

INCOME IN PLACE

REDEVELOPMENT SITE NEAR CU AVAILABLE FOR SALE

2865 Baseline Rd, Boulder, CO 80303

PROPERTY HIGHLIGHTS

A unique opportunity for sale on one of the most visited intersections in the City of Boulder - directly across the street from the University of Colorado. The property is at the Northeast corner of Baseline Road and 28th Street, the primary route into Boulder. High visibility and traffic counts, easy access, large parking area, excellent views of the Flatirons, and directly adjacent to a pedestrian/bike path with direct access to the University. The nearly one-acre parcel is primed for redevelopment, primarily student housing redevelopment, due to the zoning and walking distance to the University. The existing building was recently leased through 12/1/26, providing the buyer with a steady income stream while they go through the entitlement process. Baseline Shopping Center, Starbucks, Sprouts Market, hotels, restaurants, university housing, and retail businesses are nearby. Please contact the brokers for more information on the existing lease.

Site Size	41,295 SF (.948 Acres)
Building Size	6,391 SF
Leased Through	12/1/26
Monthly Gross Rent	\$14,150 (Average)
Sale Price	Negotiable

 [CLICK HERE FOR VIDEO TOUR](#)

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FOR
MORE
INFORMATION

**Colorado
Group**



UNIQUE REDEVELOPMENT SITE FOR SALE

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PROPERTY PHOTOS



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

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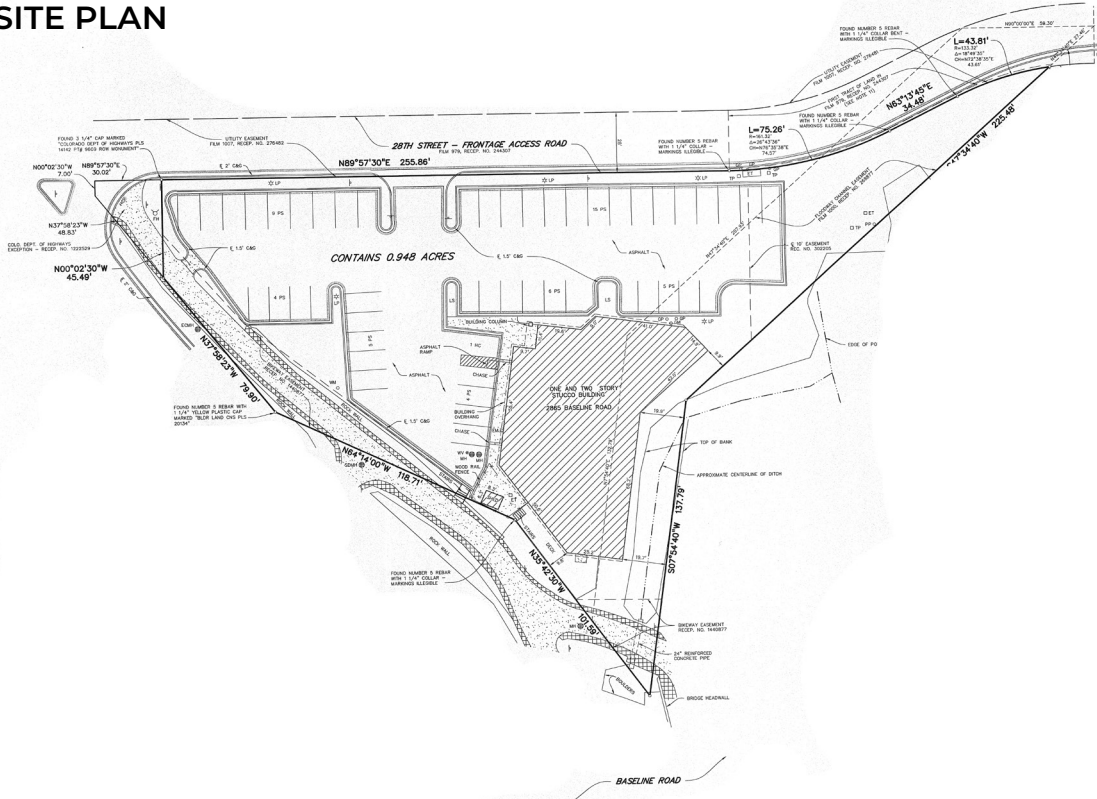
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PROPERTY SITE PLAN



PROPERTY LOCATION

McGUCKIN HARDWARE			MARRIOTT BOULDER	PYTHON ARGENTINO
SPROUTS FARMERS MARKET	THE BUFF RESTAURANT			
STARBUCKS	DOUG'S DINER			
TREK	corepower YOGA			
DEAN HORN	CAFE MEXICALI	SPROUTS FARMERS MARKET		
CIRCLE K	CONOCO			
SAFEMART	Walgreens	HOMESWOOD SUITES	Hilton	

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