

STUDENT HOUSING REDEVELOPMENT SITE NEAR CU FOR SALE

2865 Baseline Rd, Boulder, CO 80303

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. Initial concept design supports 135 bedrooms.

FEATURE HIGHLIGHTS



Near Bike Path



Near Parks



On Bus Route



High Traffic



Near Restaurants



Great Location

PROPERTY OVERVIEW

SITE SIZE	41,295 SF (.948 Acres)*
BUILDING SIZE	6,391 SF*
LEASE THROUGH	12/1/26
MONTHLY GROSS RENT	\$15,000
SALE PRICE	\$5,400,000

*Source – Property Survey/Architectural Plans



CLICK HERE FOR
AERIAL TOUR

FOR MORE INFORMATION:

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FOR SALE

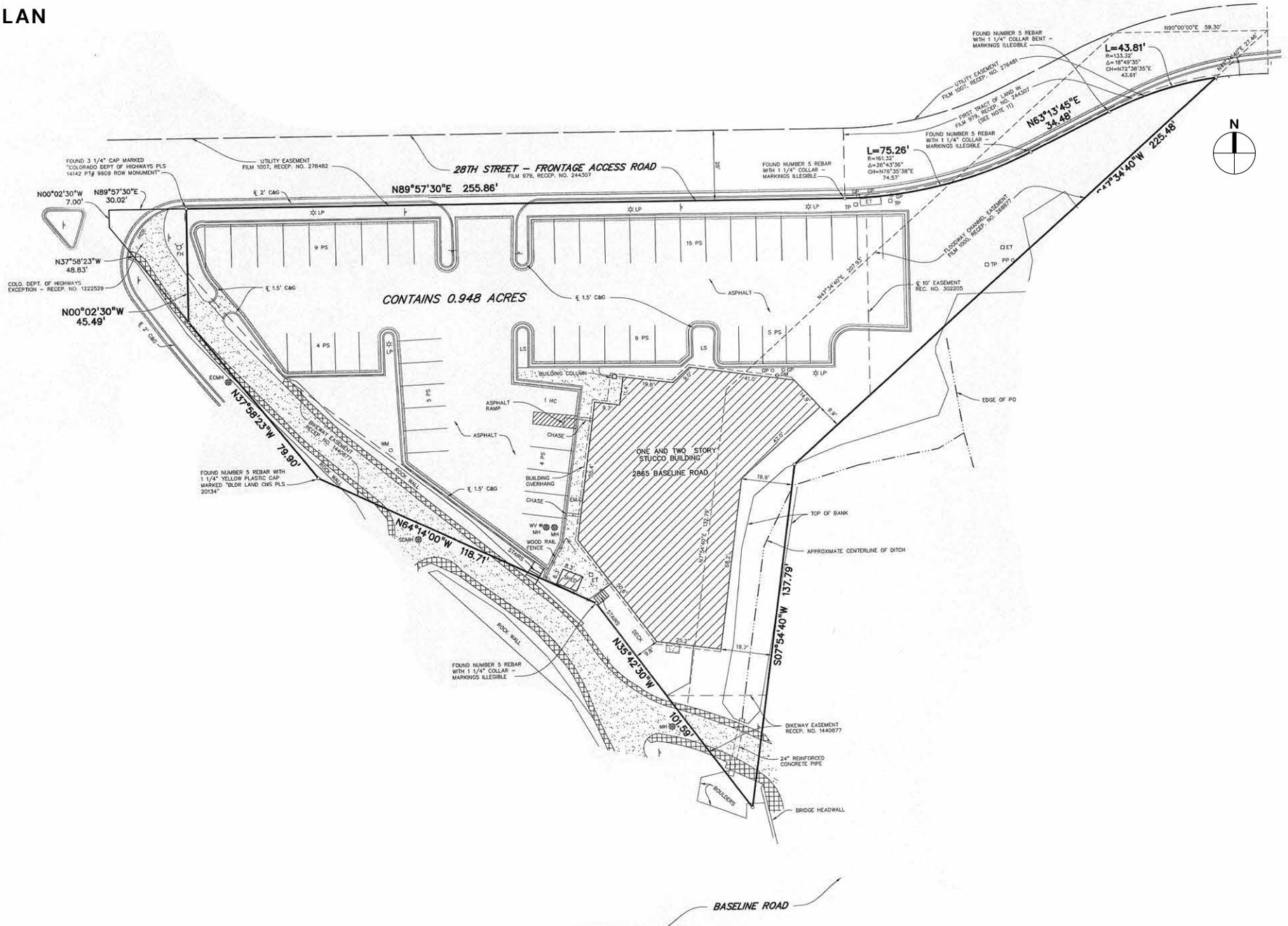
2865 BASELINE RD, BOULDER, CO



Student Housing Project

High visibility and traffic counts, easy access, large parking area, excellent views of the Flatirons, and located on a pedestrian/bike path with direct access to the University. The nearly one-acre parcel is primed for a student housing redevelopment, for which a yield study and proposed concept plan has been modeled to support a 27 unit, 135 bedroom, 3 story development. The existing building is leased through 12/1/26, providing the buyer with an income stream while they go through the entitlement process. Basemar Shopping Center, Starbucks, Sprouts Market, hotels, restaurants, university housing, and retail businesses are nearby.

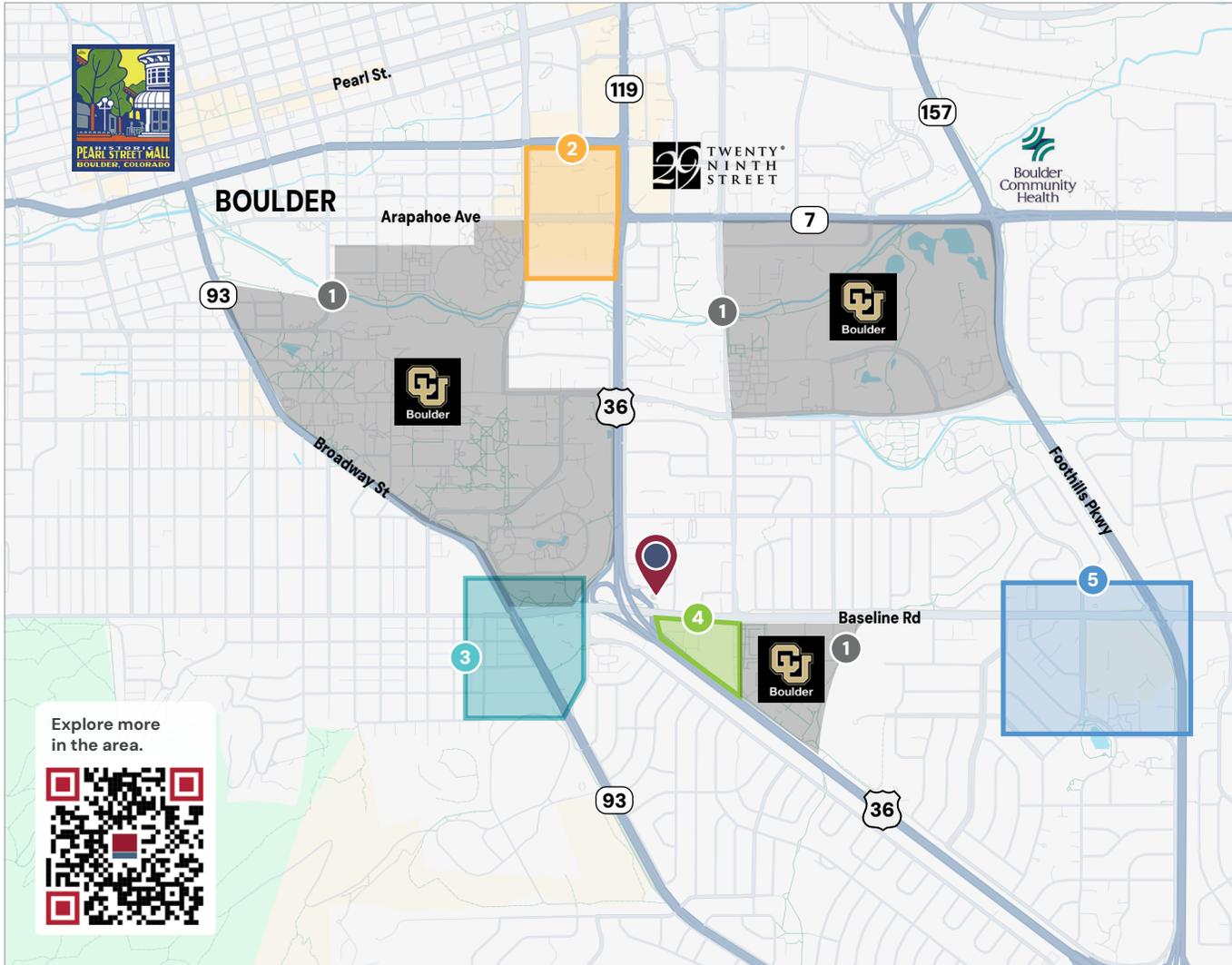
SITE PLAN





Future Student Housing/
Mixed Use Development

PROPERTY LOCATION



1



2



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