

OFFERING MEMORANDUM



3000 Folsom Street
Boulder, CO 80304

3000 Folsom

OFFERING SUMMARY

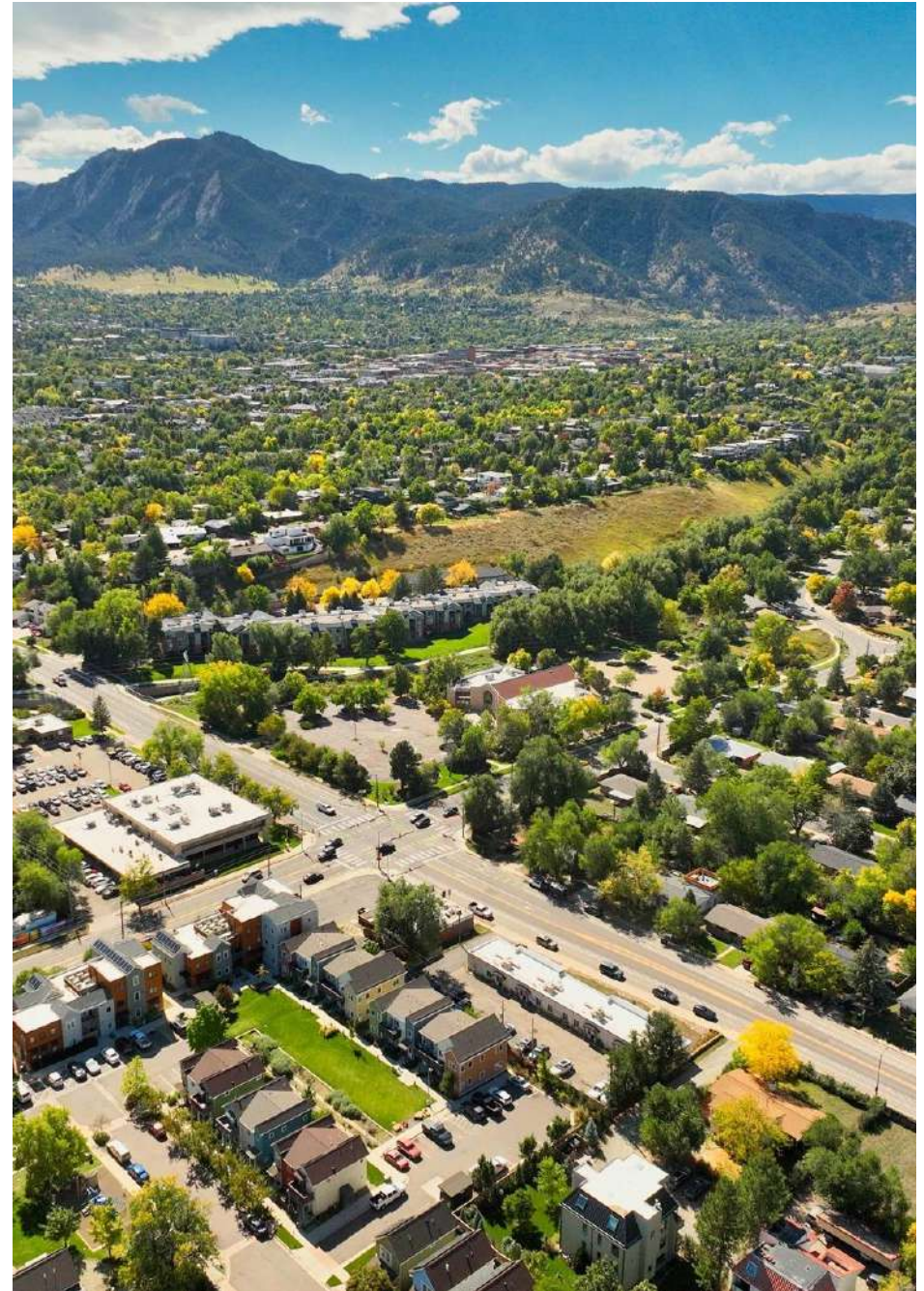
ADDRESS	3000 Folsom Street Boulder CO 80304
COUNTY	Boulder
BUILDING SF	3,962 SF
LAND ACRES	.39
LAND SF	17,180 SF
YEAR BUILT	1974

FINANCIAL SUMMARY

PRICE	\$1,950,000
PRICE PSF	\$492.18
NOI (Pro Forma)	\$108,093
CAP RATE (PRO FORMA)	5.54%

Community Retail/Office Property For Sale

- Great Central Boulder location with high visibility along Folsom Street
- Below market gross leases in-place - huge upside opportunity to maximize income.
- 4 flexible units accommodating retail or office use
- Prime site for a potential owner/user
- Spacious 17,000 SF lot, with on-site and street parking
- Opportunity to quickly stabilize with existing Tenants.



PROPERTY FEATURES

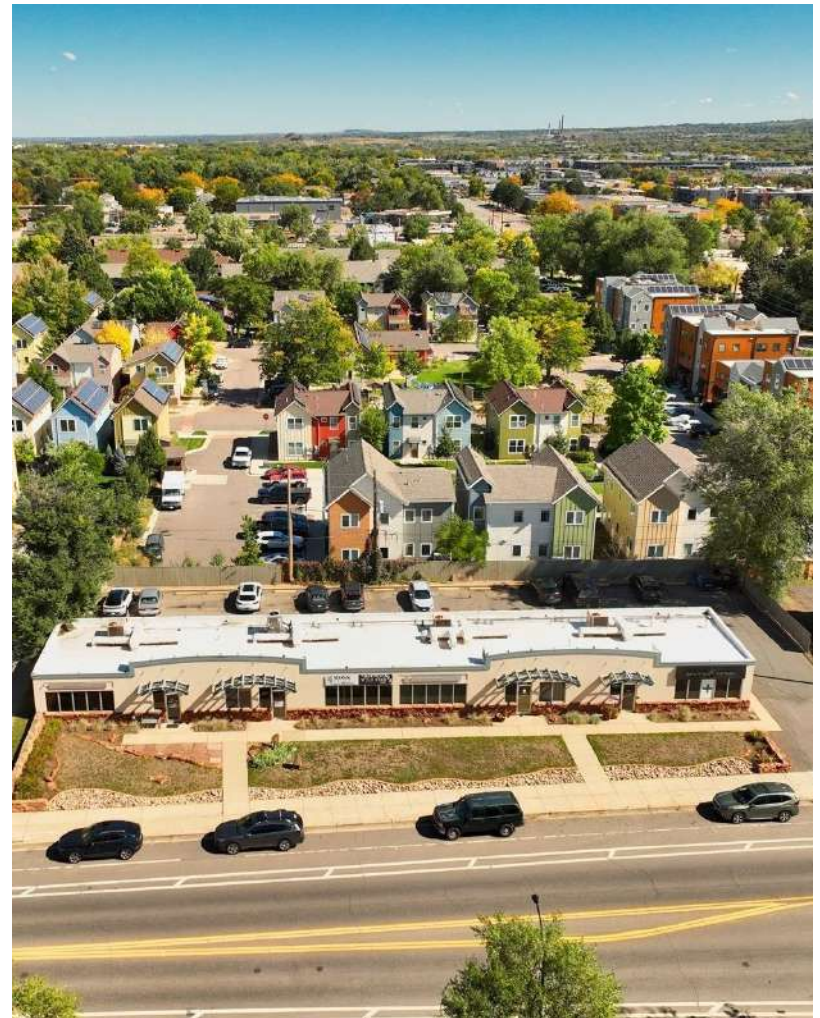
NUMBER OF UNITS	4
BUILDING SF	3,962
LAND SF	17,180
LAND ACRES	.39
YEAR BUILT	1974
ZONING TYPE	BC-1
NUMBER OF PARKING SPACES	18

MECHANICAL

HVAC	4 Rooftop Units
ELECTRICAL / POWER	Separately Metered

TENANT INFORMATION

UNIT 3000	Bahama Mama
UNIT 3004	Boulder Body Balance
UNIT 3008	Moss Houseplants/Wild Vine Ink
UNIT 3012	Bolder Pilates









Unit 3000



Unit 3004



Unit 3008

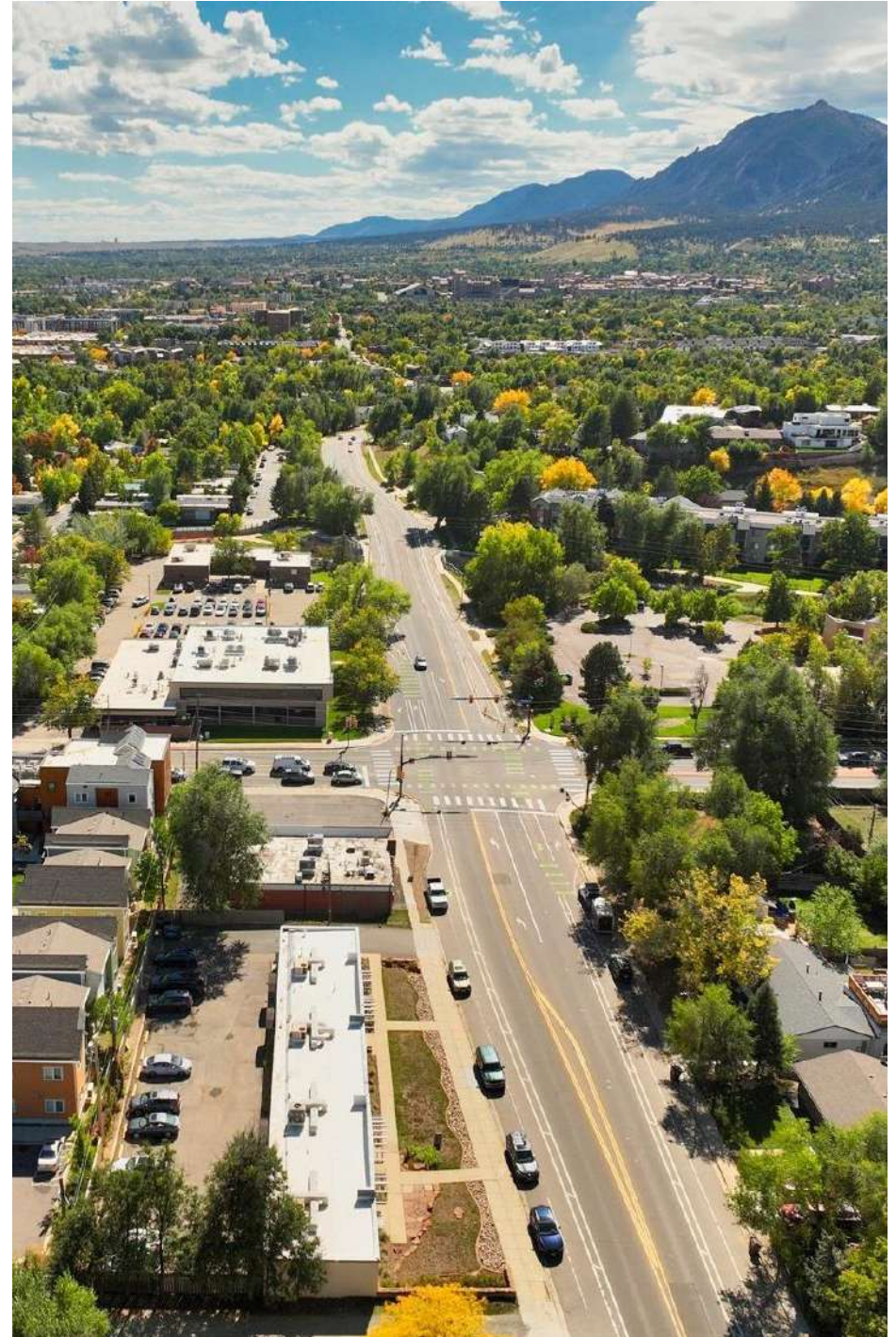


Unit 3012

- Centrally Located: Approximately 1 mile in distance from both the Historic Pearl Street Mall, and the University of Colorado Boulder campus. Minutes from many major retailers, hiking trails, world renowned restaurants, and attractions.
- Fits right in: Folsom Street is a prominent thoroughfare in Boulder providing a mix of retail shops, restaurants, and professional services - 3000 Folsom is a complimentary piece along this corridor.
- High visibility: The area surrounding 3000 Folsom boasts a high volume of traffic from locals, tourists, and students, making it a prime location for businesses seeking visibility and exposure.
- Easy Access: 3000 Folsom offers easy access to major transportation routes (Highway 36, Foothills Parkway), with convenient connections to neighboring cities and the Denver metropolitan area.
- Multimodal access: Take full advantage of Boulder's trail system as 3000 Folsom is located just off of the Goose Creek path which connects to a number points throughout the City.
- Community-centric: 3000 Folsom is the ideal "community" center. With hundreds of nearby residences this building has served the surrounding neighborhoods for nearly 5 decades.

Largest Employers

University of Colorado Boulder	6,200
Ball Corporation	4,800
Boulder Valley School District	3,832
St. Vrain Valley School District	3,570
Boulder Community Health	2,360
Boulder County	2,040
City of Boulder	1,461
National Center for Atmospheric Research	1,187



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Exclusively Marketed by:

Paul DiBona
CRE Solutions
Broker Associate
(857) 526-3764
paul@coloradocre.com

