

1700 55TH STREET

BOULDER, CO 80301

OFFERED AT

\$2,500,000

BUILDING SIZE

16,368 SF

LOT SIZE

.91 AC

ZONING

IG

Industrial General

1700 55th Street is a rare opportunity to acquire an income-producing Boulder industrial asset positioned directly within the master-planned 55th and Arapahoe Station Area – the highest-profile growth node identified in the City of Boulder's East Boulder Subcommunity Plan. The plan designates this corner for transformation into a mixed-use, transit-oriented neighborhood, with underlying land use shifting toward Mixed-Use Industrial (MUI) and Mixed-Use TOD (MUTOD) designations. The city's conceptual station-area scenario contemplates roughly 100 townhome/attached units, ~1,950 multifamily units, 616,000 SF of office, 136,000 SF of retail, 138,000 SF of entertainment use, and 390,000 + 156,705 SF of light industrial/maker and production space, supported by a planned mobility hub and ~645,000 SF of structured parking – a strong signal of the rezoning and redevelopment tailwind behind this corner.

PROPERTY HIGHLIGHTS

- Passive investor: collect immediate, in-place income while the station-area redevelopment story matures
- Value-add investor: lease up remaining space and reposition to capture the corner's redevelopment upside
- Owner-user: occupy available space while continuing to collect rent from existing tenants
- Developer: pursue full redevelopment aligned with the city's planned station-area transformation

NATE LITSEY

303 444 4024

Nate@MarketRealEstate.com

ANNIE LARNER

303 444 1344

Annie@MarketRealEstate.com

**Station Area
Master Plan**

LEARN MORE ABOUT THIS PROPERTY
[MarketRealEstate.com](https://www.MarketRealEstate.com)



1700 55TH STREET

BOULDER, CO 80301

INVESTMENT OFFERING

1700 55th: \$2,500,000

	1700 55 th St
Building Size	16,368 SF
Lot Size	.91 Acres
Zoning	Industrial General (IG)
Construction Type	Precast Concrete Tiltup
YOC	1973

Seller will provide investment due diligence packet upon request which includes the following for both properties:

- Title Commitment
- ALTA Survey
- Detailed floor plans
- Property condition reports
- Detailed rent roll and operating statements
- Well reports

All offers will be considered.

» All offers due no later than September 25, 2026. «

*Seller reserves the right to enter into a purchase agreement at any time.



NATE LITSEY

303 444 4024

Nate@MarketRealEstate.com

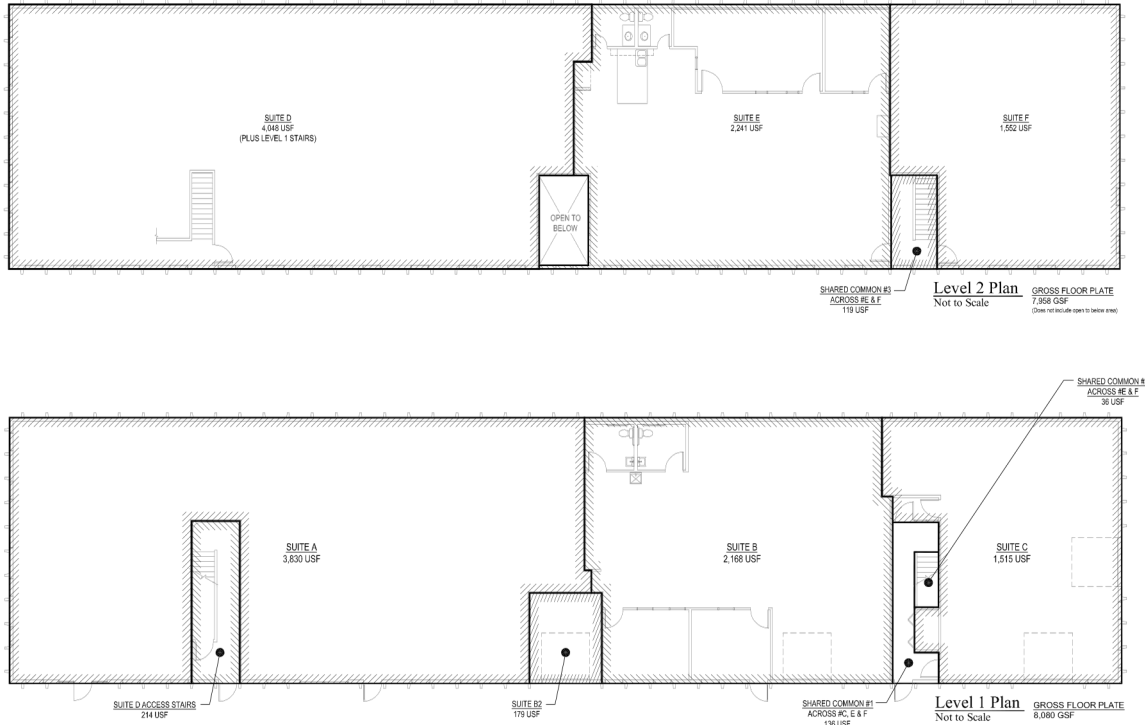
ANNIE LARNER

303 444 1344

Annie@MarketRealEstate.com

1700 55TH STREET

BOULDER, CO 80301



BUILDING INFO

Building Size	16,368 SF
Lot Size	.91 Acres
Zoning	Industrial General (IG)
Construction Type	Precast Concrete Tiltup
YOC	1973
Property Taxes (2025)	\$29,316
Units	7
OHDs	3-8' Doors
Clear Height	11'
Roof	Rubber Membrane / Replaced 2019

NATE LITSEY

303 444 4024

Nate@MarketRealEstate.com

ANNIE LARNER

303 444 1344

Annie@MarketRealEstate.com

1700 55TH STREET

BOULDER, CO 80301

IN-PLACE INCOME

YTD Income	YTD NOI
~\$71,900	~\$11,300 (45% occupied)

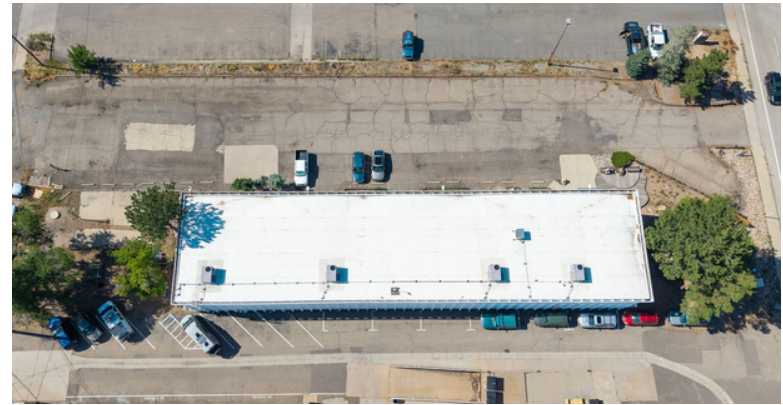
Figures reflect five months of 2026 operations on a cash basis and include a full-year real estate tax accrual.

STABILIZED NOI

BASE RENT (\$12.00/SF Avg)	\$173,652
VACANCY/CREDIT LOSS (5%)	(\$8,683)
EFFECTIVE GROSS INCOME	\$164,969
MANAGEMENT FEE (3% OF EGI)	(\$4,949)
STABILIZED NOI	\$160,020
NOI PER SF	\$11.06

ASSUMPTIONS USED:

- \$12.00/SF/YR NNN
- 5% vacancy/credit loss factor – a standard stabilized-portfolio assumption, not building-specific
- 3% management fee on EGI
- No capex reserve or leasing commission reserve deducted – worth adding if this is going into a hold-period cash flow rather than a Year 1 stabilized snapshot



NATE LITSEY

303 444 4024

Nate@MarketRealEstate.com

ANNIE LARNER

303 444 1344

Annie@MarketRealEstate.com

1700 55TH STREET

BOULDER, CO 80301



NATE LITSEY

303 444 4024

Nate@MarketRealEstate.com

ANNIE LARNER

303 444 1344

Annie@MarketRealEstate.com

1700 55TH STREET

BOULDER, CO 80301

The subcommunity plan designates the 55th & Arapahoe corner for transformation into a mixed-use, transit-oriented neighborhood, with underlying land use shifting toward Mixed-Use Industrial (MUI) and Mixed-Use TOD (MUTOD) designations.

The city's conceptual station-area scenario contemplates roughly 100 townhome/attached units, ~1,950 multifamily units, 616,000 SF of office, 136,000 SF of retail, 138,000 SF of entertainment use, and 390,000+156,705 SF of light industrial/maker and production space, supported by a planned mobility hub and ~645,000 SF of structured parking, a strong signal of the rezoning and redevelopment tailwind behind this corner.

Station Area
Master Plan

East Boulder
Subcommunity Plan

Station Area
Master Plan

Foothills Pkwy

Arapahoe Ave

55th St

NATE LITSEY

303 444 4024

Nate@MarketRealEstate.com

ANNIE LARNER

303 444 1344

Annie@MarketRealEstate.com

market

REAL ESTATE



NATE LITSEY

303 444 4024

Nate@MarketRealEstate.com



ANNIE LARNER

303 444 1344

Annie@MarketRealEstate.com

© 2026 Market Real Estate. All rights reserved. This document and the information contained herein are provided for discussion and evaluation purposes only. Market Real Estate makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of any information, figures, projections, or statements contained in this document. All information has been compiled from sources believed to be reliable, but we do not guarantee its accuracy and it is subject to change without notice.

This document does not constitute an offer, commitment, or obligation to lease, sell, finance, or enter into any transaction. Market Real Estate shall have no liability whatsoever arising from the use or reliance on this information by any party. Interested parties are solely responsible for conducting their own independent investigations and due diligence.

Nothing herein shall be deemed to create a binding agreement unless and until a definitive agreement is fully executed by all parties. Until such time, Market Real Estate and the other party each reserve the right to (1) propose terms that differ from those contained herein, (2) negotiate with third parties, and/or (3) discontinue discussions at their sole discretion.