

***PRICE REDUCTION**

**MEDICAL / VETERINARY-READY
FACILITY IN SOUTHEAST BOULDER
FOR SALE OR LEASE**

5290 Manhattan Circle
Boulder, CO 80303

SELLER FINANCING AVAILABLE



PROPERTY HIGHLIGHTS

5290 Manhattan Circle is a 7,028 SF turnkey medical/veterinary facility on 0.44 acres in southeast Boulder, near US-36 and South Boulder Road. Formerly VCA All Pets Animal Hospital, it offers exam rooms, treatment areas, offices, kennels, and a fully built-out surgical suite ready for immediate use. The freestanding building features strong signage visibility from US-36, ample parking, and BT-1 zoning for diverse commercial uses. Minutes from CU Boulder and downtown, the site sits near major employers and neighborhoods, appealing to health-focused operators serving Boulder's educated, wellness-driven community. A rare opportunity to lease or purchase a purpose-built facility in a premier market.

- Seller Financing Available
- High Visibility from US36

Sale Price	\$2,350,000 *\$2,100,000
Building Size	7,028 SF
Site Size	.44 Acres
Lease Rate	\$26.00/RSF NNN
Expenses (est)	\$12.00/RSF
Zoning	BT-1
Allowed Uses	Per Boulder Code Currently Veterinary Clinic, but allows for: Medical Office, Office, R&D, Retail Sales, Personal Service Use, Restaurant, and more



FOR
MORE
INFORMATION

Jessica Cashmore
Principal/Senior Commercial Broker
303.449.2131 ext 146
jessica@coloradogroup.com

Aaron Baney
Senior Commercial Broker
303.449.2131 ext 166
aaron@coloradogroup.com



High
Visibility



Ample
Parking



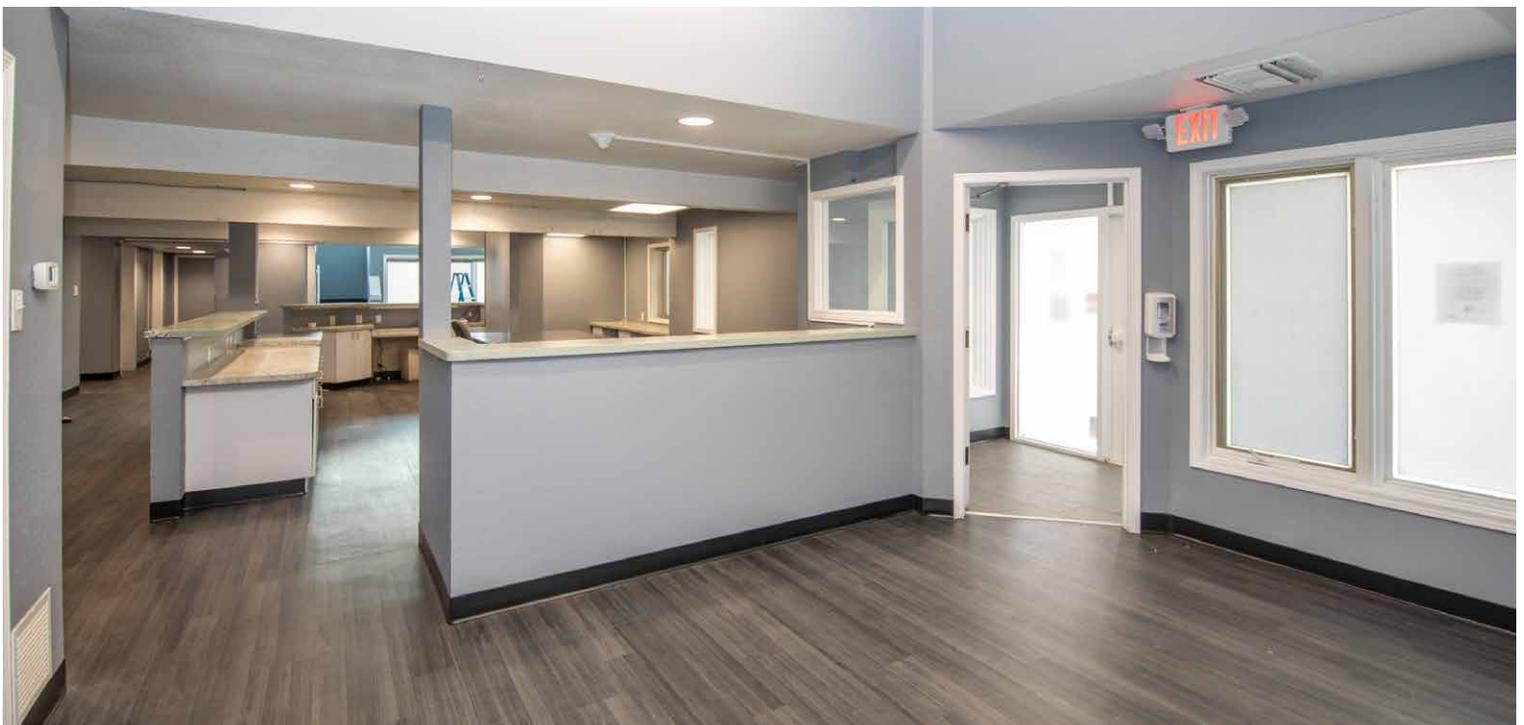
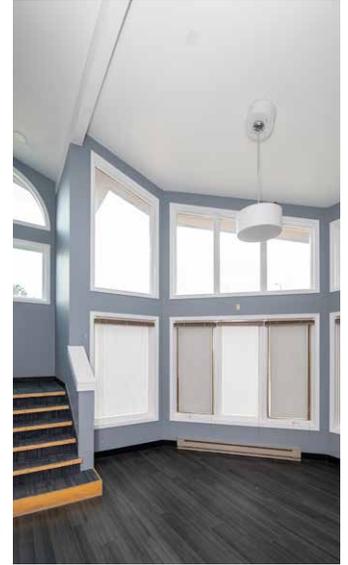
Near
CU Campus



MEDICAL / VETERINARY-READY FACILITY FOR SALE OR LEASE

5290 Manhattan Circle, Boulder, CO 80303

PROPERTY PHOTOS



For a complete disclaimer, please see page one of this brochure.

MEDICAL / VETERINARY-READY FACILITY FOR SALE OR LEASE

5290 Manhattan Circle, Boulder, CO 80303

Colorado
Group



For a complete disclaimer, please see page one of this brochure.

The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

