



# EXECUTIVE VIP HANGAR AT BOULDER MUNICIPAL AIRPORT FOR SALE

3304 Airport Road, Boulder, CO, 80301

**3304 Airport Road** presents a rare opportunity to acquire a modern executive aircraft hangar designed for high-performance aviation operations. Recently renovated in 2021, the approximately 4,650-square-foot facility features a 70' x 60' hangar bay capable of accommodating multiple aircraft, complemented by a Schweiss hydraulic hangar door, additional overhead service door, and a second-floor mezzanine office with abundant natural light.

### FEATURE HIGHLIGHTS

-  Drive-In Door
-  Parking
-  Showers

### PROPERTY OVERVIEW

AVAILABLE SF	4,650 SF*
SITE SIZE	8,750 SF (0.2 Acres)*
SALE PRICE	\$1,100,000
LAND LEASE	\$3,542 / Year - expires 2047
PROPERTY TAXES	\$7,411 / Year*
PARKING	On-site
ZONING	P (Public)

*\*Source - Boulder County Assessor*

### FOR MORE INFORMATION:



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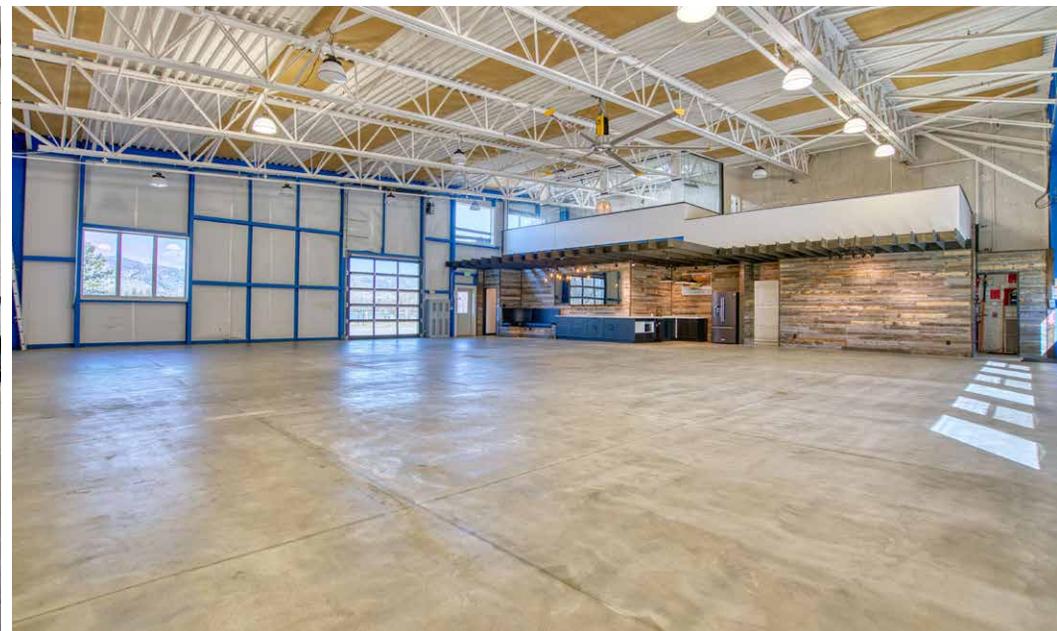
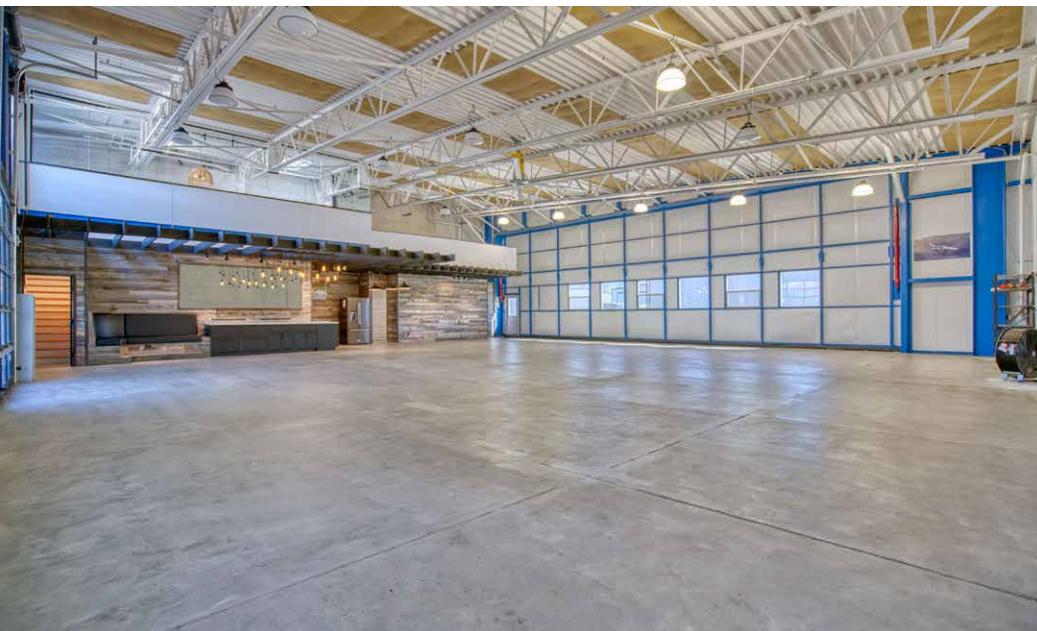
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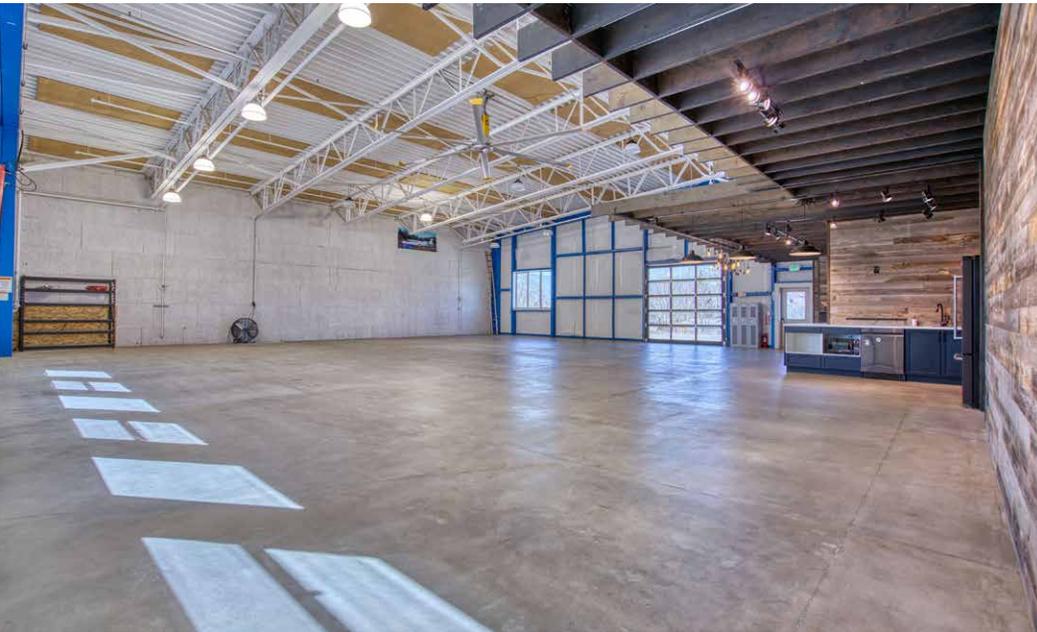


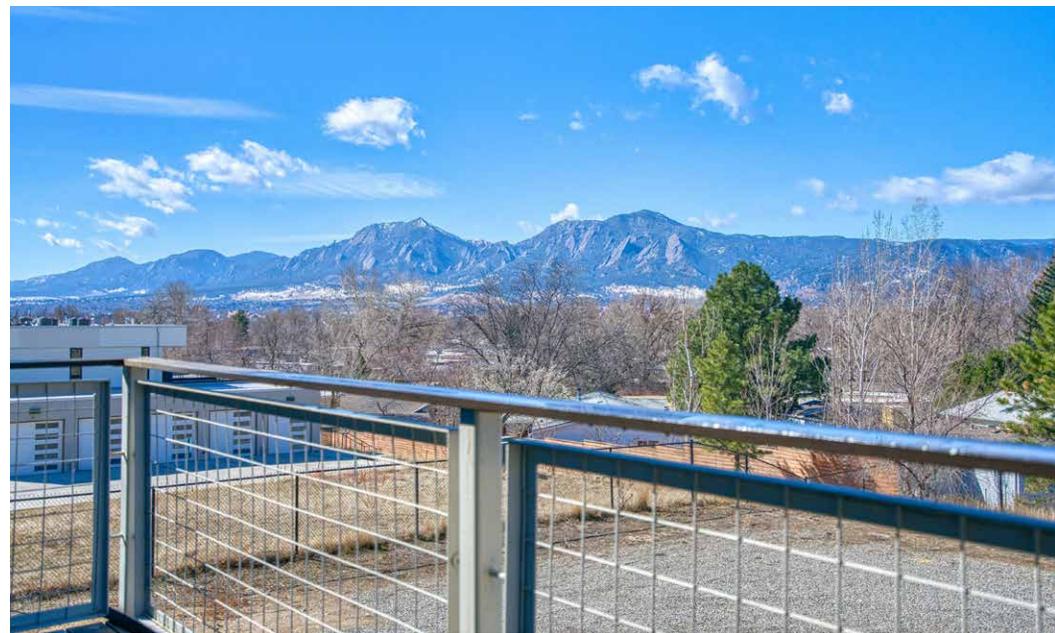
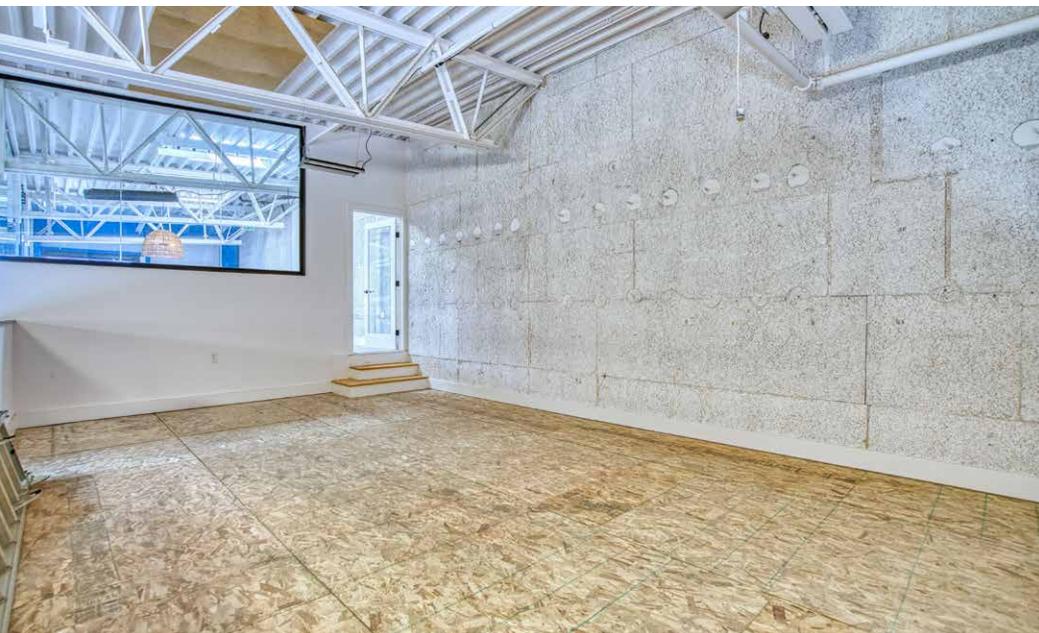
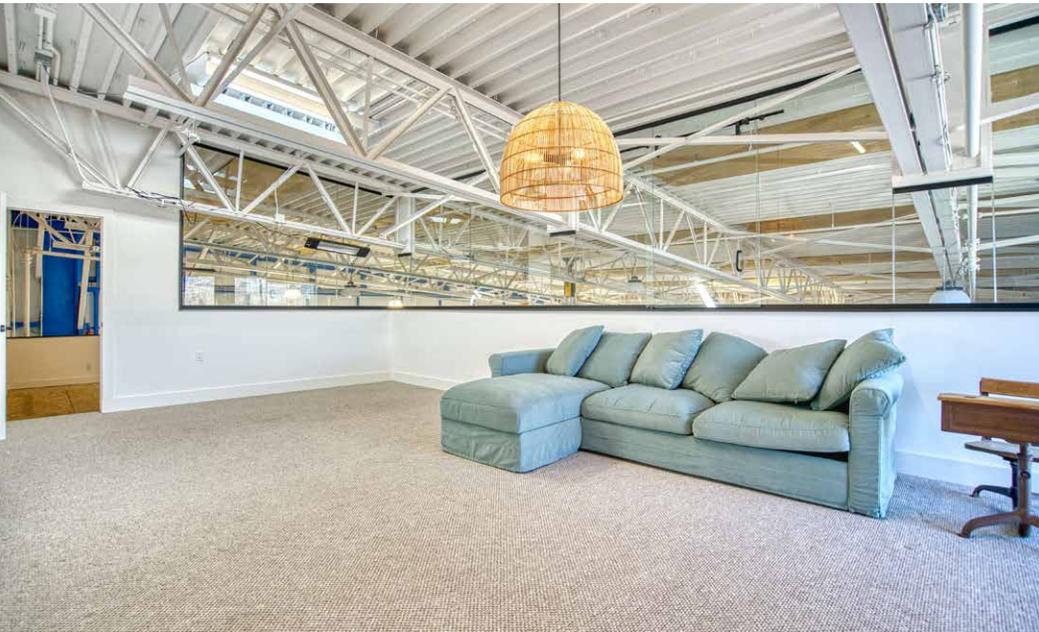
The space also includes a rooftop skydeck with sweeping views of the Flatirons and Hayden Lake, offering a unique blend of operational functionality and executive-level amenities. The property operates under a 30-year ground lease with the City of Boulder that runs through 2047, providing long-term operational certainty for aircraft owners or aviation-related users seeking a modern hangar facility with direct airfield access in one of Boulder's most desirable aviation locations.

**UNIQUE HIGHLIGHTS:**

- Skydeck with panoramic views
- Executive IP CAT I & II Hangar
- 58' x 18' Schweiss Hydraulic Door







DEMOGRAPHICS



POPULATION

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
<b>27,574</b>	<b>126,108</b>	<b>251,034</b>



EMPLOYEES

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
<b>48,103</b>	<b>116,936</b>	<b>182,906</b>



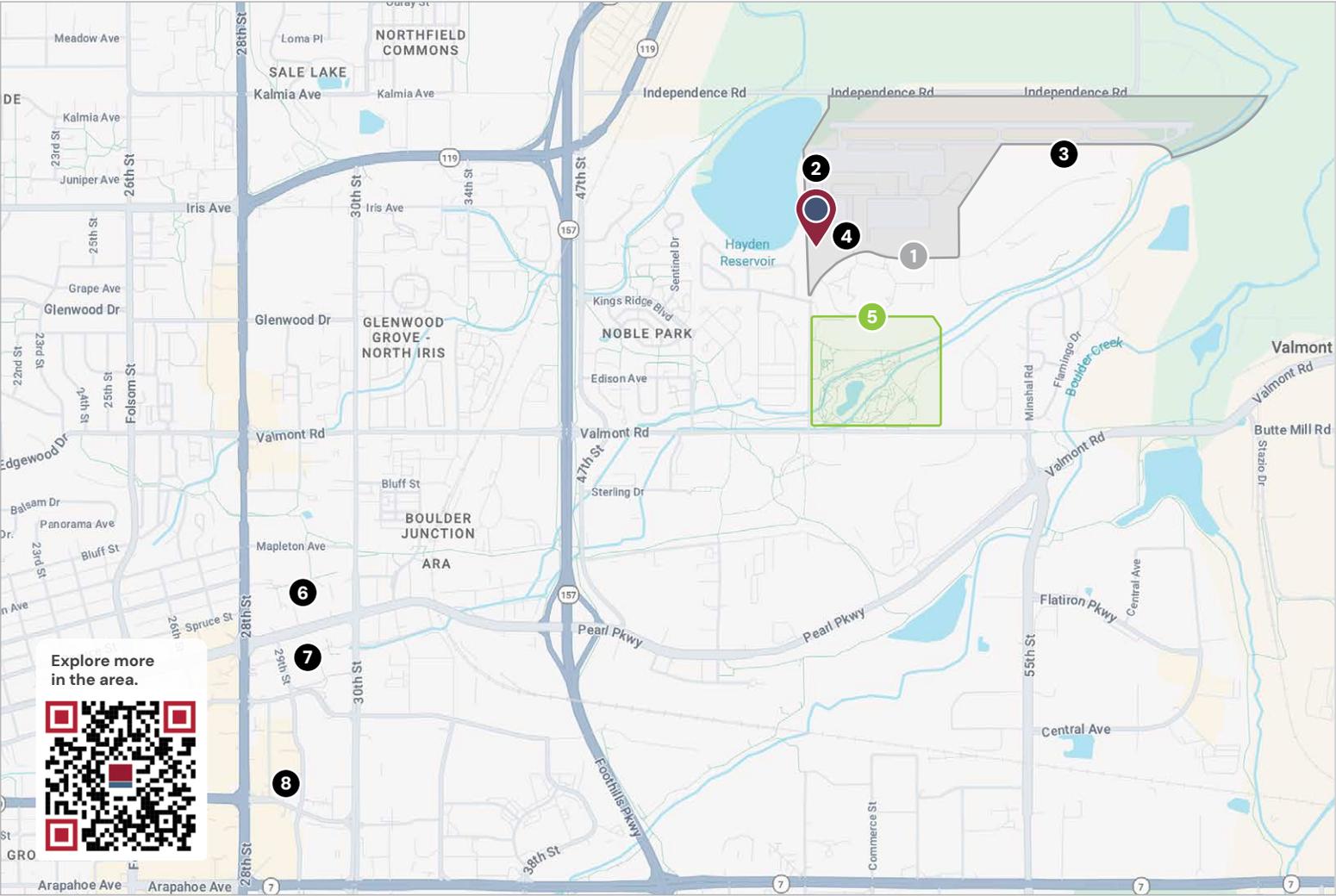
AVERAGE HOUSEHOLD INCOME

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
<b>\$116,072</b>	<b>\$119,351</b>	<b>\$129,604</b>

**Boulder, Colorado** is one of Colorado’s most affluent and highly educated communities, with a population of approximately 108,000 and a median household income well above the national average. Anchored by the University of Colorado and a strong presence of technology, research, and outdoor-industry employers, Boulder benefits from a highly skilled workforce and robust daytime population. The city’s limited growth boundaries and high quality of life continue to drive strong housing demand, stable property values, and a resilient local economy—making it an attractive market for both commercial and residential investment.



PROPERTY LOCATION



- 1 Boulder Municipal Airport
- 2 Specialty Flight Training, Inc.
- 3 Air Care Colorado
- 4 Lila Aviation
- 5 Valmont Bike Park
- 6 Whole Foods
- 7 Target
- 8 29th St Mall

Explore more in the area.

