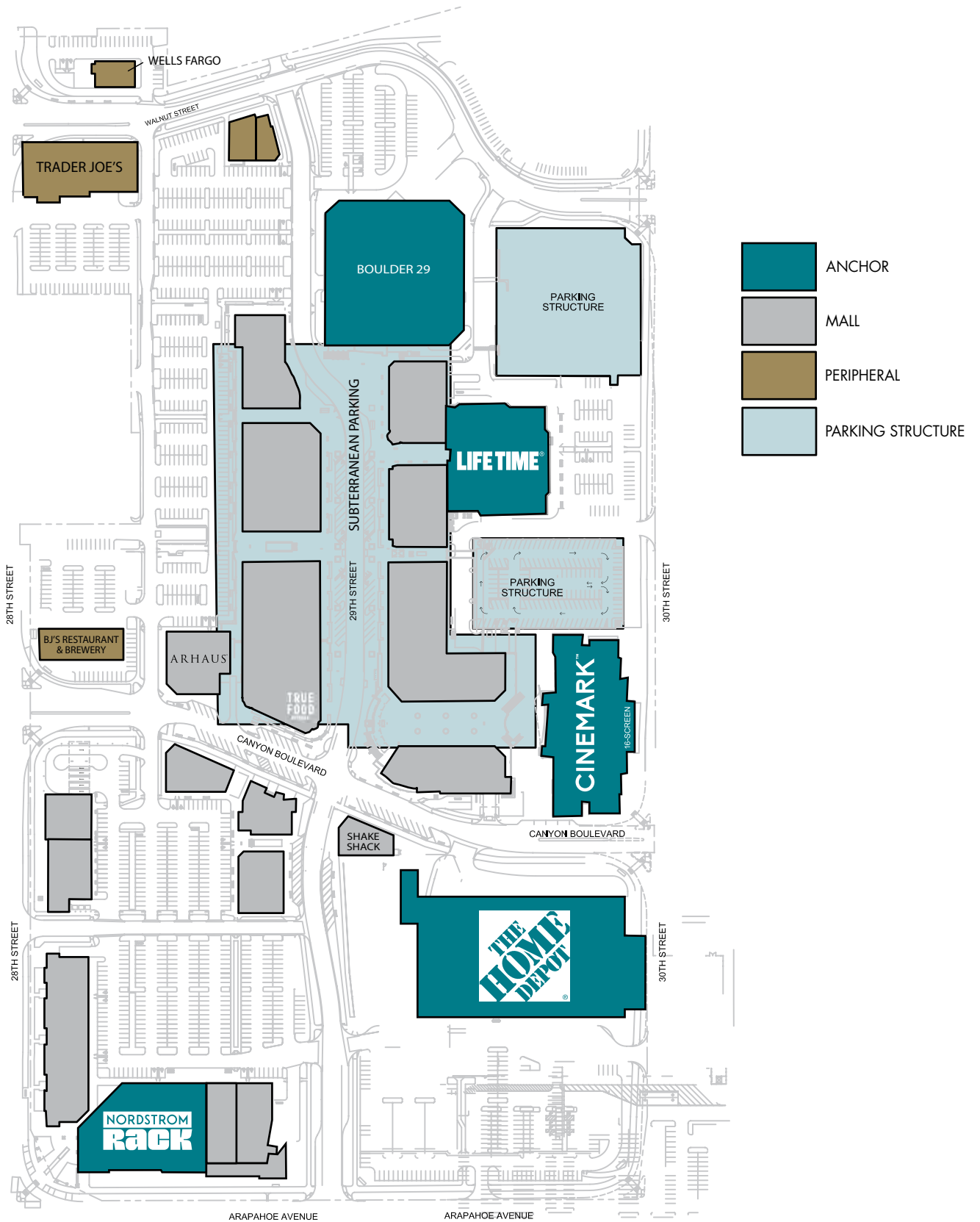
LEGEND

- ★ TWENTY NINTH STREET
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS



10% PCW

SITE PLAN



AT A GLANCE

CENTER INFORMATION

Located in Boulder, Colorado, Twenty Ninth Street is an open-air shopping center featuring top brands like Apple, Anthropologie, Arhaus, Carhartt, Nordstrom Rack, lululemon and Sephora, and delicious restaurants like Birdcall, BJ's Restaurant | Brewhouse, CAVA, Chipotle, motomaki and Shake Shack, plus Cinemark Century Boulder.

\$1.3M

\$1.3 MILLION MEDIAN HOME
SALE PRICE IN BOULDER

\$163K

\$163K HOUSEHOLD INCOME
WITHIN 10-MILE RADIUS

\$1B

BOULDER COUNTY PULLED
IN NEARLY \$1B FROM **VISITOR
SPENDING** THAT HELPED GENERATE
ABOUT \$75M IN LOCAL
TAX REVENUES

MARKET INFORMATION

- **2,400 HOTEL ROOMS** within 2 miles of Twenty Ninth Street
- **2,643 NEW MULTI-FAMILY UNITS** in Boulder

OTHER FACTS

- Ranked **#1** of the **50 BEST COLLEGE TOWNS** in America by Best College Reviews
- **#4 BEST PLACE TO LIVE** in the U.S. (US News)
- University of Colorado has **38,000 STUDENTS** and Naropa University has another 1,100 students
- Boulder is home to 12 of the 50 companies named **"BEST PLACES TO WORK"** by Outside Magazine
- **GOOGLE'S 330K SQUARE FOOT** campus is located adjacent to Twenty Ninth Street
- **155 MILES** of hiking/biking trails nearby

ECONOMIC DRIVERS

- The City of Boulder has approximately 2,500 employers with 5 or more employees. Some of the cities largest employers are: Ball Aerospace & Technologies, Google, IBM, Medtronic, UCAR/NCAR, University of Colorado Boulder
- The Boulder Metropolitan Area has the **HIGHEST PERCENTAGE OF PEOPLE WITH A BACHELOR'S DEGREE OR HIGHER** in the U.S., according to U.S. census data
- University of Colorado, less than 2 miles from Twenty Ninth Street, attracts **600K+ VISITORS** annually for cultural events and programs



TWENTY
NINTH
STREET

MAJOR RETAILERS INCLUDE:

- CINEMARK CENTURY BOULDER
- THE HOME DEPOT
- NORDSTROM RACK
- TRADER JOE'S
- LIFE TIME
- ALO YOGA
- ANTHROPOLOGIE
- APPLE
- ARHAUS
- CARHARTT
- EVEREVE
- FAHERTY
- GORJANA
- JOHNNY WAS
- LULULEMON
- MADEWELL
- SEPHORA
- SHAKE SHACK
- TRUE FOOD KITCHEN
- VUORI



NORTH



UNIVERSITY OF COLORADO BOULDER

FOLSOM FIELD

MILLENNIUM HARVEST HOUSE

RESIDENCE INN

BOULDER MARRIOTT

EMBASSY SUITES

HILTON GARDEN INN

ARAPAHOE AVE

NORDSTROM RACK

THE HOME DEPOT

CINEMARK

LIFETIME

TRADER JOE'S

TARGET

TWO NINE NORTH

GOOGLE

28TH STREET

WALNUT STREET

30TH STREET

HYATT PLACE