

PRIME OFFICE BUILDING FOR SALE

1871 FOLSOM STREET
BOULDER, CO 80302

An outstanding investment or owner-user opportunity in the heart of Boulder! 1871 Folsom St offers a highly visible, centrally located office building with strong foot traffic, excellent signage potential, and proximity to Boulder's top commercial and residential districts.



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PROPERTY OVERVIEW

The property at 1871 Folsom Street, Boulder, CO 80302 is currently listed for sale at \$2,995,000. The building offers 7,746 square feet of office space, situated on a 0.32-acre lot. Originally built in 1980, it has undergone recent renovations. The property provides 22 parking spaces and is located less than a mile from the University of Colorado Boulder.

In the broader Boulder commercial real estate market, the average asking rent for office space in 2023 was \$28.32 per square foot, with an average vacancy rate of 11.51% across all asset classes.

Given the property's recent renovations and prime location near the University of Colorado Boulder, it presents a compelling opportunity for potential buyers.

PROPERTY HIGHLIGHTS



BUILDING SIZE
7,746 SF



LOT SIZE
0.32 Acres



PRIME LOCATION
Steps from the University of Colorado Boulder, Pearl Street Mall, and major thoroughfares



HIGH VISIBILITY
Strong frontage along Folsom Street with excellent exposure to pedestrian and vehicle traffic



PARKING
Ample on-site parking for customers and employees



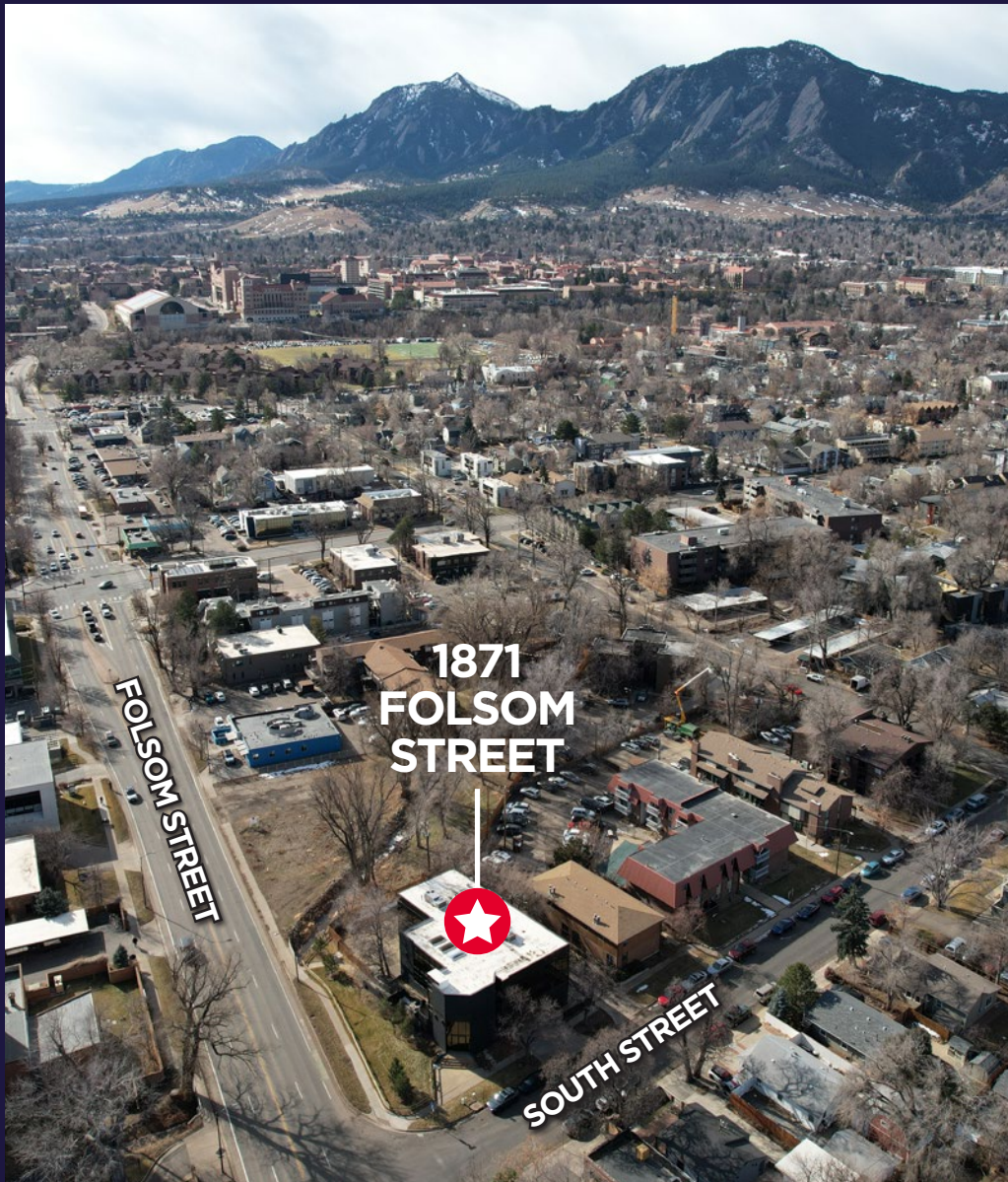
SURROUNDING AMENITIES
Close to popular restaurants, shopping, and key business hubs

This rare opportunity provides flexibility for investors or businesses seeking a presence in one of Boulder's most sought-after locations.



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EXTERIOR PHOTOS



DEMOGRAPHICS *ESRI, 2024*

	1 Mile	3 Miles	5 Miles
POPULATION	20,653	101,811	119,442
MEDIAN HH INCOME	\$61,794	\$86,421	\$93,327
NUMBER OF HOUSEHOLDS	9,485	41,471	49,487
DAYTIME POPULATION	46,056	156,218	177,797

TRAFFIC COUNTS *ESRI, 2024*

	Vehicles Per Day
PEARL ST & FOLSOM ST	16,680 VPD
SOUTH ST & FOLSOM ST	17,925 VPD

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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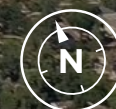
PEARL STREET



**1871
FOLSOM
STREET**



University of Colorado
Boulder



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