

***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

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High
Visibility



Ample
Parking



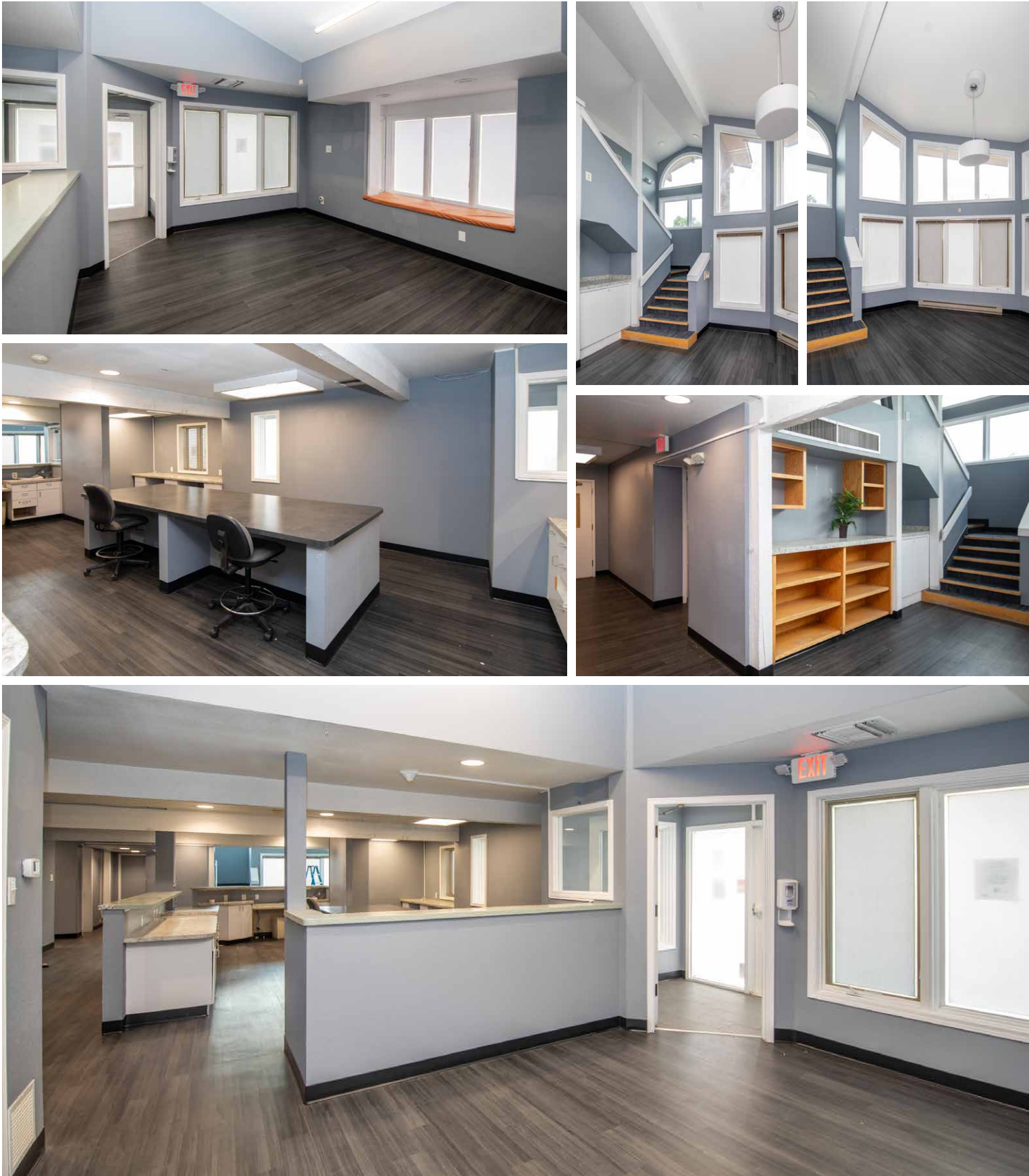
Near
CU Campus

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5290 Manhattan Circle, Boulder, CO 80303



PROPERTY PHOTOS



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

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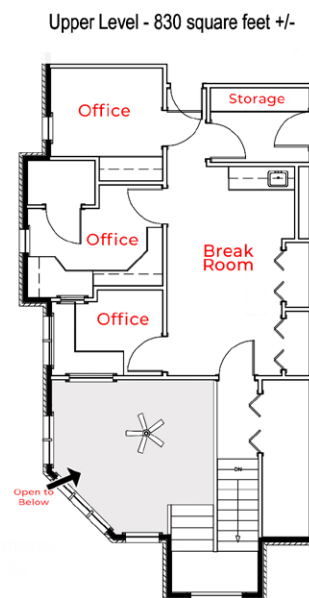
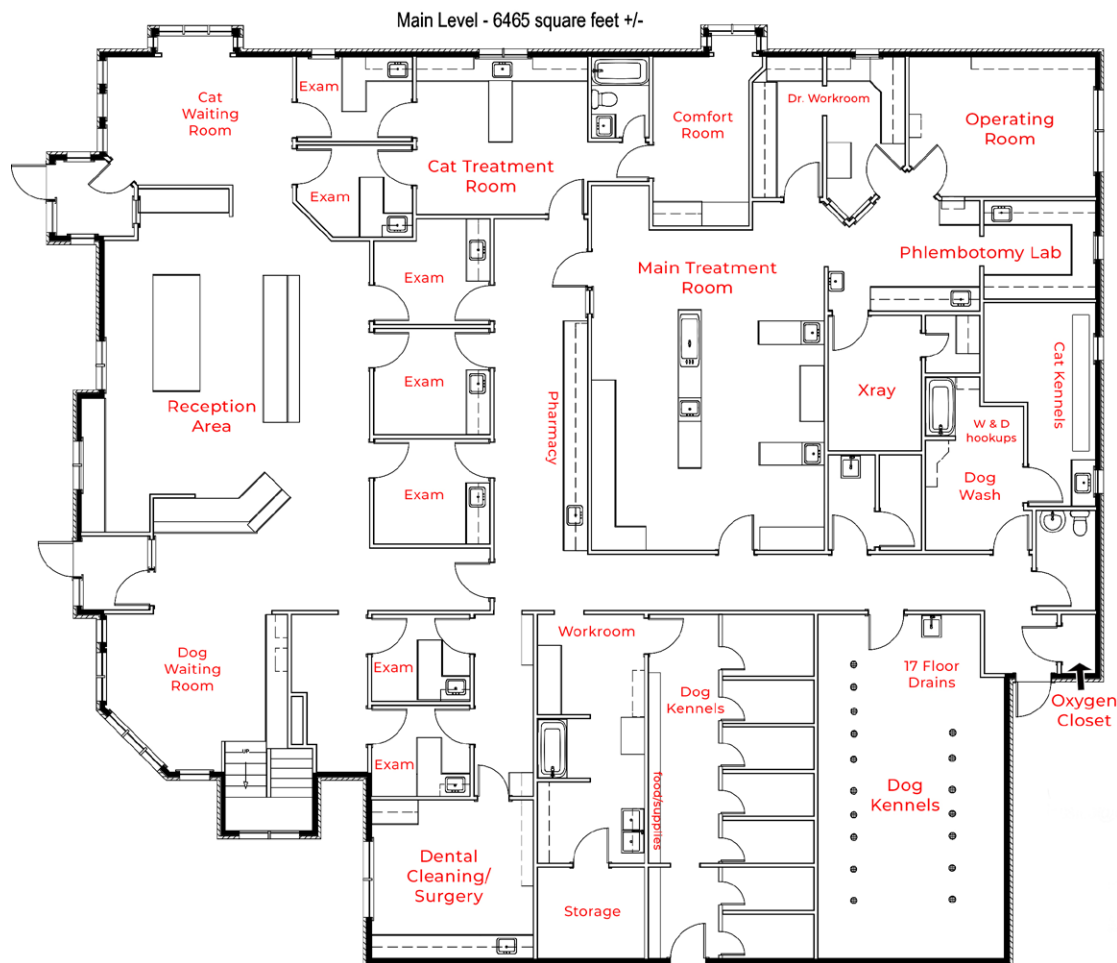
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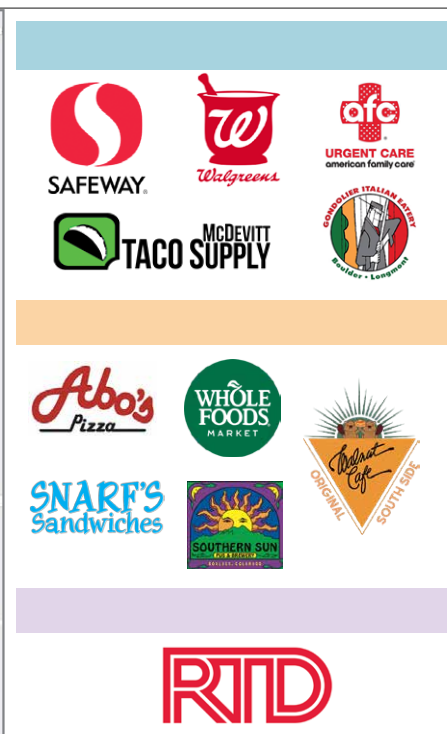
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The Colorado Group, Inc. | 3101 Iris Avenue, Suite 240, Boulder, CO 80301 | 303-449-2131 | www.coloradogroup.com

5290 Manhattan Circle, Boulder, CO 80303



The map displays the area around 5290 Manhattan Cir in Boulder, Colorado. The location is marked with a red pin and labeled "5290 Manhattan Cir". The map shows major roads including HWY 36, Foothills Pkwy, and Table Mesa Dr. Various landmarks and businesses are identified, such as the East Boulder Community Center, The Wheel & Whisk Catering and Food Truck, and the Southern Sun Pub & Brewery. The map also shows the locations of several schools, including Bixby School, and various medical and wellness centers like Pelvic Therapy Specialists and Active Solutions Physical Therapy.



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