

# 1729 and 1779 Valtec Lane

Two Industrial Buildings for Sale / 31,000 SF



1729 AND 1779 VALTEC LANE  
BOULDER, CO, 80301

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**Colorado  
Group**

FOR SALE

1729 AND 1779 VALTEC LANE,  
BOULDER, CO, 80301

1779 Valtec Ln

1729 Valtec Ln

ARAPAHOE AVE

ARAPAHOE AVE

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# Two industrial building Industrial Properties in Boulder County for Sale.

Two industrial buildings are ideally located just off Arapahoe Avenue at Valtec Lane. According to the Boulder County Assessor, 1729 Valtec Lane (built in 1974) totals approximately 16,600 square feet, and 1779 Valtec Lane (built in 1971) totals approximately 14,400 square feet. Both properties are serviced by well and septic. 1779 Valtec features grade-level overhead doors, approximately 20-foot warehouse clear height, and a paved parking lot, providing functional space well-suited for a variety of industrial or flex users in a highly accessible location. 1729 Valtec offers 1 dock high door and 2 grade level doors for loading as well as 16' ceilings. Approx 19,900 SF for an owner user.

### FEATURE HIGHLIGHTS

-  Multiple Loading Doors- Drive-In and Loading Dock
-  Multi-tenant industrial buildings
-  Near Bus
-  High Ceiling Heights

### PROPERTY OVERVIEW

<b>PROPERTY LOCATION</b>	1729 + 1779 Valtec Lane, Boulder, CO, 80301
<b>SALE PRICE</b>	\$5,425,000
<b>SITE SIZE</b>	1.84 Acres 1729 Valtec: 0.98 Acres 1779 Valtec: 0.86 Acres
<b>BUILDING SIZE</b>	31,000 SF* 1729 Valtec: 16,600 SF* 1779 Valtec: 14,400 SF*
<b>DATE AVAILABLE</b>	Immediately
<b>PARKING</b>	On-site Parking
<b>ZONING</b>	GI-General Industrial
<b>TENANT/LEASED</b>	See broker for rent roll.

*\*Source- Boulder County assessor*



# PROPERTY OVERVIEW

1729 AND 1779 VALTEC LANE,  
BOULDER, CO, 80301

2  
BUILDINGS

31,000sf  
BUILDING SIZE

G1  
ZONING

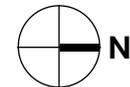
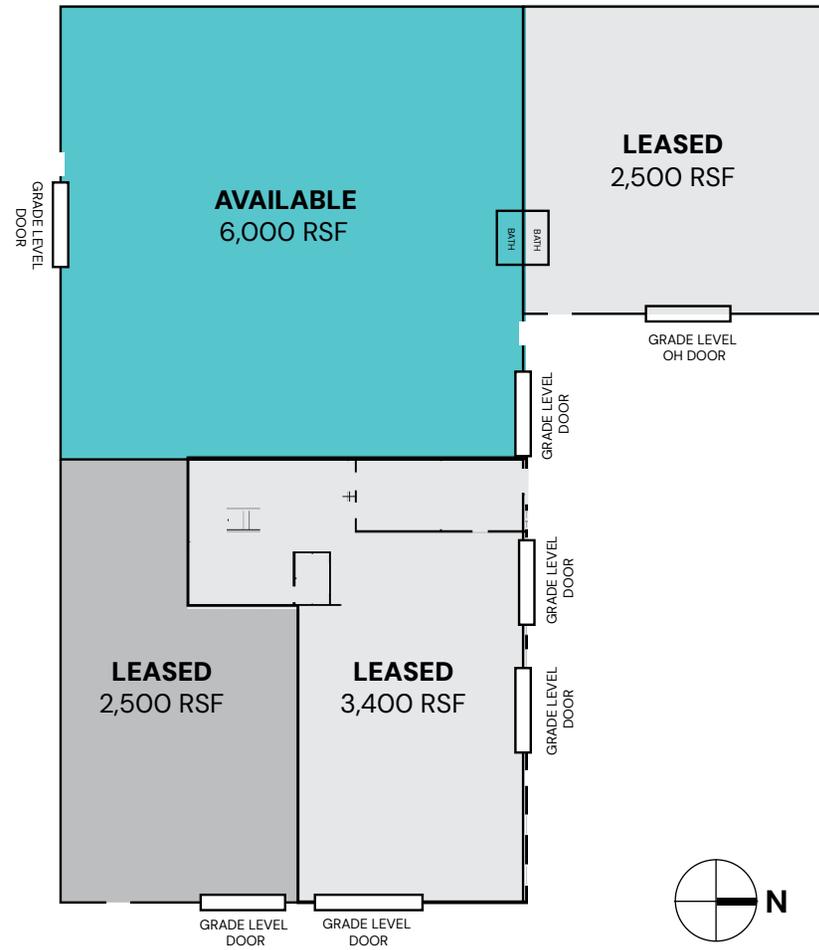


## 1729 VALTEC LANE 16,600 SF



**19,900 SF**  
**Available Soon**  
for an owner user.

## 1779 VALTEC LANE 14,400 SF



# COMPARABLE SALES

1729 AND 1779 VALTEC LANE,  
BOULDER, CO, 80301



**2480 49th Street, Boulder**

SF	32,076 SF
SALE PRICE	\$6,095,000
\$/SF	\$190
SALE DATE	9/25/2025



**7123 Arapahoe, Boulder**

SF	10,240 SF
SALE PRICE	\$3,125,000
\$/SF	\$305
SALE DATE	7/1/2024



**1860 38th Street, Boulder**

SF	14,271 SF
SALE PRICE	\$3,700,000
\$/SF	\$259
SALE DATE	11/21/2025



**1720 Range Street, Boulder**

SF	13,458 SF
SALE PRICE	\$3,000,000
\$/SF	\$223
SALE DATE	10/6/2025



**465 S Pierce Ave, Louisville**

SF	14,850 SF
SALE PRICE	\$3,550,000
\$/SF	\$239
SALE DATE	3/26/2025



**2840 Wilderness, Boulder**

SF	22,585 SF
SALE PRICE	\$5,450,000
\$/SF	\$241
SALE DATE	1/13/2025

# AREA MAP

1729 AND 1779 VALTEC LANE,  
BOULDER, CO, 80301

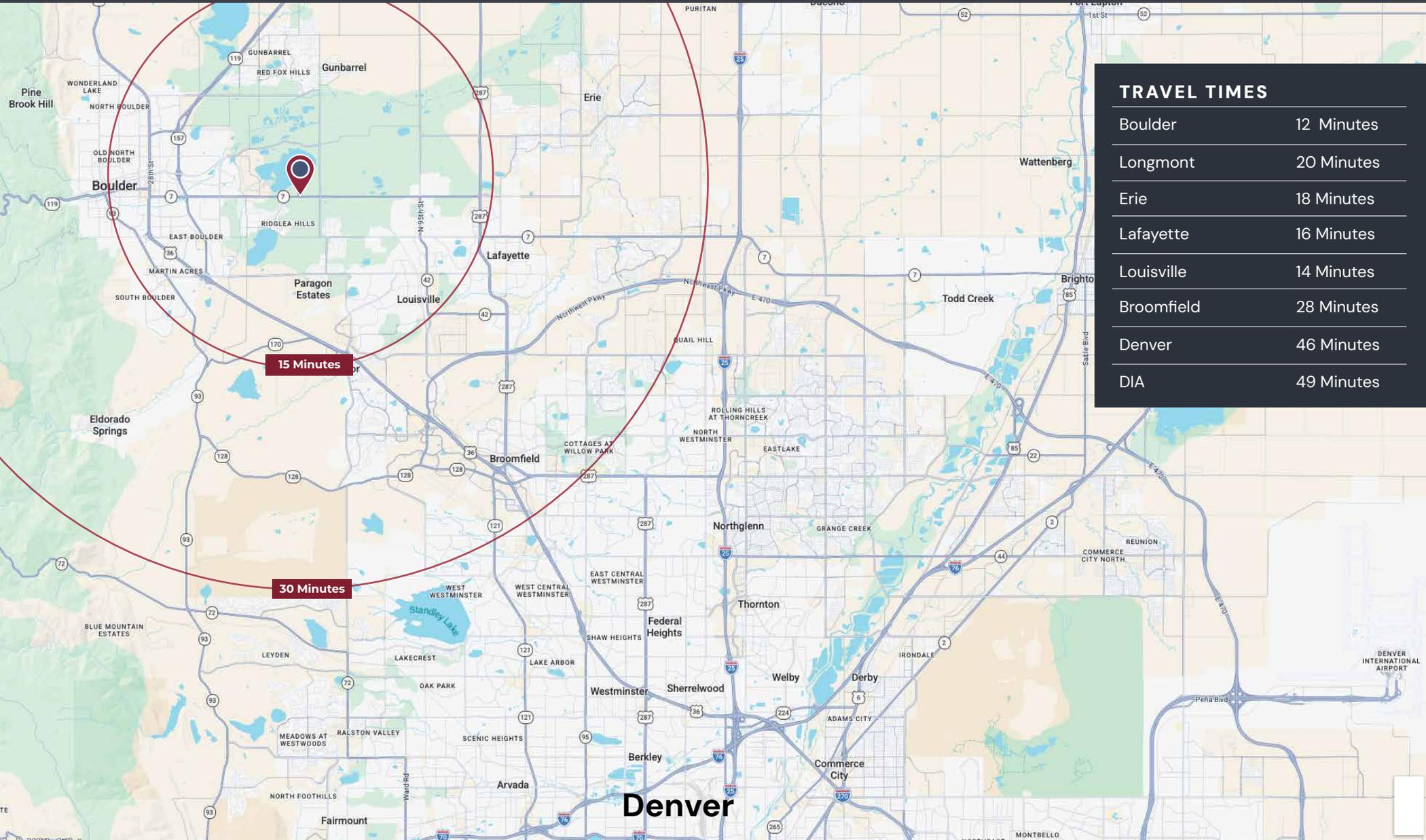


Explore more  
in the area.



# REGIONAL OVERVIEW

1729 AND 1779 VALTEC LANE,  
BOULDER, CO, 80301



TRAVEL TIMES	
Boulder	12 Minutes
Longmont	20 Minutes
Erie	18 Minutes
Lafayette	16 Minutes
Louisville	14 Minutes
Broomfield	28 Minutes
Denver	46 Minutes
DIA	49 Minutes



## POPULATION

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
<b>2,708</b>	<b>140,369</b>	<b>333,551</b>



## EMPLOYEES

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
<b>6,127</b>	<b>124,261</b>	<b>212,835</b>



## AVERAGE HOUSEHOLD INCOME

2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
<b>\$170,932</b>	<b>\$123,937</b>	<b>\$133,756</b>

Located in the 80301 ZIP code of Boulder, the area surrounding 1729 and 1779 Valtec Lane benefits from one of the most affluent and highly educated populations in the region.

With a median age in the upper 30s, the community is largely composed of working professionals and established households. Median household incomes are significantly above national averages, and educational attainment is exceptionally strong, with a high percentage of residents holding bachelor's and advanced degrees. The area reflects Boulder's broader reputation for a skilled workforce, strong economic fundamentals, and high housing values, making it a desirable and stable commercial location.





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FOR MORE INFORMATION  
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**AERIAL TOUR**

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