1700 55TH STREET

BOULDER, CO 80301

OFFERED AT
$2,500,000

BUILDING SIZE
16,368 SF

LOT SIZE
.91 AC

ZONING
IG
Industrial General

LEARN MORE ABOUT THIS PROPERTY
MarketRealEstate.com

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

Station Area Master Plan

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ANNIE LARNER
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BOLDER, CO 80301

INVESTMENT OFFERING

1700 55th: $2,500,000

	1700 55th 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.

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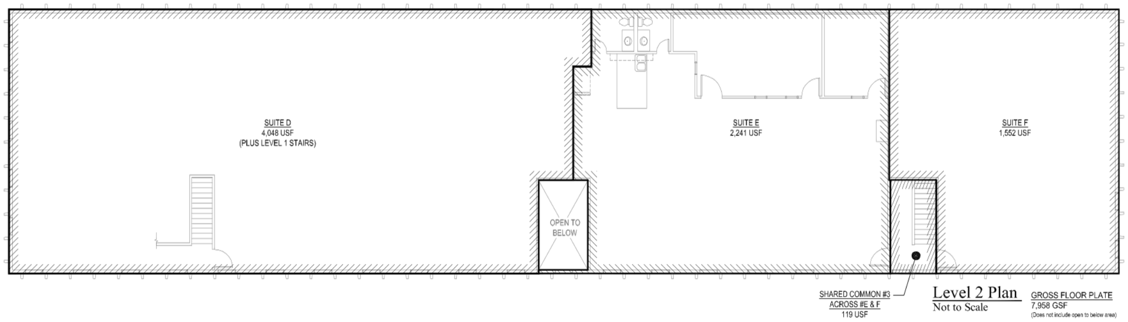

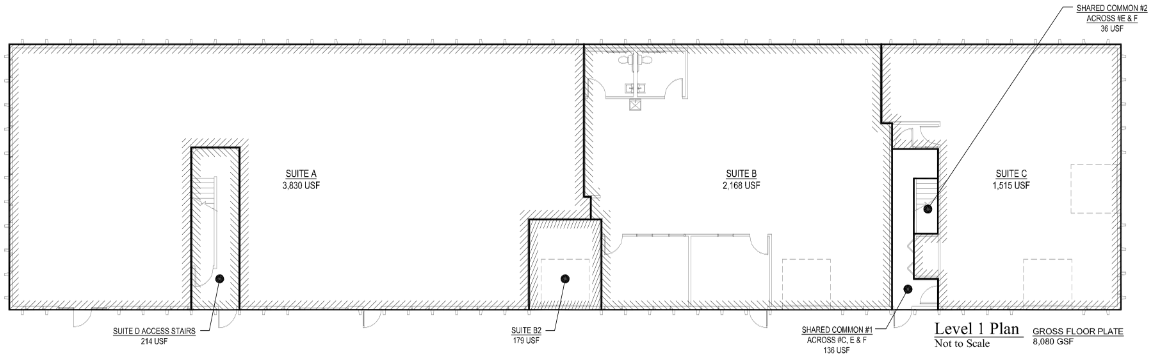

BUILDING INFO	
Building Size	16,368 SF
Lot Size	.91 Acres
Zoning	Industrial General (IG)
Construction Type	Precast Concrete Tiltup
YOC	1973
Property Taxes (2025)	$29,316
Units	7
OHDs	3-8’ Doors
Clear Height	11'
Roof	Rubber Membrane / Replaced 2019

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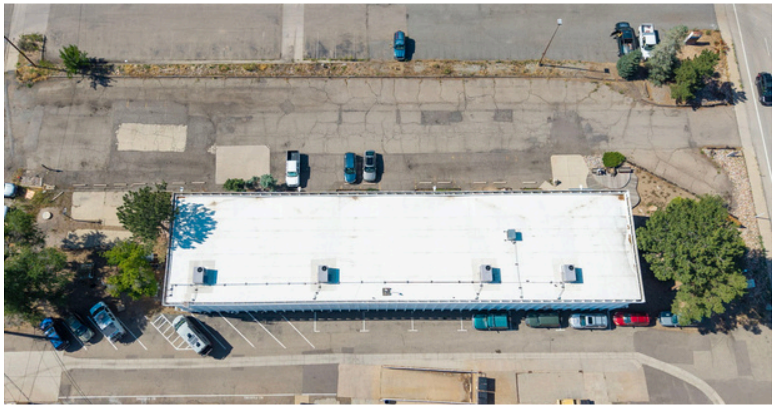
IN-PLACE INCOME	
YTD Income	YTD NOI
~$71,900	~$11,300 (45% occupied)

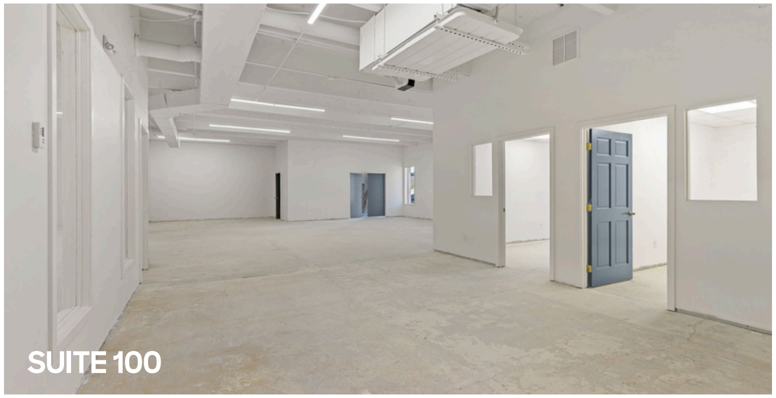
Figures reflect five months of 2026 operations on a cash basis and include a full-year real estate tax accrual.

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

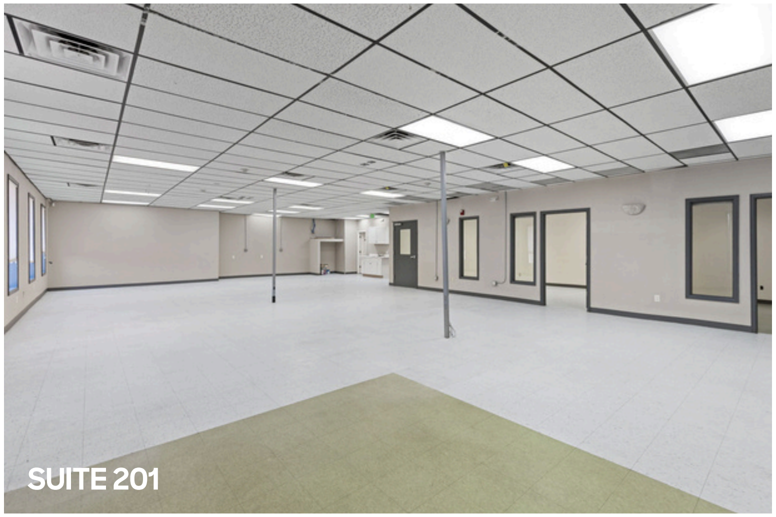
ASSUMPTIONS USED:

- $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





SUITE 100



SUITE 201

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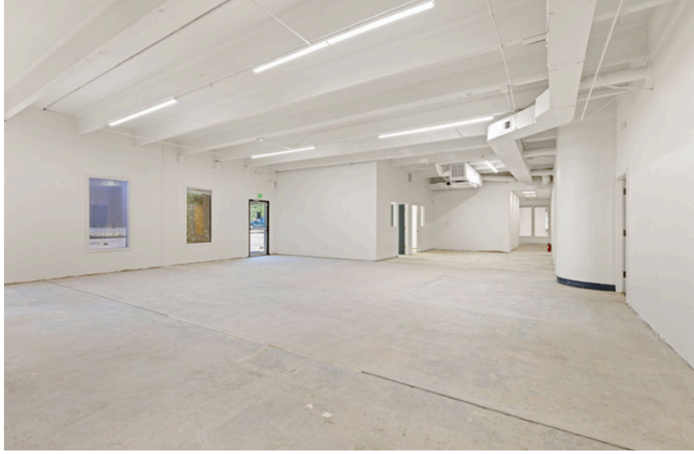

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The subcommunity plan designates the 55th & Arapahoe corner for transformation into a mixed-use, transit-oriented neighborhood, with underlying land use shifting toward Mixed-Use Industrial (MUI) and Mixed-Use TOD (MUTOD) designations.

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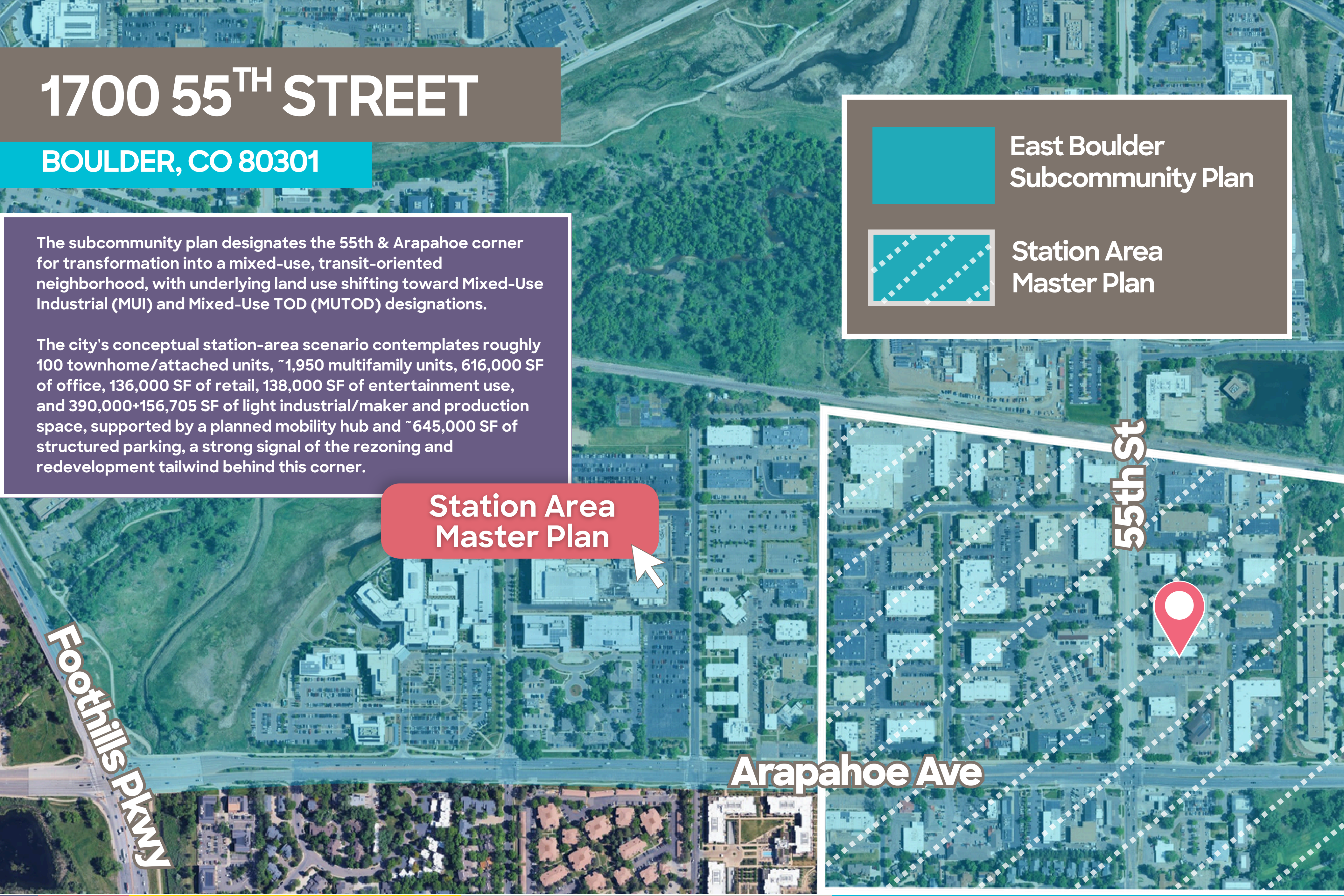

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