

DOWNTOWN BOULDER RETAIL/OFFICE FOR SALE



OFFERED AT \$1,350,000

THE CANDY SHOP

**1720
15TH ST**

Boulder, CO 80302

DOWNTOWN BOULDER

Character-Rich Storefront Retail / Creative Office

- 2,488 SF Freestanding Two-Story Building
- Investment or Owner/User Opportunity
- 4.77% Cap Rate • DT-1 Zoning
- Steps from the Pearl Street Mall & Boulder Creek Path

Offered at \$1,350,000

Keys Commercial

T 303.214.1540 | C 303.818.4006

keys-commercial.com

885 Arapahoe Ave. | Boulder, Colorado, 80302

DETAILS

"THE CANDY SHOP"

Named for its original use as a 1950s candy store

PROPERTY:

Storefront Retail /
Office

LISTING:

For Sale

PRICE:

\$1,350,000

CAP RATE:

4.77%

BUILDING SIZE:

2,488 SF

LOT SIZE:

0.07 AC

STORIES:

2

YEAR BUILT:

1950

SALE TYPE:

Investment or Owner
User

TENANCY:

Single

ZONING:

DT-1

PARCEL ID:

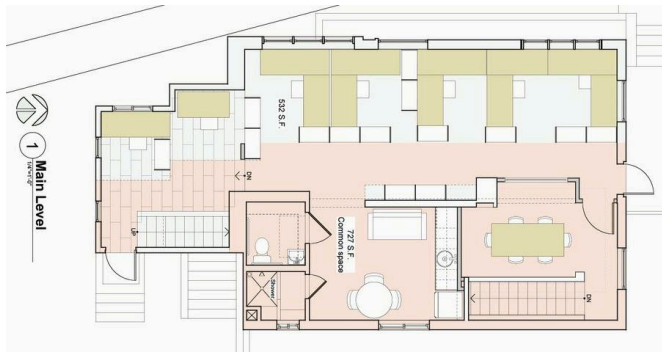
1463303-86-001

LEASE:

The property is currently leased to a single tenant until 7/27. Current monthly base rent is \$5,367.



FLOOR PLANS



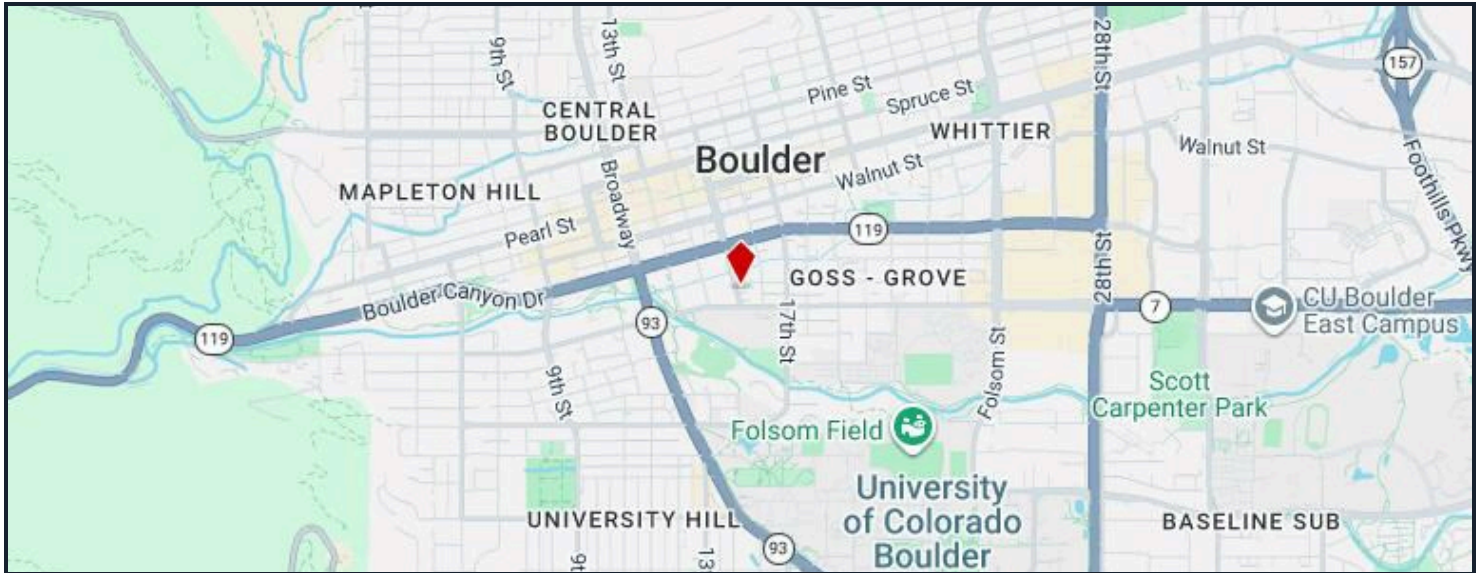
MAIN LEVEL • 1,263 SF



UPPER LEVEL • 638 SF



MAP



DOWNTOWN RETAIL / OFFICE FOR SALE

AGENT INFO



GEOFFREY E. KEYS

📞 303.214.1540 | 303.818.4006

✉️ keys@keys-commercial.com

PROPERTY DESCRIPTION

Known as "The Candy Shop" after its original use as a 1950s candy store, 1720 15th St is a rare opportunity to own a freestanding, character-rich building in the heart of Downtown Boulder, just steps from the Pearl Street Mall, Boulder Creek Path and Central Park. This two-story, 2,488 SF storefront retail/office building has been thoughtfully updated with exposed brick, original wood floors, skylights, a modern kitchen and flexible open work areas, along with private offices and an inviting street presence under a signature front pergola. Zoned DT-1 and offered as an investment or owner/user opportunity at a 4.77% cap rate, The Candy Shop combines irreplaceable downtown location with distinctive creative space.

