

- ➔ New LEASES
- ➔ New NOI
- ➔ New OPPORTUNITY

**ICONIC CORNER
INVESTMENT ON
UNIVERSITY HILL**
1100 13TH STREET
BOULDER, CO 80302



PROPERTY HIGHLIGHTS

A once-in-a-lifetime opportunity to purchase multiple properties at "Main and Main" on The Hill in Boulder. This six-tenant portfolio consists of 8,840 square feet, which is comprised of 5 commercial tenants and one residential unit. With a strong rental history, this opportunity is perfect for an investor looking for solid rental income or a potential redevelopment at some point in the future. Tenants include The Corner, The Barber Joint, Tribal Rites, Pizza 3.14, Sugaring Me Pretty, and a second-floor, 3-bedroom, residential unit. The well-maintained prized asset was built in 1927 and has been privately owned by the same family since the 1940s.



CU Campus



Near bike path



Near bus route



Near restaurants

Listing Price

\$3,950,000

NOI

\$212,265 (Current)

OpEx

\$12.79/SF

Square Footage

8,618 RSF per rent roll
8,840 RSF per County assessor

Zoning

BMS (Business Main Street)

Parking

On Street

Property Addresses

1100 13th Street
1106 13th Street
1307 College Avenue
1309 College Avenue
1313 College Avenue
1321 College Avenue

CONTACT US

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INVESTMENT OPPORTUNITY ON THE 13TH & COLLEGE, BOULDER, CO 80302

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The Corner - 1100 13th Street



Tribal Rites Tattoo and Piercing - 1309 College Avenue



Sugaring Me Pretty - 1106 13th Street



INVESTMENT OPPORTUNITY ON THE 13TH & COLLEGE, BOULDER, CO 80302

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1307 College Avenue



Pizza 3.14 - 1313 College Avenue



The Barber Joint - 1321 College Avenue



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FLOOR PLANS



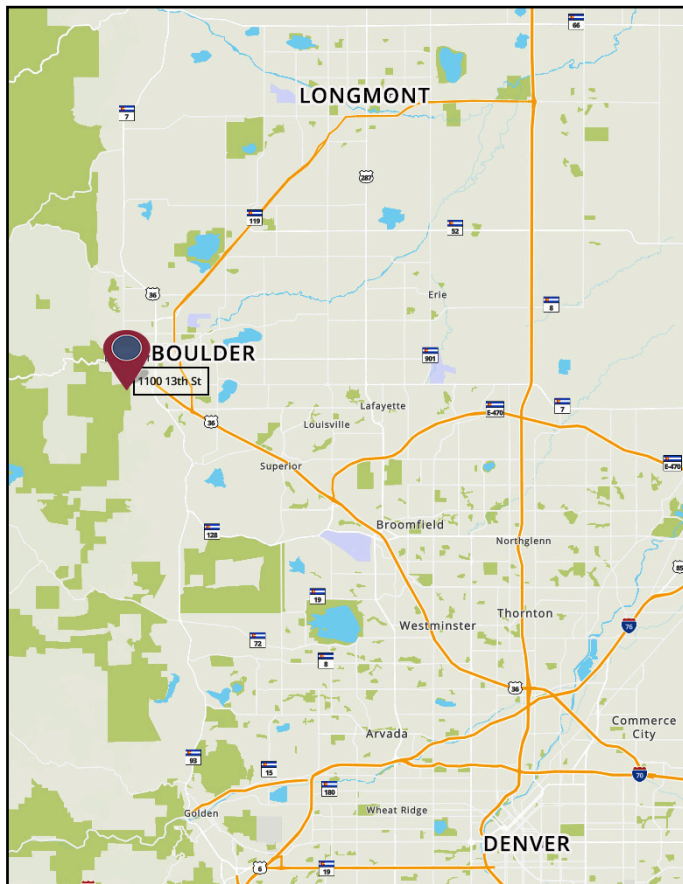
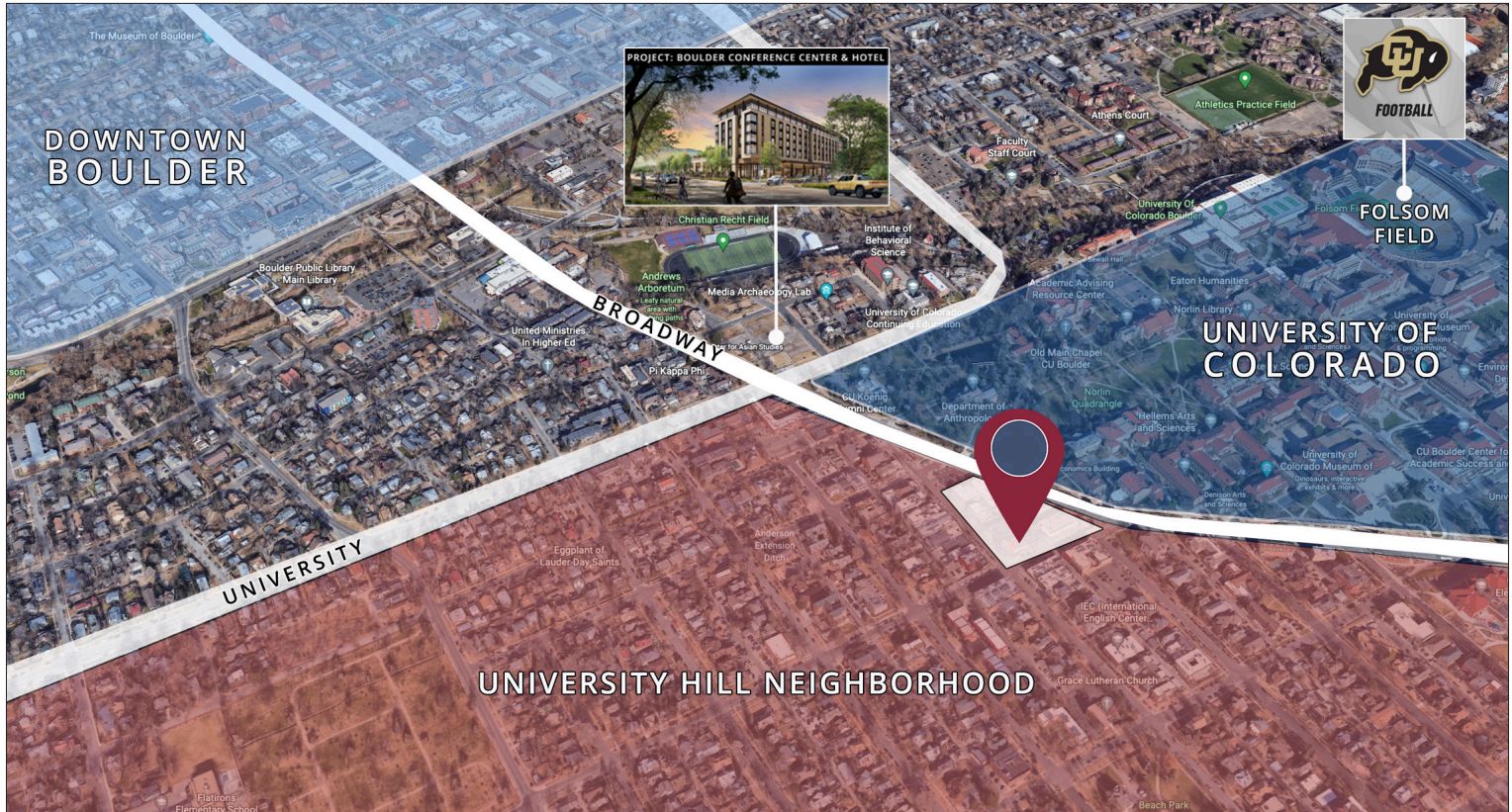
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PROPERTY LOCATION



THE HILL

University Hill, also known as the Hill, is an eclectic area across from the University of Colorado campus, home to the Fiske Planetarium, an art museum, and a natural history museum. Funky shops, lively bars, and plenty of dining options, including pizzerias, burger spots, hip taco joints, and Thai restaurants, attract a local student crowd. Indie, metal, and rock acts play at the intimate Fox Theatre. ~ Google

